

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Cc:
Subject: FW: Request for Organized Opposition on 143 Corbett Ave.
Date: Thursday, June 21, 2018 10:54:53 AM
Attachments: [143 Corbett Opp to CUA and Variance.pdf](#)
[Corbett Heights Neighbors Opp Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Wednesday, June 20, 2018 10:40 AM
To: Ionin, Jonas (CPC); richhillissf@gmail.com
Subject: RE: Request for Organized Opposition on 143 Corbett Ave.

Sorry, I guess I mis-understood the rule. I thought that in lieu of having all these other folks speak I could take the 10 min.....At any rate, please add my attached letter to the official record of the Commission. I am assuming you already have the letter from the Corbett Heights Neighbors official neighborhood association? If not a copy is attached....

Steve

Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115
Ph: (415) 292-3656
Fax: (415) 776-8047

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Wednesday, June 20, 2018 10:04 AM
To: Stephen M. Williams <smw@stevewilliamsllaw.com>; richhillissf@gmail.com
Subject: RE: Request for Organized Opposition on 143 Corbett Ave.

Steve,

The CPC Rules & Regs, require three speakers. Not the names of three people you will be representing. But the names of three speakers for the presentation.

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Stephen M. Williams [<mailto:smw@stevewilliamsllaw.com>]
Sent: Tuesday, June 19, 2018 4:25 PM
To: Ionin, Jonas (CPC); richhillissf@gmail.com
Subject: RE: Request for Organized Opposition on 143 Corbett Ave.

Thanks Jonas....I will be speaking for Stephanie and Steven Moomjian who live at 149 Corbett and for Anders Nelson who lives below the project at 3016 Market Street.

Steve

Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115
Ph: (415) 292-3656
Fax: (415) 776-8047

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer.

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Tuesday, June 19, 2018 11:35 AM
To: Stephen M. Williams <smw@stevewilliamsllaw.com>; richhillissf@gmail.com
Subject: RE: Request for Organized Opposition on 143 Corbett Ave.

Steve,
I will need the names of at least three speakers.

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Stephen M. Williams [<mailto:smw@stevewilliamslaw.com>]
Sent: Tuesday, June 19, 2018 8:45 AM
To: richhillissf@gmail.com; Ionin, Jonas (CPC)
Subject: Request for Organized Opposition on 143 Corbett Ave.

President Hillis and Secretary Ionin:

I am writing to request a time slot for organized opposition for the CUA/Variance hearing on 143 Corbett Ave---Agenda Items #16 a & b. Many of the neighbors will attend but prefer not to speak on the matter.

Thanks you

Steve Williams

Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115
Ph: (415) 292-3656
Fax: (415) 776-8047

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opera Plaza Cinemas
Date: Thursday, June 21, 2018 10:42:07 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: PIC, PLN (CPC)
Sent: Wednesday, June 20, 2018 11:59 AM
To: Vellve, Sara (CPC)
Cc: Ionin, Jonas (CPC); Silva, Christine (CPC)
Subject: Fw: Opera Plaza Cinemas

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Barbara Gersh <bgersh@gmail.com>
Sent: Tuesday, June 19, 2018 1:23:01 PM
To: PIC, PLN (CPC)
Subject: Opera Plaza Cinemas

Hello,

I've lived in SF since 1972, and am an avid film-goer. I'm disturbed by the prospective loss of screens showing foreign and independent films if the Planning Commission grants the building owner's request to change the use of the Opera Plaza Cinemas.

There are multiple screens to see the latest superheroes films from Hollywood, but very limited venues that screen international films. If we are truly to be a "world-class city", we need to preserve the cultural opportunities that distinguish us from lesser towns. Already, we miss seeing many films that play in NYC and Los Angeles because of the lack of venues. Losing the Opera Plaza Cinema would be a blow to the substantial cineaste community in the Bay Area. Over the years, we've lost

the Surf, Cento Cedar, Metro, and other theaters that showed a wide variety of films.

As I understand it, Landmark is willing to continue operation of this location, including renovating the theaters. Please assist their efforts rather than the greed of the property owner. The retail already existing at this location is less than stellar, and we don't need more mediocre restaurants, etc. We do need to preserve theaters willing to program thought-provoking films.

Thank you,

Barbara Gersh
649 Brussels St
SF, CA 94134

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Keep Opera Plaza Theater open!
Date: Thursday, June 21, 2018 10:41:48 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: PIC, PLN (CPC)
Sent: Wednesday, June 20, 2018 12:25 PM
To: Vellve, Sara (CPC)
Cc: Ionin, Jonas (CPC); Silva, Christine (CPC)
Subject: Fw: Keep Opera Plaza Theater open!

Fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Audrey Cole <Audrey@AudreyCole.com>
Sent: Tuesday, June 19, 2018 11:51:49 AM
To: PIC, PLN (CPC)
Subject: Keep Opera Plaza Theater open!

Hi. Opera Plaza is such a special theater. I see almost everything I go out for there. Please, please find some creative way to keep it open.

Thank you,

Audrey Cole

--

Audrey D. Cole
Computer Consulting - Databases in Access, Fox and FileMaker
415-648-1926 voice - 415-648-9455 fax - Audrey@AudreyCole.com

** Helping people manage their information since 1985 **

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: opera plaza
Date: Thursday, June 21, 2018 10:40:47 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: PIC, PLN (CPC)
Sent: Wednesday, June 20, 2018 1:36 PM
To: Vellve, Sara (CPC)
Cc: Ionin, Jonas (CPC); Silva, Christine (CPC)
Subject: Fw: opera plaza

fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Lani Asher <laniasher8@gmail.com>
Sent: Wednesday, June 20, 2018 11:03 AM
To: PIC, PLN (CPC)
Subject: opera plaza

OMG please save this gem. Sometimes culture is more important than money. Why would the landlord raise the rent on a struggling cinema art house. Do they want another boring chain something in there?.Please save them. As a 30 year resident of this fair city. I am sick of the greed around everything. Please help maintain a liveable city!!!!!!!

thank you

lani asher

Glen Park

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Item 15: 2017-015611CUA - Small Business Commission urging not to approve
Date: Thursday, June 21, 2018 10:14:18 AM
Attachments: [2018.06.18 Healty Spot_2017-015611CUA.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Dick-Endrizzi, Regina (ECN)
Sent: Wednesday, June 20, 2018 6:57 PM
To: Secretary, Commissions (CPC); Rahaim, John (CPC)
Subject: Item 15: 2017-015611CUA - Small Business Commission urging not to approve

For your information:

Dear Commissioners Hillis, Melgar, Fong, Johnson, Koppel, Moore and Richards:
My apologies for the 11 hour communication. I am without commission staff and so the handling of Small Business Communication has been delay. I plan to be at the Planning Commission (schedule permitting), to speak at public comment on the SBC's recommendation. I greatly appreciate you taking this into consideration. Below is the content of the attached letter to you.

June 18, 2018

Rich Hillis
Planning Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Item 15: 2017-015611CUA 4049 24th Street

Dear President Hillis and Honorable Commissioners,

On May 21, 2018 the Small Business Commission received a presentation from small individually owned pet stores and groomers of the Noe Valley and Castro merchant areas. At this meeting the Small Business Commission took action and unanimously approved (4-0) to send a recommendation to the Planning Commission NOT TO APPROVE the formula retail conditional use application of HealthySpot at 4049 24th Street under *Planning Code 303.1(d)(2) The availability of other similar uses with similar uses within the*

Neighborhood Commercial District,) and (3) The existing retail vacancy rates within the district and within the vicinity of the proposed project. And did so due to the importance of preserving small independent pet service businesses and to encourage the formula retail pet store to open in other parts of the City where San Francisco is not well served.

The Small Business Commission (SBC) rarely makes a recommendation to the Planning Commission on individual projects before the Planning Commission. It is to be noted that the few times it has, it has specifically been on formula retail pet stores planning to open on or near merchant corridors where there are longtime individually owned pet stores, particularly when they are officially Legacy Businesses.

For historical record on November 5, 2009 the SBC sent a letter to the Planning Commission informing you of its recommendation not to approve the conditional use application for Pet Food Express at 2244-60 Lombard Street @ Divisadero, as the neighborhood was well served with the 8 pet stores, and 4 groomer in an 8 block radius. There were two pet stores that would have been most impacted, Animal Connection II at 2419 Chestnut Street @ Divisadero and Catnip + Bones at 2220 Chestnut Street @ Pierce. The 2244-60 Lombard Street was approximately 3 blocks from Catnip + Bones and Animal Connection II. The Planning Commission did not approve this formula retail conditional use application.

In 2010 Pet Food Express applied again for a formula retail conditional use at another location, 3150 California Street, 13 blocks from Catnip + Bones and Animal Connection II. The full Small Business Commission did not have an opportunity to provide a recommendation to the Planning Commission, but its Legislation and Policy Committee did and made the same recommendation to not to approve this formula retail condition use application. This Planning Commission did approve the formula conditional use application for the 3150 California location.

Pet Food Express opened this location in 2011. Since then both Catnip + Bones and Animal Connection II have closed. Animal Connection closed on its 20th anniversary year. A current check on Yelp shows that there are no longer general pet stores on Union Street. There are two very specialize boutique stores 1) rororiri – a clothing only boutique just for pets and 2) La Meral Bakery which is a boutique bakery for pets that has a patio area for throwing pet parties.

Legacy Business Consideration:

In 2015 the Board of Supervisors made a clear statement that it is important to preserve the City's legacy businesses (30+ years) when it established the Legacy Business Registry and this was affirmed by voters of San Francisco in November 2011 with Proposition J.

The Legacy Business Registry has 4 independent neighborhood bookstores - The Booksmith, Dog Eared Books, Green Apple Books, and Russian Hill Bookstore. There was a time when formula retails bookstores, such as Barnes & Noble, Borders and Waldenbooks were a threat to these small neighborhood bookstores. Today Boarders, Waldenbooks are defunct. Had there not been rigorous efforts to protect these neighborhood bookstores, would these 4 business made it to 30 years, or would their fates have been similar to Catnip + Bones and Animal Connection II?

On June 11, 2018 the Small Business Commission placed VIP Grooming, 4299 24th Street (2 blocks from project site) and The Animal Company, 1370 Castro (half a block from project site), on the Legacy Business

registry. These two businesses have each been in business in Noe Valley for 30+ years. For a business to stay in business for this length of time is due to serving their customers and neighborhood well. These two businesses would be most impacted by Healthy Spot opening a location in Noe Valley and are much closer in proximity to the formula retailer than Catnip + Bones and Animal Connection II were to Pet Food Express.

There is a reason the Small Business Commission has stepped out of the box to make recommendations to the Planning Commission on pet store formula retail conditional use projects. The Small Business Commission likens the neighborhood serving pet business as important businesses to preserve and believe the economic history and dynamic of bookstores is to be applied when it comes to pet stores along with the importance of preserving our Legacy Businesses.

The Small Business Commission finds that any justification to approve the project due to the vacancy rate in Noe Valley and a great need to fill a vacant retail store front for the economic vitality of the corridor, is not accurate and therefore not justification to approve this pet store formula retail conditional use. Noe Valley does not have a high number of vacancies. At its March 12, 2018, SBC meeting, Amy Cohen, of the Office of Economic and Workforce Development presented the *"State of the Retail Sector: Challenges and Opportunities for San Francisco's Neighborhood Commercial Districts"*. Ms. Cohen noted that Noe Valley does not have a retail vacancy problem, especially when compared to other business districts in San Francisco.

The Small Business Commission is supportive of formula retail pet businesses opening in San Francisco, as there are areas that are in need of pet stores, we can safely say San Francisco has areas in the City that are pet store deserts. Such areas are the Outer Mission, Excelsior and the Bayview. (please see the attached Yelp maps). The Small Business Commission urges real estate agents and pet store formula retailers to open stores in these areas. The Office of Economic and Workforce Development will happily help identify profitable locations.

Commissioners, it is with hope that you find this recommendation helpful and NOT APPROVE the formula retail conditional use application for HealthySpot at 4049 24th Street.

Kindly,

Regina Dick-Endrizzi | Executive Director | Office of Small Business

regina.dick-endrizzi@sfgov.org | D: 415.554.6481 | O: 415.554.6134 | c: 415.902-4573

City Hall, Suite 110 | 1 Carlton B. Goodlett Place | San Francisco, CA 94102

www.sfosb.org | businessportal.sfgov.org | [facebook](https://www.facebook.com/sfgov) | [twitter](https://twitter.com/sfgov)

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: ADU proposal
Date: Wednesday, June 20, 2018 11:13:52 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Boudreaux, Marcelle (CPC)
Sent: Tuesday, June 19, 2018 4:17 PM
To: PIC, PLN (CPC); Secretary, Commissions (CPC)
Cc: Haddadan, Kimia (CPC); Starr, Aaron (CPC)
Subject: RE: ADU proposal

I've copied Commissions Secretary email in relation to the email below addressed to the Planning Commissioners for this Thursday 6/21 hearing.

Thanks for forwarding!

From: PIC, PLN (CPC)
Sent: Tuesday, June 19, 2018 1:57 PM
To: Boudreaux, Marcelle (CPC)
Cc: CPC.ADU
Subject: Fw: ADU proposal

Hi Marcelle
Who would be the primary contact for this item?
Thanks.
>JB

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Jos K Hoegger <khoegger@pacbell.net>

Sent: Monday, June 18, 2018 9:09 PM

To: PIC, PLN (CPC)

Cc: Ozzie Rohm

Subject: ADU proposal

Planning Commission Chair and Commissioners,

My wife and myself are San Francisco natives living on Mt. Davidson. We are opposed to the ADU proposals being introduced at your Thursday meeting.

We do not need more densification, we do need affordable housing programs. Adding ADU units onto single family housing will not result in affordable units. It will simply inflate the prices of homes as perspective buyers will seek every means to generate income to pay their monthly payments. Many of these proposed ADU's will become short term rentals which will generate higher monthly payments compared to long term rentals which are also subject to the just cause eviction ordinances.

Where is the social benefit to these ADU proposals? They increase prices, do not provide affordable housing for families and primarily will serve tourists. I have been an active real estate broker in San Francisco for 43 years and I assure you this is bad policy for San Francisco residents.

We need programs addressing affordability. Many urban studies have shown that for every market rate house buyer there are two service related buyers required to service the market rate buyer's needs. Service related buyer's cannot afford to buy or rent within S.F. Any proposal encouraging market rate housing is thus regressive. We need policy's that greatly stimulate AFFORDABILITY?

San Francisco

Ken and Kathy Hoegger

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to Conditional Use Authorization for 232 Clipper Street
Date: Wednesday, June 20, 2018 11:13:25 AM
Attachments: [180605 Shadow Analysis Report.pdf](#)
[2018.06.18 232 Clipper Planning Commission Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Kelly Garayoa Sanchez [mailto:kelly.garayoa@gmail.com]
Sent: Tuesday, June 19, 2018 4:22 PM
To: Rich Hillis; Koppel, Joel (CPC); Melgar, Myrna (CPC); Rodney Fong; Richards, Dennis (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); Luis Felipe Sanchez; Gene Tygielski
Subject: Opposition to Conditional Use Authorization for 232 Clipper Street

Dear President Hillis and Members for the Planning Commission,

Thank you for taking the time to hear our objections regarding the Conditional Use Authorization for 232 Clipper Street (with the hearing set for Thursday, June 21, 2018).

As the direct neighbors (East side) to 232 Clipper, we wholeheartedly agree with the requirements of the Residential Design Advisory Team (RDAT) as conveyed in the Notice of Planning Department Requirements #1, dated February 14, 2018.

Our specific request is that the Project Sponsor (Eastwood) be required to comply with the following requirements:

- Limit the massing of the building to a maximum of 3 floors.
- Limit the horizontal and vertical addition to extend no further into the rear yard than the primary rear wall of the adjacent house (236 Clipper)
- Reduce the quantity and scale of glazing on the front and rear facades
- Remove the front roof deck.

Please see the attached air and light study enclosed which shows how detrimental the impact of the plans (even the RDAT recommendation) would be to our home and rental unit. On our East side there is an apartment building that extends the length and width of the property. The new property will exaggerate our existing light and air constraints further. (Note: the air and light study missed 2 recently added sky lights in our second floor which would be completely 'red' in every scenario presented)

It is also worth noting that the Project Sponsor has verbally agreed to the following concessions, which we appreciate, but need to formalize:

1. The front setback request is reasonable
2. 3 stories vs. 4
3. The massing in the rear yard is still an issue as it over powers and shadows

neighboring houses

4. Set back the 3rd floor wall only 3 feet (whereas it would be more reasonable to set back 2nd and 3rd floors 5 feet (this is only as it applies to his east walls)

As homeowners and landlords in San Francisco, we appreciate the need for affordable housing. It is possible for the Project Sponsor to create 2 affordable units by removing the garage (J-line train and several city buses are 2 blocks away) and reducing the bulk of the home. The current plans are not affordable on a sq. ft basis.

We further urge you to reject the Conditional Use Authorization for this project until the above modifications have been applied to the plans.

Sincerely,

Kelly Garayoa Sanchez (kelly.garayoa@gmail.com)

Luis Sanchez Castillo (luis1fe@gmail.com)

228 Clipper Street
San Francisco, CA 94109

From: [Secretary, Commissions \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use Permit for Healthy Spot in Noe Valley
Date: Wednesday, June 20, 2018 11:12:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Susan Alexander [mailto:salexandersf@gmail.com]
Sent: Tuesday, June 19, 2018 5:58 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC)
Subject: Conditional Use Permit for Healthy Spot in Noe Valley

Dear Commissioners:

As a 22-year Noe Valley resident and homeowner, I am writing in staunch opposition to the conditional use permit for the LA-based Healthy Spot chain pet shop proposed for Noe Valley.

Noe Valley currently has four excellent pet and grooming shops that fully serve the needs of our community and beyond. In addition is the nearby Pet Food Express in the Castro for anything the local shops may lack.

There is absolutely no need for this chain store to invade our neighborhood and potentially siphon business from these longstanding shops owned and run by people committed to the good of our community. It's hard enough for small businesses to operate in this expensive neighborhood where rents keep going up and up. To put an unnecessary chain store into one of the many empty storefronts risks exacerbating the problem.

I strongly urge you to reject this conditional use permit and keep Healthy Spot out of Noe Valley. Let them go to a mall where they belong.

Thank you for your consideration.

Yours truly,
Susan Alexander

*Susan Alexander
319 Hill Street
San Francisco, CA 94114*

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** JOINT STATEMENT *** MAYOR MARK FARRELL AND MAYOR-ELECT LONDON BREED ON SEPARATION OF FAMILIES AT THE MEXICAN BORDER
Date: Tuesday, June 19, 2018 11:32:51 AM
Attachments: [6.19.18 Family Separation Policy.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, June 19, 2018 10:07 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** JOINT STATEMENT *** MAYOR MARK FARRELL AND MAYOR-ELECT LONDON BREED ON SEPARATION OF FAMILIES AT THE MEXICAN BORDER

FOR IMMEDIATE RELEASE:

Tuesday, June 19, 2018

Contact: Mayor's Office of Communications, 415-554-6131

***** JOINT STATEMENT *****
**MAYOR MARK FARRELL AND MAYOR-ELECT LONDON
BREED ON SEPARATION OF FAMILIES AT THE MEXICAN
BORDER**

SAN FRANCISCO, Ca – Mayor Mark Farrell and Mayor-Elect London Breed have called upon United States Attorney General Jeff Sessions to immediately stop separating families at the Mexican border as an anti-immigration policy.

Mayor Mark Farrell:

“As a father of three young children I will never support the federal administration’s decision to tear apart families and use children as pawns in a political game. The images we are seeing of children warehoused in metal cages are beyond the pale and sicken me to my core.

What we are witnessing runs completely counter to our country’s values and founding principles. I am urging the federal government to immediately reconsider their immigration policy changes and provide clear, humane reunification plans. More than ever, we need

Congress to move forward with comprehensive immigration reform measures for our country.

Board President and Mayor-Elect London Breed:

"The policy of forcibly removing children from their parents at our border is horrific and unacceptable.

Families who are seeking asylum and refuge in our city—our Sanctuary City, deserve our support and our compassion. As Mayor-Elect, I will continue to support our immigrant communities and fight for comprehensive immigration reform so all our families can live without fear of separation and deportation."

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: File No. 180423 - CSFN's Follow-up Letter on Mayor's "Process Improvements" to be Acted on June 19, 2018 at BOS Meeting
Date: Monday, June 18, 2018 3:41:41 PM
Attachments: [CSFN-ProcessImprovementsLetter20180618.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: :) [mailto:gumby5@att.net]
Sent: Monday, June 18, 2018 3:38 PM
To: Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: Board of Supervisors, (BOS); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Secretary, Commissions (CPC); Rahaim, John (CPC); Bintliff, Jacob (CPC)
Subject: File No. 180423 - CSFN's Follow-up Letter on Mayor's "Process Improvements" to be Acted on June 19, 2018 at BOS Meeting

Please see attached CSFN Letter on Mayor's Legislation on "Process Improvements".

Thank you.

Rose Hillson, CSFN-LUC, Chair
for George Wooding, CSFN President

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 6/21 Agenda Item F.9: SPUR supports ADU Legislation
Date: Monday, June 18, 2018 3:36:01 PM
Attachments: [SPUR Supports ADU Legislation 062118 \(PC\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Kristy Wang [mailto:kwang@spur.org]
Sent: Monday, June 18, 2018 2:28 PM
To: Rich Hillis; Melgar, Myrna (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Johnson, Milicent (CPC); mooreurban@aol.com; Planning@rodneymong.com
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Tang, Katy (BOS); Mohan, Menaka (BOS); Haddadan, Kimia (CPC); Starr, Aaron (CPC)
Subject: 6/21 Agenda Item F.9: SPUR supports ADU Legislation

Dear Planning Commissioners:

At the Planning Commission meeting two weeks ago, Commissioner Richards articulated a concern that the Housing Accountability Act could intersect with this proposed ADU legislation and San Francisco's demolition controls, resulting in the risk that a developer could invoke the HAA and remove the Planning Commission's ability to deny a demolition permit. **Assuming that the Housing Accountability Act applies to single-family housing development projects, the ability to include an ADU as part of a new construction project should not change the circumstances/limited ability of the Planning Commission to deny demolition permits.*** As Commissioner Hillis stated, our city has a serious housing shortage, and we need to work on all fronts to add housing across San Francisco. ADUs are a low-impact solution that are appropriate in all kinds of neighborhoods.

SPUR continues to support Supervisor Tang's proposed legislation, which addresses some of the most common challenges that ADUs currently face — exposure requirements, bicycle parking requirements and street tree requirements —and identifies strategic opportunities to create more ADUs in new construction projects and within the buildable envelope of existing structures. We also enthusiastically support a combined pre-application process that gets Planning, DBI and Fire in the room at the same time.

We appreciate that San Francisco is clearly serious about making its ADU regulations most effective. Please contact me if you have any questions.

Best,
Kristy

*The language of the Housing Accountability Act does not explicitly include or exclude single-family homes, and it has not yet been decided in the courts either.

Kristy Wang, LEED AP
Community Planning Policy Director
SPUR • Ideas + Action for a Better City
(415) 644-4884
(415) 425-8460 m
kwang@spur.org

[SPUR](#) | [Facebook](#) | [Twitter](#) | [Join](#) | [Get Newsletters](#)

Join us this summer for the SPUR Member Parties!
[Reserve your spot today >>](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item #28, Board File 180423 Review for Downtown, etc. (aka 2018-004633PCA "Process Improvements")
Date: Monday, June 18, 2018 10:43:19 AM
Attachments: [CSFN - Process Improvements BOS - ver 1a.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: :) [mailto:gumby5@att.net]
Sent: Friday, June 15, 2018 5:03 PM
To: Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: Board of Supervisors, (BOS); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Secretary, Commissions (CPC); Rahaim, John (CPC); Bintliff, Jacob (CPC)
Subject: Item #28, Board File 180423 Review for Downtown, etc. (aka 2018-004633PCA "Process Improvements")

Dear President Breed (Mayor-Elect) and Members of the Board of Supervisors:
Please see attached letter from the Coalition for San Francisco Neighborhoods (CSFN) re subject-referenced matter you will be taking action on on June 19, 2018.

Thank you.

Sincerely,

/s

Rose Hillson, Chair of Land Use Committee, CSFN
for George Wooding, President, CSFN

cc: Clerk of the Board of Supervisors, Planning Commission, Commissions Secretary,
Director Rahaim, Planner Bintliff

From: [Secretary, Commissions \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Chamber Letter re: FR Permit for Healthy Spot
Date: Monday, June 18, 2018 10:43:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[6.15.18 Support Healthy Spot Retail Permit Application.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Alexander Mitra [mailto:amitra@sfchamber.com]
Sent: Friday, June 15, 2018 9:24 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC)
Subject: SF Chamber Letter re: FR Permit for Healthy Spot

Dear President Hillis and Planning Commissioners,

Please see the attached letter from the San Francisco Chamber of Commerce supporting Healthy Spot's application for a permit to open a retail location on 24th Street in Noe Valley.

Thank you,



Alex Mitra

Manager, Public Policy
San Francisco Chamber of Commerce
235 Montgomery St., Ste. 760, San Francisco, CA 94104
(O) 415-352-8808 • (E) amitra@sfchamber.com



From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)
Subject: FW: 450 O'Farrell St. proposed project
Date: Monday, June 18, 2018 10:42:36 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department/City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309/Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

-----Original Message-----

From: Laura Hollis [<mailto:laurahollis00@att.net>]
Sent: Saturday, June 16, 2018 3:38 PM
To: Secretary, Commissions (CPC)
Subject: 450 O'Farrell St. proposed project

Planning Commission
SF Planning Department
1650 Mission St., Suite 400
SF, CA 94103

RE: Support for 450 O'Farrell St. proposed project

Dear President Hillis and Commissioners,

I think this project will be a win-win for 450 O'Farrell St. meeting the needs of the community with below-market-rate housing and retail also providing a church facility, and a Christian Science Reading Room. It would be an expression of revitalization every one would enjoy.

Respectfully, Laura Hollis (a lifetime resident of our beautiful city)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Objections to Conditional Use Authorization Application - 232 Clipper St., CASE NO. 2017-011414CUA
Date: Monday, June 18, 2018 10:41:54 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Julie Traun [mailto:julietraun@aol.com]
Sent: Saturday, June 16, 2018 3:52 PM
To: richhillissf@gmail.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Campbell, Cathleen (CPC); Secretary, Commissions (CPC)
Subject: Re: Objections to Conditional Use Authorization Application - 232 Clipper St., CASE NO. 2017-011414CUA

Correction: my house is two doors West of 232 Clipper. 232 Clipper is two doors East of my own.

Thank you!
Julie

Sent from my iPhone

On Jun 15, 2018, at 8:21 PM, julietraun@aol.com wrote:

Dear Commissioners,

Please see my attached letter submitted in opposition to the Conditional Use Authorization Application for 232 Clipper Street, CASE NO 2017-011414CUA.

I have also pasted the content of the letter below:

Julie Traun
240 Clipper Street
San Francisco, CA 94114
415-225-5004
julietraun@aol.com

June 15, 2018

San Francisco Planning Commission

1650 Mission Street
Suite 400
San Francisco, CA 94103
Via: Email

Re: Objections to Conditional Use Authorization Application
Project Address: 232 Clipper Street
CASE NO. 2017-011414CUA

Dear President Hillis and Members of the Planning Commission,

I write to lodge my strong objections to the above referenced project two doors west of my own on Clipper Street.

My husband purchased our home on Clipper Street in 1971, at approximately the same time as Kim Mecuri Bullis and her son Steve Bullis. We were neighbors and good friends until Steve's death which lead to the sale of his property at 232 Clipper Street to Mr. Eastwood, the proponent of the plans before you. These plans are opposed by every neighbor we know, as well as the Noe Neighborhood Council.

As longtime owners on this street – perhaps the longest – we have watched dozens of homes renovated. On each and every occasion, the renovation was compatible with the surrounding structures and undertaken with a spirit of collaboration – until now. What is proposed by Mr. Eastwood stands alone in stark and unacceptable contrast to the beauty and spirit of this street and neighborhood.

NO home anywhere near us is four stories, none are anywhere near as large, and none so negatively impact the privacy and light of neighbors.

Height and Depth are unacceptable. The current structure at 232 Clipper Street is a single story home and all surrounding homes are no more than three floors. Therefore the proposed height of four stories and the proposed depth, which adds more than 23 feet to the existing home, are grossly incompatible for the project will extend well beyond the adjacent homes, both of which were recently renovated to be compatible with their adjacent neighbors and respectful of their light and privacy.

Rear Massing of Project is unacceptable. In recent years, the adjacent homes to the proposed structure have undertaken modest renovations; the rear of the renovated homes are intentionally lower and smaller than the front facades out of respect for privacy, light and neighborhood compatibility. This project proposes a *massive* structure to the rear of the property with two decks, one off the 3rd as well as the 4th floor. This massive rear structure will impact not only the adjacent neighbors but homes beyond. Our home is free standing on the side facing the project and our bathroom privacy on the third floor as well as our main room privacy on our second floor will cease to exist. I can't imagine the magnitude of the detrimental impact on privacy and light on the adjacent neighbors. This

proposed project clearly violates the Residential Designs Guidelines and it must be rejected.

Glazing on Front and Rear is unacceptable. The proportion and size of windows on the front and rear of the proposed structure are completely incompatible with all existing structures on the block and neighborhood. The Planning Department agreed. The number and scale of glazing must be significantly reduced.

The Front Roof Deck is unacceptable. The proposed upper level roof deck must also be rejected for privacy and compatibility concerns.

I join my neighbors in lodging these serious objections to this massive project and urge this Commission to reject the Conditional Use Authorization application. Please consider my prior correspondence with Mr. Campbell, copied on this letter.

I will join my neighbors at the hearing scheduled for June 21st.

Thank you for your consideration.

Very truly yours,



JULIE A. TRAUN

cc: Cathleen Campbell

<Traun Letter to Planning Commission 232 Clipper St..pdf>

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commissioner's Packet for ADU legislation for June 21, 2018 Hearing
Date: Monday, June 18, 2018 10:39:06 AM
Attachments: [2018-004194PCA - Public comment.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: SchuT [mailto:schuttishtr@sbcglobal.net]
Sent: Friday, June 15, 2018 7:30 PM
To: richhillissf@yahoo.com; Melgar, Myrna (CPC); mooreurban@aol.com; Koppel, Joel (CPC); Johnson, Millicent (CPC); Richards, Dennis (CPC); planning@rodneyfong.com
Cc: Ionin, Jonas (CPC)
Subject: Commissioner's Packet for ADU legislation for June 21, 2018 Hearing

*Dear President Hillis and Fellow Commissioners,
I submitted this attached comment on the ADU legislation for your packet. I believe I was timely. I sent a pdf to Staff on Wednesday morning, June 13th. I delivered 15 copies to the Department's 4th floor reception desk that same afternoon.*

Here is my comment which was not in the actual online packet for ADUs, but is listed separately in the Supporting Documents of the Commission Agenda website as "Public Comment".

Anyway here it is again, just in case you want to read it.

Thank you.

Georgia Schuttish

<http://commissions.sfplanning.org/cpcpackets/2018-004194PCA%20-%20Public%20comment.pdf>

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Update for the Week of June 18, 2018
Date: Monday, June 18, 2018 10:26:07 AM
Attachments: [Commission Weekly Update 6.18.18.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Tsang, Francis
Sent: Monday, June 18, 2018 9:51 AM
To: Tsang, Francis
Subject: Commission Update for the Week of June 18, 2018

Good morning.

Please find a memo attached that outlines items before commissions and boards for this week.
Let me know if you have any questions or concerns.

Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: 2017-009348CUAVAR
Date: Friday, June 15, 2018 9:53:16 AM
Attachments: [Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Rich Hillis [<mailto:richhillissf@gmail.com>]
Sent: Friday, June 15, 2018 9:49 AM
To: Ionin, Jonas (CPC)
Subject: Fwd: 2017-009348CUAVAR

In case you didn't receive.

Begin forwarded message:

From: Leslie <koelsch1886@comcast.net>
Date: June 15, 2018 at 9:46:10 AM PDT
To: richhillissf@gmail.com
Cc: Gary Weiss <gary@corbettheights.org>
Subject: 2017-009348CUAVAR

Dear Commission Hillis:

Please see the attached letter of opposition from the Corbett Heights Neighbors regarding the above.

Thank you.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Board File 180423/2018-004633PCA Planning Case on "Process Improvements"
Date: Friday, June 15, 2018 9:40:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: :) [mailto:gumby5@att.net]
Sent: Thursday, June 14, 2018 1:26 PM
To: Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Secretary, Commissions (CPC); Rahaim, John (CPC); Bintliff, Jacob (CPC); Board of Supervisors, (BOS)
Subject: Board File 180423/2018-004633PCA Planning Case on "Process Improvements"

Dear Board of Supervisors,

At the June 11, 2018 Board of Supervisors (BOS) Land Use Committee (LUC) [Tang, Safai, Kim], it was decided, besides changing various items that neighborhoods sought, to not adopt Planning Commission recommendations including leaving the notices at 30 days for 311/312s and adopting a 20-day noticing for everything.

One of the adopted points was how to notice the rear yard pop-outs. The BOS-LUC decided to notice these via the Pre-Application meeting/notice rather than 311/312 (or even the proposed new Sec. 333 which would give 20/30-day notice (whatever is decided on) but rather would go only to adjacent neighbors with a 15-day appeal to the Board of Appeals. The plans would not have gone through Planning Department because at one Planning Commission meeting staff mentioned that plans for proposed projects at Pre-application meetings would not yet have been approved by Planning (compliance to code, etc.).

This idea to use the Pre-application Meeting/Notice can have a number of consequences:

1. "Un-reviewed-by-Planning" plans are shown to neighbors with no definite requirements as are required by Planning Code for 311/312 Notices today. Neighbors will not necessarily be given accurate dimensions of project, have nobody to ask about the plans at Planning because they are not yet involved at this stage of the game. And the 15-day clock to appeal to Board of Appeals is

running. Will the Board of Appeals get auto-magic Appeals increasing suddenly due to this proposal? Saving 2 FTEs at Planning may require 2 FTEs to be hired at Department of Building Inspection.

2. "Un-reviewed-by-Planning" plans are promised to the neighbors but there is no assurance of the plans will not change as they are usually preliminary.
3. The "Process Improvements" legislation has text that states there will *not be any duplicate notice* if another notice has been sent by somebody on the same or similar project. So if there are iterations of the plans shown at the Pre-application Meeting, how long would it take for the Project Sponsor to give them to the neighbors after the Pre-application meeting while the 15-day Appeal Period to the Board of Appeals for the initial Pre-application Meeting is running?
4. The legislation states that people who do not speak English as their main language can get a callback from an interpreter the next day on projects notified via the 311/312 Notification (to be consolidated under the new Sec. 333 as general notice); but the Pre-application meeting has no assurance of language interpreters which would take more time.
5. The idea that neighbors can get together with the neighboring owners to come to some agreement is not under the same rules as the 311/312 Notices today. They cannot go to Community Board if neighbors do not speak with each other – no right to. They cannot ask Planning because Planning knows nothing of Preliminary plans at Pre-application Meetings. Neighbors and neighborhood organizations with particular characteristics may find themselves not being able to do much except to file at the Board of Appeals and at what cost? How much is the fee?
6. What is the mechanism for neighbors to know when the "un-reviewed-by-Planning" plans for Pre-application meetings have been posted to the website since we're eliminating paper notices? What would be the time parameters?
7. Pre-application Meeting Notices are in the Project Sponsor's envelopes, many of which I have received with no return address and in non-descript Size 10 envelopes which may get lost in most people's mail as unimportant. Sometimes, these notices are not dated with very sketchy information on them and with contact information that may never get the neighbors any responses as some are P.O. Boxes and such.
8. The change from 30-day noticing to 20-day noticing is not going to apply to these Pre-application Meeting Notices.
9. Maybe other consequences to neighborhoods but I do think this needs to be

thought through especially with shortened noticing, rules for duplicate noticing, etc.

Thank you for your attention to this matter as you plan to take action on Tuesday, June 19, 2018 at the Full Board.

Rose Hillson

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Adjacent Neighbor's Opposition to Conditional Use Authorization for 232 Clipper Street
Date: Friday, June 15, 2018 9:37:32 AM
Attachments: [Roberts, Brian and Johanna -- Letter to SF Planning Commission 232 Clipper Street Project -- 13June2018.pdf](#)
[180613 Shadow Analysis Report Submitted in Opposition to CUA 232 Clipper St.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Johanna Roberts [mailto:jroberts@PENUMBRAINC.COM]
Sent: Thursday, June 14, 2018 7:06 PM
To: Koppel, Joel (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); millicent.johnson@sfgov.org; rich.hillis@sfgov.org
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); 'jroberts@pipelinerx.com'; johannaroberts@mac.com
Subject: Adjacent Neighbor's Opposition to Conditional Use Authorization for 232 Clipper Street

President Hillis and Members of the SF Planning Commission,

Please see the attached letter and Shading Analysis submitted in opposition to the Conditional Use Authorization application for 232 Clipper Street scheduled for hearing on June 21, 2018.

Thanks for your consideration and please let us know if you have any questions.

Respectfully,
Johanna Roberts
236 Clipper Street (adjacent neighbor)

Johanna Roberts

Deputy General Counsel

Penumbra, Inc. • One Penumbra Place, Alameda, CA 94502
direct 510.748.3241 • cell 415.602.2449 • johanna.roberts@penumbrainc.com • www.penumbrainc.com

This electronic message, including its attachments, is COMPANY CONFIDENTIAL and may contain PROPRIETARY or LEGALLY PRIVILEGED information. No confidentiality or privilege is waived or lost by any erroneous transmission. If you are not the intended recipient, you are hereby notified that any use, disclosure, copying, or distribution of this message or any of the information included in it is unauthorized and strictly prohibited. If you have received this message in error, please immediately notify the sender by reply e-mail and permanently delete this message and its attachments, along with any copies thereof.

From: [Starr, Aaron \(CPC\)](#)
To: Planning@RodneyFong.com; richhillissf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Board Report
Date: Thursday, June 14, 2018 12:12:30 PM
Attachments: [2018_06_14.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Attached, please find this week's Board of Supervisors Report.

Sincerely,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409
Email: aaron.starr@sfgov.org
Web: www.sfplanning.org



From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter in support of the proposed project at 450 O'Farrell Street
Date: Thursday, June 14, 2018 12:00:44 PM
Attachments: [450 O'Farrell.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Stephen Sass [<mailto:smsass@outlook.com>]
Sent: Thursday, June 14, 2018 11:37 AM
To: Secretary, Commissions (CPC)
Cc: Boudreaux, Marcelle (CPC)
Subject: Letter in support of the proposed project at 450 O'Farrell Street

Good morning. As much as I would like to attend the Planning Commission meeting on June 28 to voice my support of the proposed project at 450 O'Farrell Street in person, I will be out of town that day and submit this letter instead. Thank you.

SMS

Stephen Sass San Francisco CA

JOSEPH J. TITI, JR. & JOHN V. GIUSTI

**4406-A Eighteenth Street
San Francisco, CA 94114-2429
Phone: 415.626.0767 Fax: 415.626.0747**

RECEIVED

JUN 19 2018

**CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC**

June 15, 2018

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: William Hemenger & Frank Lambetecchio - 89 Roosevelt Way Project

Dear Commissioners:

We have known Bill Hemenger and Frank Lambetecchio for over fifteen years as neighbors. When they were able to purchase 89 Roosevelt Way it was in much need of updating and general renovations. They had the foresight to see the potential for the property. To date, they have done any and all work in accordance with City code requirements.

We fully support the project they are requesting approval for and we are certain the project will add value to their property as well as surrounding neighborhood properties.

Thank you for your attention to our letter of support.

Respectfully yours,



Joseph J. Titi, Jr. and John V. Giusti

cc: William Hemenger & Frank Lambetecchio
89 Roosevelt Way
San Francisco, CA 94114

Laura Hollis
166 Grand View Ave
SF, CA 94114

RECEIVED

JUN 18 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

June 16, 2018

Planning Commission
SF Planning Department
1650 Mission St., Suite 400
SF, CA 94103

RE: Support for 450 O'Farrell St. proposed project

Dear President Hillis and Commissioners, .

I think this project will be a win-win for 450 O'Farrell St. meeting the needs of the community with below-market-rate housing and retail also providing a church facility, and a Christian Science Reading Room. It would be an expression of revitalization every one would enjoy.

Respectfully,

A handwritten signature in cursive script, appearing to read "Laura Hollis".

(a lifetime resident of our beautiful city)

RECEIVED

JUN 13 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

June 8, 2018

Planning Commission
San Francisco Planning Department
[1650 Mission Street, Suite 400](#)
[San Francisco, CA 94103](#)

Regarding: Support For 450 O'Farrell Street Proposed Project

Dear President Hillis and Commissioners,

When I was a young adult, I moved to San Francisco to attend the American Conservatory Theatre Training Program. My finances at the time were meager, so I could only afford a studio apartment in the Tenderloin area of San Francisco. It was my first time away from my friends and family. I attended the Fifth Church of Christ Scientist, San Francisco many times during those two years. The church provided a great deal of comfort for me—it was a peaceful, safe place to pray. The relationships, character growth, and experiences gained at that church have continued to act as a strong foundation for me in my professional career.

I urge your **approval vote** for the 450 O'Farrell Street Project. Speaking from experience as a former Tenderloin resident, it would bring a much needed blessing to the people of this San Francisco neighborhood.

Sincerely,



Mrs. D L Gallegos
1009 N Pacific Ave, #4466
Glendale, CA 91202

**1067 Market Street #5001
San Francisco, CA 94103**

Via US Mail and email

June 14, 2018

Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUN 15 2018

**CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC**

Re: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners:

The proposed project at 450 O'Farrell Street is worthy of your support for several reasons.

I rent an apartment in Mid-Market about a ten-minute walk from 450 O'Farrell Street. Additional rental units in this area of the city are needed. Renters like me who appreciate the diversity of the Tenderloin and also enjoy the proximity to Union Square and the Financial District would welcome the increased choice this project represents.

I began attending Fifth Church of Christ, Scientist a few months ago. I am impressed that its members have a long-term vision for staying in the Tenderloin and serving the community by providing church services, Sunday School for children and teenagers, and a Reading Room that invites its neighbors and passersby in for quiet study of the Bible and Christian Science literature. I have found these members to be kind and supportive to newcomers like me as well as to each other. They are sincere in their desire to extend the church's 100-year history well into the future. Right-sizing their facility as the project proposes would enable them to focus on their mission to provide spiritual refreshment in an environment that encourages healing through prayer.

Approving the 450 O'Farrell Street project would be a boon to San Francisco and to the Tenderloin in particular.

Sincerely,



Stephen M. Sass

cc: commissions.secretary@sfgov.org
marcelle.boudreaux@sfgov.org.

Dennis and Sharon Shea
1743 27th Avenue
San Francisco, CA 94122

June 12, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RECEIVED

JUN 15 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Re: Discretionary Review, 1722 27th Avenue, Thursday 6/28/18

We are not able to go to the Discretionary Review, as we will be out of town.
Following are our concerns:

The remodel/additions consists of 9 bedrooms with 7.5 baths, an in-law apartment, deck, (a vertical and horizontal addition) and laundry facilities located outside of the main building with a one-car garage. This looks like 7 of the bedrooms have a bath this looks like a master bedroom/bath. Which gives opportunity to rent out rooms with a private bath. According to the plans the estimated cost of this remodel is approximately \$150,000. Is this possible in San Francisco? When an addition of a full bathroom can cost at least \$10,000.

Is this for family members as ADU is typically for or is this to be rented out? Are they under rent control with reported income and what kind of guidelines will they be under and inspected?

Our street is already congested and parking is already a problem with an addition of this size, it will only add to an existing problem.

What type of impact would this have on water and sewer? Will they need a bigger size water meter, larger pipes and could it possibly affect water pressure?

The character of neighborhoods change but this seems to be drastic. There should be some accountability and keeping in mind the existing character of the neighborhood. The Central Sunset is a residential district consisting mainly of single-family homes, most have an in-law unit. This is not the dense housing of the downtown area.

San Francisco is 49 sq. miles we should not create housing so dense that we change the character of a residential neighborhood forever. What makes each neighborhood unique is the different style, and the character of what that neighborhood has to offer.

We have lived in this neighborhood for 40+ years. We have seen a lot of changes with the change from single-family homes to rentals of rooms and in-laws rather

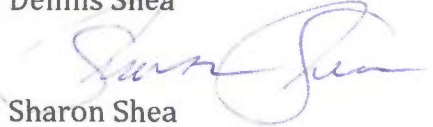
then family owned. We have seen garages and lawns disappear, parking congestion, car break-ins, more litter on the streets and not knowing your neighbors because of the constant turnover.

Please consider this when reviewing these plans.

Sincerely,



Dennis Shea



Sharon Shea

GOLDEN GATE BRIDGE
HIGHWAY & TRANSPORTATION DISTRICT

Golden Gate Transit
1011 Andersen Drive
San Rafael, CA 94901-5318
www.goldengate.org

SAN FRANCISCO CA 94103

15 JUN 2018 PM 7 L



SF Planning Commission
Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

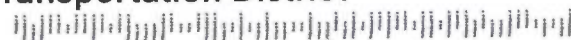
JUN 19 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK



The Golden Gate Bridge, Highway & Transportation District

94103-248000



Golden Gate Transit Bus Storage Facility CEQA Addendum Public Meeting



The Golden Gate Bridge, Highway & Transportation District (District) is preparing a California Environmental Quality Act (CEQA) environmental document to address the potential impacts of proposed operational changes to its Bus Storage Facility. The bus lot is within the block bounded by Third, Fourth, Perry, and Stillman Streets. The CEQA document will update and supplement the Transbay Terminal Final Environmental Impact Report that was certified by the Transbay Joint Powers Authority in 2004. District buses were originally planned to layover between service runs at the Transbay Transit Center but this may not be possible, which would require greater use of the Bus Storage Facility.

Without the use of the Transbay Transit Center bus plaza space, the District proposes to re-route Basic Bus (Regional) Routes 30, 70, and 101 to layover at the Bus Storage Facility using Howard, 4th, Perry, 3rd, and Folsom Streets. As a result of these proposed operational changes, the hours at the Bus Storage Facility would expand from 7am to 7pm to 5:15am to 12:40am on weekdays and 5:45am to 12:45am on weekends. A total of approximately 3-4 additional buses per hour would use the Bus Storage Facility during these hours from Routes 30, 70, and 101 as a result of the project.

The District will be conducting a public meeting to provide an overview of the Bus Storage Facility operational changes and proposed route changes on June 27, 2018 6:30pm - 8:00pm at the SF Fire Department Headquarters Fire Commission Room. Please join us to learn more about the project!

What:

**Golden Gate Transit Bus Storage Facility
CEQA Addendum**

Where:

**SF Fire Department Headquarters Fire
Commission Room**

698 2nd St, San Francisco, CA 94107

When:

June 27, 2018 (6:30pm-8:00pm)