

From: [CPC-Commissions Secretary](#)
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: Support project at 432 Cortland
Date: Wednesday, February 20, 2019 2:49:48 PM

*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: Kevin Burke <kev@inburke.com>
Sent: Wednesday, February 20, 2019 1:36 PM
To: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support project at 432 Cortland

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

We need more housing to prevent displacement and this project is an ideal way to help get there.

Kevin

--

Kevin Burke
phone: 925.271.7005 | kev.inburke.com

From: [CPC-Commissions Secretary](#)
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 of Support for 432 Cortland Ave. Project
Date: Wednesday, February 20, 2019 2:49:41 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

From: Sarah Rogers <serogers@gmail.com>
Sent: Wednesday, February 20, 2019 1:14 PM
To: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Letter of Support for 432 Cortland Ave. Project

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

Dear Ms. Flores, and Honorable members of the Planning Commission,

I am writing in support of the proposed project at 432 Cortland Avenue. As a long-term resident of Bernal Heights, I am delighted to see the proposal for this sensitively designed, new mixed-use building on Cortland Avenue. It will increase the vibrancy of this neighborhood with new housing and retail space and will replace what has been a gap in the lively retail frontage of Cortland Avenue.

I was pleased that the proposed project will not displace any current residents or any existing business. The new dwellings include family-sized apartments, which are in short supply in our city generally and in new housing stock. The setback of the third floor in the front respects the scale of Cortland Avenue, while the well-sized glass retail frontage should attract a strong list of neighborhood-serving businesses. We know that the owner of Heartfelt, the nucleus of the Bernal Heights retail strip and neighbor to this project, is supportive of 432 so long as the developer/contractors carry sufficient insurance, which is very reasonable.

I hope the Planning Department and Commission will find its way to approve this sensitive, mixed-use infill project.

Kind regards,
Sarah Rogers/371 Elsie St., 94110

From: [CPC-Commissions Secretary](#)
To: [Rodgers, AnMarie \(CPC\)](#); [Chion, Miriam \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Need analysis of CADA and SB-50 ASAP
Date: Wednesday, February 20, 2019 2:49:29 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Wednesday, February 20, 2019 12:35 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>;
planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC)
<milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis
(CPC) <dennis.richards@sfgov.org>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Need analysis of CADA and SB-50 ASAP

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

Dear President Melgar & Planning Commissioners:

I request that you urge the Planning Department to quickly complete a full analysis of CASA/SB-50 with maps, as it was done for SB-827. We need to know about the possible impacts of these policies, so that we can understand and fight them, if necessary.

Please move to support this action.

Thank you.

Katherine Howard

San Francisco, CA

From: [CPC-Commissions Secretary](#)
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: 432 Cortland Ave
Date: Wednesday, February 20, 2019 2:49:08 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Sarina Bowen Kennerly <sarinab@sbcglobal.net>
Sent: Wednesday, February 20, 2019 12:25 PM
To: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 432 Cortland Ave

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

To: Veronica Flores

Dear Ms. Flores, and Honorable members of the Planning Commission,

I am writing in support of the proposed project at 432 Cortland Avenue. As a long term resident of Bernal Heights, I am happy to see the proposal for a new mixed-use building on Cortland Avenue. It will increase the vibrancy of this neighborhood with much needed housing, retail space and will replace what has been a missing tooth in the lively retail frontage of Cortland Avenue.

The proposed project will not displace any current residents or any existing business. The new dwellings include family-sized apartments which are in short supply among new housing stock. The setback third floor in the front respects the scale of Cortland Avenue, while the glass retail frontage will attract businesses which would serve our neighborhood.

I hope the Planning Department and Commission will find its way to approve this mixed-use infill project.

Thank you,
Sarina Bowen Kennerly
201 Cortland Avenue
San Francisco, CA 94110

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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Rahaim, John \(CPC\)](#); [Silva, Christine \(CPC\)](#)
Subject: Acting Secretary Tomorrow
Date: Wednesday, February 20, 2019 11:31:26 AM

Commissioners,

Please be advised, that I have a personal conflict with tomorrow's hearing. Christine Silva will be acting in my stead. Fortunately, it is not a heavy Agenda.

*Jonas P. Ionin,
Director of Commission Affairs*

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: 432 Cortland Street
Date: Wednesday, February 20, 2019 11:07:28 AM
Attachments: [image001.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Herb Felsenfeld <herbfelsenfeld@gmail.com>
Sent: Tuesday, February 19, 2019 10:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 432 Cortland Street

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



Message not delivered

----- Forwarded message -----

From: carleton Hoffman <carletonhoffman@gmail.com>

To: Commission.Secretary@sfgov.org

Cc:

Bcc:

Date: Tue, 19 Feb 2019 21:39:55 -0800

Subject: 432 Cortland Avenue

hello,

as a resident of Bernal Heights since i think 1972, i have always been concerned about various developments and changes leading to the loss of its character, including the demolition of the beloved "earthquake cottage" i rented for almost 20 years.

i will not be able to attend the February 21 meeting at City Hall but am writing in support of the points outlined by Herb Felsenfeld regarding plans for 432 Cortland Avenue.

please do whatever you can to ensure that this and other long-standing structures are preserved in our neighborhood and throughout San Francisco.

thank you,

Carleton Hoffman

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 830 Olmstead DR withdrawn
Date: Wednesday, February 20, 2019 11:01:43 AM

Commissioners,
I am pleased to inform you that the above referenced DR has been withdrawn.

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Winslow, David (CPC)
Sent: Wednesday, February 20, 2019 9:44 AM
To: Lesley <lesleyk@sbcglobal.net>; 'rrandev@fractured9.com' <rrandev@fractured9.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 830 Olmstead DR withdrawn

Per conditions spelled out in the signed agreement and referenced elevation dated 2.20.19.
Thank you.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DO NOT EVICT FROM ACTIVESPACE
Date: Tuesday, February 19, 2019 11:44:51 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

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www.sfplanning.org

From: Troy Pope <troy pope@mac.com>
Sent: Saturday, February 16, 2019 11:42 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>;
planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC)
<milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis
(CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Subject: DO NOT EVICT FROM ACTIVESPACE

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

San Francisco city officials,
I am in support changing the zoning for Activespace so that all of the massage therapists and other practitioners can stay!! Making them leave is stock gentrification, and this is going to decimate an entire group of working class people who will have no place else affordable to work. There is no reason for this mass eviction.

Sincerely,
Troy Pope
troy pope@mac.com
916-420-4337

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Supervisor Ronen's Efforts with ActivSpace.
Date: Tuesday, February 19, 2019 11:44:40 AM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: Sam Lanier <snoshoesam@me.com>
Sent: Monday, February 18, 2019 3:15 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>
Subject: Support Supervisor Ronen's Efforts with ActivSpace.

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

> Hello Commissioners and City/County Supervisors
>
> I am writing to show support for all of the Practitioners at ActivSpace. Knowing how hard it is to find resonance office and work space in San Francisco, it is important to continue to offer these types of spaces for artists and therapists to work.
>
> I have compiled the attached list for your reference on how removing permits for the practitioners will affect the local population.
>
> PLEASE HELP THE COMMUNITY AT ACTIVSPACE RIGHT NOW AND THAT THIS IS
> TIME SENSITIVE
>
> -The city of SF will lose if you are no longer coming to see
> practitioners and other artists at ActivSpace -This is stock gentrification, and this is going to decimate an entire group of working class people who will have no place else affordable to work.
> -This is a CRISIS.
>
> Please cancel the vote to remove these folks from their work space and allow them to continue.

> --
>
> Sam Lanier
> snoshoesam@me.com
> 530-722-5625

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for February 21, 2019
Date: Friday, February 15, 2019 12:45:39 PM
Attachments: [Advance Calendar - 20190221.xlsx](#)
[20190221_cal.pdf](#)
[20190221_cal.docx](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,
Attached are your Calendars for February 21, 2019.

Stay warm and dry,

*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

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www.sfplanning.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: signed petitions & letter for 820 Post street
Date: Friday, February 15, 2019 11:00:15 AM
Attachments: [DOC008.pdf](#)
[DOC010.pdf](#)
[DOC011.pdf](#)
[DOC012.pdf](#)
[DOC013.pdf](#)
[signed_petition.png](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Patricia Diart <pdiart17@earthlink.net>
Sent: Thursday, February 14, 2019 9:06 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Subject: signed petitions & letter for 820 Post street

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

Dear Mr Ionin,

Please see the attached signed petitions to have the proposed 8 story building reduced to 5 stories so that it is in keeping with the neighborhood feel, and to help those living behind the proposed condominiums retain some light and air in their units. I'd erred on the date/year, January 2nd 2018, it's obviously 2019. You should have received from Mr Andrew Perry my letter and at least one other signed petition. I've also attached a letter from Alec Toppenberg, and Woraluck Thanaporn stating their concerns for loss of light in their home. I will be at the meeting on February 21st, and I am trying to rally others to attend. However, most everyone I've spoken to has to work. I look forward to the meeting and I hope that a good resolution can be made.

Thank you for considering our needs in this matter,

Sincerely,

Patricia Diart
715 Leavenworth #5
S.F. CA 94109

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: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS LEGISLATION TO PERMIT EAGLE PLAZA PROJECT
Date: Friday, February 15, 2019 10:59:05 AM
Attachments: [2.15.19 Eagle Plaza.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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Direct: 415-558-6309 | Fax: 415-558-6409

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Friday, February 15, 2019 10:36 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS LEGISLATION TO PERMIT EAGLE PLAZA PROJECT

FOR IMMEDIATE RELEASE:

Friday, February 15, 2019

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

***** PRESS RELEASE *****

**MAYOR LONDON BREED SIGNS LEGISLATION TO PERMIT
EAGLE PLAZA PROJECT**

Eagle Plaza will recognize the contributions of the Leather and LGBTQ communities and bring needed open space to Western SOMA

San Francisco, CA —Mayor London N. Breed has signed legislation she introduced along with co-sponsors Supervisor Matt Haney and Supervisor Rafael Mandelman to permit the construction of a new public gathering space in the Western SOMA neighborhood known as Eagle Plaza. Once completed, Eagle Plaza will serve as a focal point for the Leather and LGBTQ Cultural Heritage District.

Largely due to its industrial past, there is a significant lack of public open space in the Western SoMa neighborhood. Eagle Plaza will help address this need as the area continues to experience growth, and will be designed to recognize the strong cultural influence of the local LGBTQ and leather communities.

“While our Federal Administration is attempting to erase members of the LGBTQ community, we in San Francisco take pride in celebrating all those who bring diversity to our City. The

new Eagle Plaza will be a place where we can recognize the Leather community and all LGBTQ people for their contributions to Western SOMA and our City, while also creating a much-needed new open space for all of our residents in the neighborhood,” said Mayor Breed.

Eagle Plaza will transform an approximately 12,500 square foot portion of 12th Street between Harrison and Bernice Streets in San Francisco's Western SOMA neighborhood into a new pedestrian plaza with a shared public way, in which traffic calming features create a safe space for people of all ages to gather, relax, play, and celebrate. The plaza is designed for both active and passive recreation, with more open, hardscape areas that can host neighborhood gatherings, events, and performances.

Additional improvements will include approximately 2,400 square feet of additional landscaping, accent lighting, temporary seating, and a re-grading of sidewalk and roadway paving. Eagle Plaza will stand as an internationally landmarked commemorative public space for Folsom Gulch's leather and LGBTQ communities and include a leather pride flag flying above the plaza.

The legislation passed unanimously at the Board of Supervisors.

###

2/15/19 136 NEWMAN ST. San Francisco, Ca. 94110

PLEASE note I plan to speak and bring
Petitions to the Feb. 21st. - 1: PM
Commission meeting.

I believe the meeting is in City Hall
and I would request that the Commissioners
have this material before and during
the meeting.

THANK YOU.

Marti Kashula

MARTI KASHULA
415-826-0461
Hermaje@aol.com

RECEIVED

FEB 19 2019

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

To: Planning Commissioners S.F. Planning Department
Fr: Marti Kashuba Bernal Heights Resident
Re: Demolition Permit and request to have 3 units

Miyena Walker

Commissioners: Please find my letter to Supervisor Ronen. The letter pretty much speaks to my concern and the petitioners feel the same way. You should not that not all business feel 3 stories is a good idea.

We do understand that affordable housing is a critical need. There is also a need for community neighborhoods to flourish with small intimate shops. We wonder what new businesses will be able to pay the rent in the proposed structure? We do not need or want Subway or McDonalds.

Enclosed photos might give you some idea of our neighborhood. We like to see the sky, moon etc. Please consider limiting this permit to two stories and not three.

We have many one story buildings several that take up more than a quarter of the block. We have another demolition request for a 4 story building. If the housing were affordable I would not have circulated this simple petition.

We ask for your support. Two stories would be quite enough with a softening of the front so that it fits into our present architectural settings.

We ask and thank you for your help.

Marti Kashuba

Marti Kashuba 136 Newman Street, San Francisco, Ca. 94110

Printer problems - sorry for red!

RECEIVED

FEB 19 2019

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

To: Supervisor Hillary Ronen/ Amy Beinart
Fr: Marti Kashuba 136 Newman Street, S.F. 94110
Re: Planning Commission Mtg. Feb.21 Demolition Permit 432 Cortland

Dear Supervisor: Please note I have lived in Bernal 40 some years. I am for affordable housing but what is happening in our community is neither affordable for individuals or businesses.

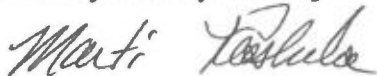
The nature of our Cortland Street is a mixture of mostly two and one story buildings with Victorian houses interspersed. It is a charming business street without modern glassed in structures with condominiums on top. That mix is what we wish to preserve. Setbacks etc. will not do it.

We have several long--quarter of a block-- one story buildings (Good Life/ Bank of America/Fireman's Fund Insurance) and they will undoubtedly ask for 3 or 4 story rebuilding permits. The gates will be open to destroy our uniqueness. THEREFORE WE URGE YOU TO URGE THE PLANNING COMMISSION TO ALLOW TWO STORY BUILDINGS AND NOT 3 OR 4. In doing that you will be helping to preserve our neighborhood.

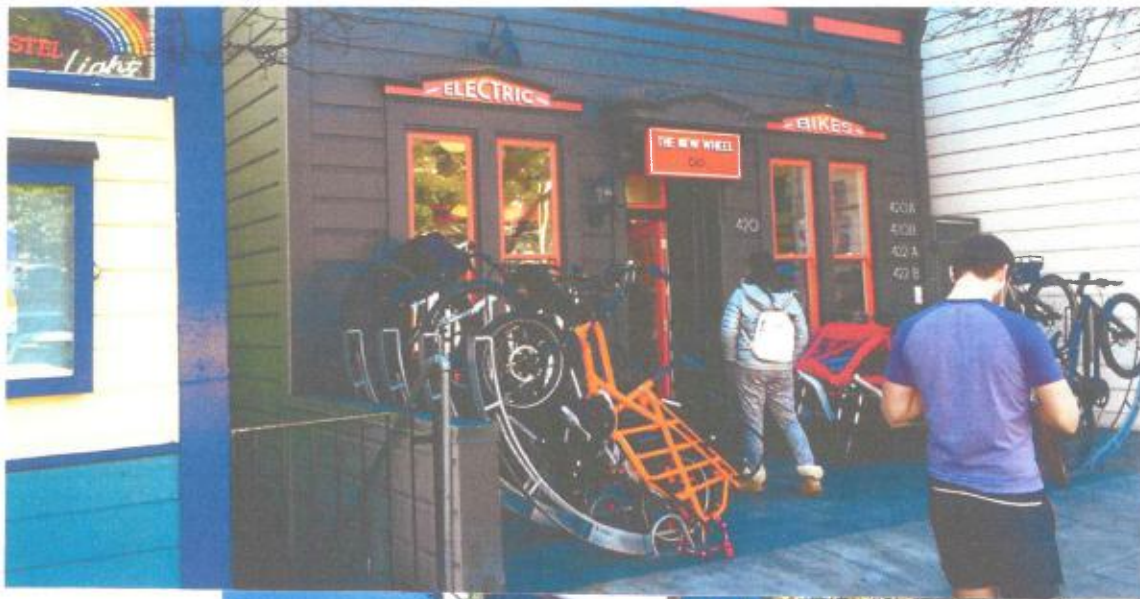
As a 76 year old women who has troubled legs I have spent a few hours gathering Petitions on Cortland Street asking for a two story limit. I know have 160 signatures and hope my body will let me gather more. I will submit the signatures at the 21st Planning Meeting. Again, if it were affordable housing I would not be petitioning.

Please help us preserve a unique shopping area. I wonder who will be able to pay the rent for the new slick businesses. Not all or our present businesses are for the 3 stories. I have talked to several thriving business who have said they are opposed to the 3 story height.

Thank you for your help.



Marti Kashuba



1 STORY
VICTORIAN
FRONT
The NEW
Wheel
CORTLAND
ST.
UNIQUE



1 STORY
PATIO IN
BACK
UNIQUE
SMALL BUSINESS
PROGRESSIVE
GROUNDS
CORTLAND / &
BENNINGTON



BUILDING TO BE
DEMOLISHED
VICTORIAN FRONT
1 STORY



Long
1 STORY
B of A
NO BANKING
INSIDE
CORTLAND
ST



Long
1 STORY
STATE
FARM
INSURANCE
Cortland
& BENNING
TON



Long
1 STORY
Goodlife
Grocery
CORTLAND
& ANDOVER

long = takes up $\frac{1}{4}$ plus of block

LAW OFFICE
THOMPSON WELCH SOROKO & GILBERT LLP
450 PACIFIC AVENUE, SUITE 200
SAN FRANCISCO, CA 94133-4645
(415) 262-1200

CHARLES M. THOMPSON

FACSIMILE
(415) 262-1212
E-mail: cthompson@TWSGLAW.com

SAN RAFAEL OFFICE
(415) 448-5000

February 13, 2019

RECEIVED

FEB 15 2019

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

Via USPS & Email

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

Attn: Myrna Melger
Joel Koppel
Rodney Fong
Rich Hillis
Milicent A. Johnson
Kathrin Moore
Dennis Richards

Re: 201 19th Ave
Record Number 2018-006127CUA
Conditional Use Authorization

Members of the Planning Commission:

The Notice of Hearing and Agenda for the San Francisco Planning Commission Meeting Scheduled for Thursday, February 14, 2019, provides as Item A.2, the proposed continuation of this matter to March 21, 2019.

The undersigned and the community oppose the continuation of this matter. If you recall a Motion of Intent to Deny was passed on November 29, 2018. At the hearing of December 13, 2018, the matter was continued to the February 14, 2019, hearing to allow the applicant to supplement the applicant's application. The applicant has had two months to provide this information and has failed to do so. The commission voted to deny the application; the community opposition to the application and the reasons to deny the application have increased and been validated. The Commission should ratify its motion to deny the application.

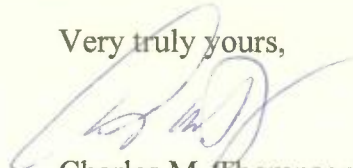
San Francisco Planning Commission

February 13, 2019

Page 2

Members of the community will have appeared at three hearings at personal cost of time and income and the commission has devoted valuable time to this matter. The applicant has not found the matter important enough to satisfy the justification for the continuation granted for the applicant's benefit. Enough is enough; it is time to end this matter.

Very truly yours,



Charles M. Thompson

CMT/bjo

cc: Sandra Lee Fewer / Sandra.Fewer@sfgov.org
David Weissglass / david.weissglass@sfgov.org

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: REQUEST for CASA/SB-50
Date: Thursday, February 21, 2019 10:14:24 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: :) <gumby5@att.net>
Sent: Wednesday, February 20, 2019 3:22 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; 'Rodney Fong' <planning@rodneymfong.com>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: REQUEST for CASA/SB-50

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Dear President Melgar & Planning Commissioners:

I request that you urge the Planning Department to work on the analyses of CASA/SB-50 ASAP as it was done for SB-827. Please have this calendared ASAP as SB-50 is on a fast-track in Sacramento; the public has not had a thorough vetting of SB-50 nor CASA before Planning.

Please move expeditiously to support this action.

Thank you.

Sincerely,

Rose Hillson

From: [CPC-Commissions Secretary](#)
To: [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 432 Cortland Street
Date: Thursday, February 21, 2019 10:13:57 AM

Office of Commission Affairs

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From: Herb Felsenfeld <herbfelsenfeld@gmail.com>
Sent: Thursday, February 21, 2019 9:20 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Herb Felsenfeld <herbfelsenfeld@gmail.com>
Subject: Fwd: 432 Cortland Street

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----- Forwarded message -----

From: **Herb Felsenfeld** <herbfelsenfeld@gmail.com>
Date: Thu, Feb 21, 2019 at 9:18 AM
Subject: 432 Cortland Street
To: <Veronica.Flores@sfgov.org>, <commissions.secretay@sfgov.org>

TO WHOM IT MAY CONCERN:

The following concerns are to be noted and if possible brought to the attention of appropriate commissioners regarding the proposed demolition of, and new construction on, 432 Cortland Street. The building has not been occupied for at least two years.

How will neighbors and business owners be assured that the 432 Cortland Street is not infested with rats, as a previous basement on Cortland Street was?

- * Pedestrian Safety - How will neighbors navigate the construction zone around this new development?
- * Detailed Plans - Will neighbors see a detailed plan of construction with assurances that responsible and accessible professional is in charge of the project? Who will we call if we have concerns about construction, accessibility and safety issues?
- * With a number of commercial spaces now vacant, what is the rationale for putting in another retail

store when there is both a housing shortage and commercial spaces now vacant on Cortland Street.

* Does the project have to be that large? Can its impact be minimized by making it smaller, more attractive, with greater attention to architectural detail?

* Can the back part of the project be minimized or changed so that neighbors living behind it, are not confronted with a solid, unattractive, 4 story sunlight-preventing wall?

*“ *From reviewing Planning files there appears to have been ZERO notice or consultation with businesses along Cortland. Despite (the) fact that demolition will occur right next to two buildings/businesses.*

** Adjacent building foundations (downward sloping lot) will have to be shored up.*

**Demolition will occur up against and debris passed over important sidewalk that connects the neighborhood. Construction staging will probably be over same sidewalk.*

** Construction parking will interrupt curb spaces for months – at least.*

**Operations of electric bus 24-Divisadero will be affected*

**Demolition and construction will directly affect operations of Cortland merchants.”*

Thank you for noting these concerns.

Herb Felsenfeld

3574 Folsom Street

San Francisco, CA 94110

From: [CPC-Commissions Secretary](#)
To: [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 432 Cortland Ave: Letter of Support
Date: Thursday, February 21, 2019 10:12:52 AM
Attachments: [image002.png](#)
[2019-02-16_432_Cortland.pdf](#)

Office of Commission Affairs

San Francisco Planning Department
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From: Owen Kennerly <okennerly@kennerlyarchitecture.com>
Sent: Thursday, February 21, 2019 5:56 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>
Subject: 432 Cortland Ave: Letter of Support

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

To: Veronica Flores, Staff Planner
San Francisco Planning Department

Re: 432 Cortland Avenue
Record No.: 2017-009635CUA

Dear Ms. Flores, and Honorable members of the Planning Commission,

I am writing in support of the proposed project at 432 Cortland Avenue. As a long-term resident of Bernal Heights, I am delighted to see this proposal for a sensitively designed, new mixed-use building on Cortland Avenue. It will increase the vibrancy of this neighborhood with new housing, retail space and will fill what has been a missing tooth in the lively retail frontage of Cortland Avenue.

The proposed project will not displace any current residents or any existing business. The new dwellings include family-sized apartments which are in short supply amongst the City's new housing stock. The setback third floor in the front respects the scale of Cortland Avenue, and the building's overall height has ample precedent along Cortland including the new buildings at 317 and 320 Cortland Avenue. Additionally, the open glass retail frontage should attract a strong list of neighborhood-serving businesses.

I hope the Planning Department and Commission will find its way to approve this sensitive, mixed-use, infill project. Attached is a pdf copy of the signed letter for your records.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Owen Kennerly". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Owen Kennerly,
201 Cortland Avenue