

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: To the Planning Commissioners re: 10 Aladdin
Date: Thursday, December 20, 2018 8:53:37 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: Robert Caccia <robert@italbridge.com>
Sent: Wednesday, December 19, 2018 9:39 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: To the Planning Commissioners re: 10 Aladdin

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

Dear Jonas,

Please forward this to the Planning Commissioners. It is a letter of support related to one of the agenda items for tomorrow's Planning Commission meeting.

-

President Hillis and Planning Commissioners,

I am writing in full support of the proposed project at 10 Aladdin. Unfortunately the hearing on 12/20/18 is at the same time as the Sts. Peter & Paul Christmas show in North Beach in which my son (8th grade) and wife (teacher) have a part. I am sending this email in place of attending the hearing.

We have owned/improved our home on Magnolia street for 25 years and applaud Ginny and René's effort to also improve their home and raise their family in North Beach instead of fueling the disturbing trend of moving out of SF to raise families (and collect high rents from transitional professionals with no ties to the city). My connection to North Beach is through the school and the Salesian Boys & Girls Club as well as having spent 3 years as a Banker at Wells Fargo on Columbus. My in-laws live on Filbert and I participate in the Italian Heritage Day Parade parade every year.

I have known René for the past 9 years and helped him coach our son's soccer team through the club for the past 3 years. René has always been focused on keeping families in SF and is one to put community first often.

Ginny and René showed me the planned improvements at 10 Aladdin and I honestly believe they were super thoughtful about creating something that works best for their family and improves the property and neighborhood significantly while minimizing impact to their neighbors. I am not surprised since René's is so passionate about improving open space and wilderness in urban settings through his landscape architecture work.

Feel free to contact me with any questions.

Thank you,
Robert M. Caccia
415 767 6333

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: To the Planning Commissioners in support of 10 Aladdin
Date: Wednesday, December 19, 2018 4:10:42 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

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

From: Sarra <littlebeedaycareandpreschool@gmail.com>
Sent: Wednesday, December 19, 2018 4:10 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: To the Planning Commissioners in support of 10 Aladdin

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

Dear Jonas,

Please forward this to the Planning Commissioners. It is a letter of support related to one of the agenda items for tomorrow's Planning Commission meeting.

Thank you,

Sarra He
Resident of the Marina, San Francisco
Owner of Little Bee Preschool (in San Francisco)

—

President Hillis and Planning Commissioners,

I am writing in full support of the proposed project at 10 Aladdin. I would be in attendance at the hearing in person. However, our schedules do not allow it so I am sending this email in place of attending the hearing.

I grew up in San Francisco and continue to live here with my family. I am also a small business owner in San Francisco, running a Mandarin immersion preschool. I know the project sponsors, René Bihan and Ginny Fang, because their son attends my school. I know that they have been an incredibly engaged, positive and active part of the North Beach community, as well as the city at large. Ginny has served as our school's "House Mom" acting as the parent liaison, and supporting our school parent community. They are truly a model of the type of family that our city should work to keep in SF.

They have shared the remodeling plans for their new home at Aladdin Terrace. I think the proposed designs are beautifully designed and should be approved as is. It will be a tremendous improvement to the neighborhood.

I give my full support to their proposed project.

Thank you,

Sarra He
Resident of the Marina, San Francisco
Owner of Little Bee Preschool (in San Francisco)

Sent from my iPhone

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc:
Subject: FW: 10 Aladdin
Date: Wednesday, December 19, 2018 4:04:32 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: Mary Macpherson <mary@marymacpherson.com>
Sent: Wednesday, December 19, 2018 4:04 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Kathleen DiGrande <kathleen.digrande@compass.com>
Subject: 10 Aladdin

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Dear Jonas,

Please forward this to the Planning Commissioners. It is a letter of support related to one of the agenda items for tomorrow's Planning Commission meeting.

—

President Hillis and Planning Commissioners,

I am writing in full support of the proposed project at 10 Aladdin. I would be in attendance at the hearing in person, except that our children's school holiday show in North Beach is also occurring on December 20th. I am sending this email in place of attending the hearing.

I have been part of the North Beach community for 25 years, and have known the project sponsors, René Bihan and Ginny Fang, for several years. Our children have gone to the same school in North Beach, Saints Peter and Paul, from pre-K through 8th grade. They have been an incredibly engaged, positive and active part of the community. In fact, René has been their volunteer soccer coach for the past 9 years! My husband and I used to publish the neighborhood newspaper, The North Beach Journal, and have researched and reported about literally hundreds of stories related to housing in the neighborhood.

They shared the remodeling plans for their new home at Aladdin Terrace with me. I think the proposed designs are beautiful, and will be a tremendous improvement to the neighborhood while integrating well with the existing community. Despite the demanding schedules of busy working parents, I know that René and Ginny did a great deal of outreach and have tremendous community support for their project.

I have seen more families leave our neighborhood than stay. When an involved, community-oriented family decides to put down roots in the neighborhood, I'm frankly equal parts astonished and grateful. I hope you will support their project and help to keep this family in North Beach.

Thank you,
Mary Macpherson

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: To President Hillis and Planning Commissioners re: 10 Aladdin
Date: Wednesday, December 19, 2018 4:03:34 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

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

From: Chris Collins <chrisraigcollins@gmail.com>
Sent: Wednesday, December 19, 2018 4:01 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: To President Hillis and Planning Commissioners re: 10 Aladdin

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

Dear Jonas,

I appreciate you please forwarding this to the Planning Commissioners. It is a letter of support related to one of the agenda items for tomorrow's Planning Commission meeting.

Thank you,

Chris and Alison Collins
Residents of Russian Hill, San Francisco

—

President Hillis and Planning Commissioners,

We are writing in full support of the proposed project at 10 Aladdin. We would be in attendance at the hearing in person however our schedules do not allow so are sending this email in place of attending the hearing.

We have been part of the North Beach/Russian Hill community for 20 years and have known the project sponsors, René Bihan and Ginny Fang, for several years. We know them both professionally as well as personally. They have been an incredibly engaged, positive and active part of the North Beach community, as well as the city at large. René has served on the Arts Commission, and Ginny has worked in the S.F. non profits as well as raised significant funds for the development at the Hunters point shipyards. They have given a great deal back to San Francisco.

They shared the remodeling plans for their new home at Aladdin Terrace. We think the proposed designs are

beautifully designed with a great deal of thought to the neighboring buildings. It will be a tremendous improvement to the neighborhood while integrating well with the existing community. We know that they did a great deal of outreach and have responded to their neighbors requests which has resulted in tremendous support.

We give our full support to their proposed project at 10 Aladdin.

Thank you,

Chris and Alison Collins
Residents of Russian Hill
415-309-7504

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1052-1060 Folsom St. and 190-194 Russ St.
Date: Wednesday, December 19, 2018 3:27:03 PM
Attachments: [SFAA Support 1052-1060 Folsom.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: Charley Goss <charley@sfaa.org>
Sent: Wednesday, December 19, 2018 2:16 PM
To: richhillissf@yahoo.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>;
planning@rodnevfong.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Moore, Kathrin (CPC)
<kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Johnson, Milicent (CPC)
<Milicent.Johnson@sfgov.org>
Cc: janan@sfaa.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1052-1060 Folsom St. and 190-194 Russ St.

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

Good afternoon Commissioners,

Attached please find the San Francisco Apartment Association's letter of support for the proposed development at 1052-1060 Folsom and 190-194 Russ Street (2016-004905 CUA/ENX/SHD/VAR). The proposal will be heard at your meeting tomorrow, December 20, 2018.

Happy Holidays,

Charley Goss
Government and Community Affairs
San Francisco Apartment Association
415.255.2288 ext. 14

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed ADU project at 2200, 2210, 2220 + 2230 Turk Boulevard
Date: Wednesday, December 19, 2018 3:26:17 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: Jennifer Fieber <jennifer@sftu.org>
Sent: Wednesday, December 19, 2018 2:04 PM
To: Ganetsos, Dori (CPC) <Dori.Ganetsos@sfgov.org>; Christina Saber <saber.christina@gmail.com>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Samonsky, Ella (CPC) <Ella.Samonsky@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; planning@rodneymong.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>
Cc: Ross Lyon <rosslyon@gmail.com>; Alfred Sodini <ducha931@aol.com>; Donnelly-Landolt, Wyatt (BOS) <wyatt.donnelly-landolt@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yunzhi Ou <yunzhi@hoodthomas.com>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Subject: RE: Proposed ADU project at 2200, 2210, 2220 + 2230 Turk Boulevard

Thank you, Dori. Could you all please have an internal discussion why I was recently rejected to file a DR on a similar ADU plan at 1295 47th ave? I was told it is now at the discretion of the zoning administrator, which would be completely new procedure and anti-democratic. I got Sue Hestor involved and then was able to refile after she cited law to them.

There seems to be mass confusion on the ADU issue. But orgs and tenants are going to continue to speak out as long as tenant rights are being violated by issued permits, so perhaps a hearing is in order to get some true clarity and action.

Jennifer fieber

Sent from my Virgin Mobile Phone.

----- Original message -----

From: "Ganetsos, Dori (CPC)" <dori.ganetsos@sfgov.org>
Date: 12/19/18 11:43 AM (GMT-08:00)

To: Christina Saber <saber.christina@gmail.com>, "Rahaim, John (CPC)" <john.rahaim@sfgov.org>, "Samonsky, Ella (CPC)" <ella.samonsky@sfgov.org>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Richards, Dennis (CPC)" <dennis.richards@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Koppel, Joel (CPC)" <joel.koppel@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, planning@rodnevfong.com, "Melgar, Myrna (CPC)" <myrna.melgar@sfgov.org>, Rich Hillis <richhillissf@gmail.com>
Cc: Ross Lyon <rosslyon@gmail.com>, Alfred Sodini <ducha931@aol.com>, Jennifer Fieber <jennifer@sftu.org>, "Donnelly-Landolt, Wyatt (BOS)" <wyatt.donnelly-landolt@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, Yunzhi Ou <yunzhi@hoodthomas.com>, "Kwiatkowska, Natalia (CPC)" <natalia.kwiatkowska@sfgov.org>, "Boudreaux, Marcelle (CPC)" <marcelle.boudreaux@sfgov.org>
Subject: RE: Proposed ADU project at 2200, 2210, 2220 + 2230 Turk Boulevard

Hello Christina,

Thank you for the email. In response to your below request, you may file for [Discretionary Review](#) (DR) on the two permits that are still under review by the Planning Department (2220 and 2230 Turk Boulevard), up until these permits are stamped and approved out of the Planning Department. Instructions on filing for DR are hyperlinked above.

As you are aware, the other two projects that you mention (2200 and 2210 Turk Boulevard) were approved by the Planning Department on January 3, 2018 and October 30, 2017 respectively, and as such they are ineligible for DR. Once permits are approved by Planning, they cannot be DR'd (constituting a public hearing in front of the Planning Commission), but you may still appeal the permit to the Board of Appeals within 30 days of permit issuance if you believe they were issued in error.

As always, I am more than happy to further discuss the proposals. The projects currently comply with all relevant Planning Code requirements and meet the intent of the ADU Program, as upheld by the Board of Appeals on the recent appeal hearing for the issued Variance Decision Letter for 2230 Turk Boulevard.

I hope this helps, and please feel free to follow up with me directly regarding additional inquiries or concerns.

Respectfully,

Dori

Dori Ganetsos, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9172 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Christina Saber <saber.christina@gmail.com>

Sent: Wednesday, December 19, 2018 11:18 AM

To: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ganetsos, Dori (CPC) <Dori.Ganetsos@sfgov.org>; Samonsky, Ella (CPC) <Ella.Samonsky@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; planning@rodneyfong.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>

Cc: Ross Lyon <rosslyon@gmail.com>; Alfred Sodini <ducha931@aol.com>; Jennifer Fieber <jennifer@sftu.org>; Donnelly-Landolt, Wyatt (BOS) <wyatt.donnelly-landolt@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>

Subject: Proposed ADU project at 2200, 2210, 2220 + 2230 Turk Boulevard

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

Dear Planning Commission & Planning Department,

My name is Christina Saber and I am a tenant at 2220 Turk Boulevard. The other addresses in our building complex include 2200, 2210, and 2230 Turk Boulevard. Currently, our landlord is pursuing building permits to re-purpose our, and our neighbors', leased garages and replace them with accessory dwelling units (ADUs).

We completely understand and appreciate the need for additional housing, however, we insist that our leases be respected to the full extent of the law. We want to ensure that there will be parking in each of the four buildings, so that every tenant with a leased garage will have a comparable spot following the soft-story retrofit construction, as well as other necessary housing services.

As indicated by the landlords' brief submitted for the variance appeal, they assert that their intention is that this building project benefit all tenants, so there should not be any problem resolving these issues. In addition, the landlords were required to provide written certification on the Planning Department's ADU intake form (see attachment) that:

"Owner(s) acknowledges that pursuant to Rent Ordinance 37.2 severance of garage facilities, parking facilities, driveways, storage space, laundry rooms...requires a "just cause". ... A signature below asserts that the Owner(s) is aware of these legal requirements...property is not subject to these controls...project does not propose removal of housing services..."

Landlords' counsel, Goldstein, Gellman, Melbostad, Harris & McSparran, LLP, is also aware of this legality and has published an article on June 1, 2018, which addresses the issue of whether or not a landlord can convert a tenant's garage space, storage, or laundry area into an ADU (see bottom of page 3 attachment):

"Where a proposed ADU would convert a garage, storage or laundry space...a property owner would need

“just cause” ...to sever the housing service from the existing tenancy.”

Based on the lack of transparency that we have experienced to date (see Background), we respectfully request either:

1. A Discretionary Review for the permits on all 4 buildings; or
2. An informal discussion with the Planning Commission / Planning Department to review the full project to ensure that all tenants' rights with respect to all housing services are protected as guaranteed by the SF Administrative Code.

Background

Initially, the only notification of construction the tenants received from the landlord was in October 10, 2016 (see attachment) and it only addressed a soft-story retrofit. We were completely unaware that ADUs were being proposed until we were notified of the Variance Hearings via public posting on our building on or around November 16, 2017. Had variances not been required, we would have had no knowledge that the owners applied for ADU permits contemporaneously with the permit applications for the soft story retrofits.

Given the complexity of this project, this may simply be a misunderstanding. Our belief is that when the Planning Department commenced the permit process with the landlord, it had no way of knowing that many of the garage spaces were governed by rent controlled leases and that the tenants had not been notified – notification which is also required by the ADU intake form. It is clear that the Planning Department does not want to encourage landlords to violate leases by granting building permits that remove leased spaces and remove housing services which adversely impacts long term San Francisco residents – again, evidenced by the intake form.

We find it very hard to believe that the landlord and architect would intentionally violate the San Francisco Administrative Code for the sole purpose of constructing several 200 square foot street-level studios or SROs in rent controlled, leased garages. These are essentially dorm rooms that will do little, if anything, to solve the housing crisis; clearly, students would be the primary tenants for these 200 square foot ADU garage units in the Turk buildings.

We appealed one of the two variances granted at 2220 Turk and 2230 Turk. We had originally appealed both variances, but later after learning that the variance for 2220 was granted solely for construction of an ADU in the open space in the rear of 2220, we withdrew that appeal because we are not opposed to new housing in open spaces - in fact, we support it.

Despite numerous requests to the architect, John Hood, we have never been provided the building plans for each of the four buildings. The buildings are connected, the tenants share common spaces such as driveways, laundry, storage, etc., and any tenant can easily access any of the 4 buildings.

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: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES
Date: Wednesday, December 19, 2018 3:11:31 PM
Attachments: [12.19.18 1750 McAllister.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: Press Office, Mayor (MYR)
Sent: Wednesday, December 19, 2018 12:36 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND COMMUNITY LEADERS CELEBRATE THE REOPENING OF AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES

FOR IMMEDIATE RELEASE:
Wednesday, December 19, 2018
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN,
AND COMMUNITY LEADERS CELEBRATE THE
REOPENING OF AFFORDABLE HOUSING FOR SENIORS
AND PEOPLE WITH DISABILITIES**

*97 units of permanently affordable housing were rehabilitated under the RAD program,
without displacement of existing residents*

San Francisco, CA — Mayor London N. Breed, Supervisor Vallie Brown, and community leaders today celebrated the grand reopening and rededication of 1750 McAllister Street, a recently acquired and rehabilitated residence serving seniors and people with disabilities. The 1750 McAllister project is a 12-story, 97-unit property that is being renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development, which allows for a voluntary, permanent conversion of public housing to privately-owned, permanently affordable housing. The project is part of the City's commitment to preserving and revitalizing over 3,500 distressed public housing units across San Francisco. To date, more than 2,500 units have been renovated under the program.

“As someone who grew up in public housing, I am proud of the progress we continue to make renovating our public housing in San Francisco,” said Mayor Breed. “This project ensures that 120 of our seniors and people with disabilities have beautiful new homes that meet their individual needs. I want to thank all of our partner organizations for their continued support and efforts to make this project a reality.”

The renovation included the replacement of unit interior fixtures and finishes, the reconfiguration of management and staff offices, building system upgrades including elevator modernization and fire/life safety, accessibility upgrades, and new exterior landscaping. In addition, building maintenance and operations were improved. No residents were permanently relocated during the renovation.

“It’s essential that our community be able to stay and age gracefully in the neighborhoods they’ve helped raise, in homes that are safe and that they can securely call their own,” said Supervisor Vallie Brown. “I’m so thrilled the renovated 1750 McAllister will enable more of our elders and people living with disabilities to find all of this in a supportive environment right here in the Western Addition.”

"We are grateful for the collaboration with Community Housing Partnership, HUD, the San Francisco Housing Authority and Bank of America to bring 1750 McAllister up to current standards of safety and design and to provide 97 senior and disabled households with the homes and services they need and deserve," said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Under the RAD program structure, Community Housing Partnership owns, maintains, and provides resident and clinical service programs for a total of 120 seniors and individuals with disabilities who reside at 1750 McAllister. These programs – spanning from case management, one-on-one counseling, community workshops, health assessments, treatment planning, crisis intervention, and more – are aimed at supporting residents aging in place and promoting self-sufficiency.

“Revitalizing properties like 1750 McAllister Street make a profound impact when it comes to better supporting our community’s most vulnerable residents,” said Gail Gilman, Chief Executive Officer of Community Housing Partnership. “Through the late Mayor Lee’s vision to rehabilitate San Francisco public housing and transition properties to non-profit developers, Community Housing Partnership is now able to give 120 seniors and individuals with disabilities a home where they can safely and comfortably live and age in place. Today’s event feels especially powerful as we honor Rachel Townsend. We are proud that the rededicated Rachel Townsend Apartments will stand tall and serve our community for many years to come.”

The building will be renamed and dedicated in memory of Rachel Townsend, daughter of Reverend Arnold Townsend, in recognition of her impactful work throughout the Bay Area. Rachel was devoted to giving back to her community, ensuring people of color were represented and engaged civically, working on many political campaigns in Oakland and San Francisco, and helping provide a voice to the voiceless. Notably, Rachel was the driving force behind San Francisco’s annual Juneteenth celebration which commemorates the 1865 abolishment of slavery in the United States.

“Rachel had her challenges just like everyone else, but nothing ever stopped her,” said Rev. Townsend. “She was a real fighter, was passionate, and had an intense concern for others. Her legacy will be carried on through the Rachel Townsend Apartments by giving those in need a safe place to live and true sense of community.”

The rehabilitation architect overseeing these renovations was Levy Design Partners, and FineLine Construction served as the general contractor. Financial partners included Bank of America Merrill Lynch, the Mayor's Office of Housing & Community Development, San Francisco Housing Authority, Federal Home Loan Bank of San Francisco, and Freddie Mac Multifamily. California Housing Partnership Corporation provided financial consulting and Community Housing Partnership was represented by Armando Vasquez for construction management services.

“Bank of America Merrill Lynch is pleased to provide a \$30 million construction loan, \$9.6 million in permanent debt through Freddie Mac and \$24 million in equity to help revitalize much-needed affordable housing for senior and disabled residents at 1750 McAllister,” said Ari Beliak, senior vice president of Community Development Banking at Bank of America Merrill Lynch. “It is gratifying to see the transformative impact made on lives of our fellow San Franciscans, and the power of private-public partnerships through our \$2.1 billion investment in SF-RAD.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1621 Diamond
Date: Wednesday, December 19, 2018 10:26:01 AM
Attachments: [Re 1621 Diamond.msg](#)

*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: Horn, Jeffrey (CPC)
Sent: Wednesday, December 19, 2018 10:20 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Subject: FW: 1621 Diamond

Per the email below from the Project Sponsor and the attached email from the DR requester, at tomorrow's hearing please continue this DR to 1/31/2019.

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org
www.sfplanning.org | [San Francisco Property Information Map](#)

From: Anders Fung <anders@maanglobal.com>
Sent: Tuesday, December 18, 2018 5:39 PM
To: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
Cc: Reza Khoshnevisanr <reza@siaconsult.com>; amir@siaconsult.com; pm@maanglobal.com; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; amurphy@perkinscoie.com; David Ho <davidmkho@gmail.com>; Ramneek Saini <ramneek@s2psf.com>; Ontario Smith <ontario@s2psf.com>
Subject: Re: 1621 Diamond

Hi Jeff,

Please postpone the hearing until Jan 31st.

Thanks,

- Anders Fung
MAAN Global Development
CSLB Lic 979499

On Dec 19, 2018, at 1:06 AM, Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org> wrote:

The Planning Commission secretary has advised that the January 31st Commission hearing is the next available date. I will need response emails from both parties to confirm the continuance to that date.

thank you, Jeff

Get [Outlook for iOS](#)

From: Judd Winick <judd@juddspillowfort.com>

Sent: Tuesday, December 18, 2018 7:01 AM

To: Anders Fung

Cc: Pam Ling; Reza Khoshnevisan; amir@siaconsult.com; pm@maanglobal.com; Washington, Delvin (CPC); Winslow, David (CPC); Horn, Jeffrey (CPC); amurphy@perkinscoie.com; David Ho; Ramneek Saini; Ontario Smith

Subject: Re: 1621 Diamond

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

Good morning all.

Seeing that we still have a DR scheduled for Thursday, I'm just checking in on the status on 2 fronts.

1. What is the current status on the revised plans for 1621 Diamond and when can we expect to see them?

2. What is the status of the continuance? Were we granted the January 10th date or will it be required that the continuance be granted at this Thursday's planning commission meeting?

Thank you all so much

Best

Judd

Sent from my iPhone and I have thick thumbs. Expect typos.

> On Dec 16, 2018, at 7:20 PM, Anders Fung <anders@maanglobal.com> wrote:

>

> Sure. Jan 10th? The goal is to resolve it and not have a hearing.

>

> - Anders Fung

> MAAN Global Development

> CSLB Lic 979499

>

>> On Dec 17, 2018, at 11:17 AM, Judd Winick <judd@juddspillowfort.com> wrote:

>>

>> Hello,

>> Please note: we do not want a continuance for January 3rd. We will be out of town for the holidays.

>>

>> If this cannot be resolved by December 20th, we I'll need a continuance for after January 6th after we return.

>> Thank you,

>> Judd Winick

>>

>> Sent from my iPhone and I have thick thumbs. Expect typos.

>>

>>> On Dec 16, 2018, at 6:56 PM, Anders Fung <anders@maanglobal.com> wrote:

>>>

>>> Hi Delvin/David/Jeff,

>>>

>>> The DR requester Judd Winick and I have reached an preliminary agreement on a modification of the project, where he would be willing to support and withdraw the DR. While Reza is working on modifying the final plans, and Judd drafting a DR withdrawal together, I would like to ask the planning department to give us a continuance until Jan 3rd as our next hearing date, enough time for us to finalize the plan and details for the DR withdrawal. Knowing that this is highly likely to be pulled from hearing calendar altogether once the DR is withdrawn, it should not put extra pressure on the hearing staff and the commission.

>>>

>>> Please see the agreement based on points #1 - 4, that both neighbors, DR requestor Mr Judd Winick, and project sponsor (myself) agreed upon. We will submit the plan as soon as it is done for planning approval.

>>>

>>> <1621 Diamond ST 12-11-18-5ft+2ftSetback.pdf>

>>>

>>>

>>> Regards,

>>>

>>> - Anders Fung

>>> MAAN Global Development

>>> CSLB Lic 979499

>>>

>>>> On Dec 17, 2018, at 9:50 AM, Judd Winick <judd@juddspillowfort.com> wrote:

>>>>

>>>> Anders,

>>>> We have to look this all over, and frankly consult with people who can explain it all to us. We honestly don't know what some of these points mean. (We're just homeowners)

>>>> In the meantime, please redo the plans according to the new numbers we agreed to (the numbers here in this email are accepted), send us the plans for review. If the plans reflect the changes, then we're good.

>>>> Please note : we have no opinion on the ADU, if you take that's your call. We don't see that as a concession. Take it out, leave it in, it's up to you.

>>>>

>>>> I'll notify Commissioner Richards that we've reached an agreement and the points we agreed to.

>>>>

>>>> Talk soon

>>>> Judd

>>>>

>>>>

>>>> Sent from my iPhone and I have thick thumbs. Expect typos.

>>>>

>>>>> On Dec 16, 2018, at 4:46 PM, Anders Fung <anders@maanglobal.com> wrote:

>>>>>

>>>>> Hi Judd and Pam,

>>>>>

>>>>> Just so we are clear on what we all agree on, and then we will have Reza's team to draft the final version of the exterior envelop of the building per everyone's agreement.

>>>>>

>>>>> Based on the plan included below, both parties (Judd and Anders) further agree to the followings,

>>>>> 1. An additional 3ft setback in the rear of the 1st floor (garage level), rear decking will not extend beyond the story below.

>>>>> 2. An additional 2ft setback in the rear of the 2nd floor (master bedroom level), rear decking will not extend beyond the story below.

>>>>> 3. A 4ft growth in the rear of the 3rd floor (top living room level), rear decking will not extend beyond the story below. No North facing windows will be created on this extension.

>>>>> 4. The elimination of the ADU, maintain this as a SFH without a 2nd unit.

>>>>> 5. No appeals will be filed after the site permit is issued.

>>>>> 6. Judd, Pam, Alice and Harry to work with Anders' design team to come up with a shoring plan in good faith, given reasonable geotechnical recommendations is provided and engineering done by a licensed civil engineer. Judd and Harry are

welcome to hire your own engineer to review our plan.

>>>>

>>>> This is our final offer. If all agreed, then we have a deal.

>>>>

>>>> Upon agreement on both sides, here is what is going to happen...

>>>> 7. Reza will draft up a new plan, and

>>>> 8. Judd will sign a cancellation of the DR, and

>>>> 9. Both documents will be submitted to the planning department together before the hearing (I think both sides prefer this to be ASAP) as ratification of our agreement.

>>>> 10. We will not proceed with the commission hearing on Dec 20th.

>>>>

>>>> Judd, please acknowledge this as our agreement.

>>>>

>>>> <1621 Diamond ST 12-11-18-5ft+2ftSetback.pdf>

>>>>

>>>>

>>>> Thanks,

>>>>

>>>> - Anders Fung

>>>> MAAN Global Development

>>>> CSLB Lic 979499

>>>>

>>>>> On Dec 17, 2018, at 5:51 AM, Judd Winick <judd@juddspillowfort.com> wrote:

>>>>>

>>>>> Anders,

>>>>> Good day sir. After a 2 very lengthy discussion yesterday and today, it's been decided that everyone feels very comfortable with a 4 foot extension. I know you asked for five. We're asking for one less foot. That's it. 1 foot.

>>>>> Some clarifications on that as well.

>>>>> In returning the 3rd Floor eastern extension to 4 feet:

>>>>> -it will not extend beyond the floor below (house and deck will not exceed the 2nd floor)

>>>>> -will not introducing any decks around this extension

>>>>> -will not have north facing windows looking onto your property.

>>>>>

>>>>> So. This is where we landed. I think this is reasonable. You asked for five. We asked for that to be 2 feet. You stuck on five. And we compromised to 4 feet. I would hate to think that we have to go to the DR over 1 foot. I would hate to think that I would have to tell Commissioner Richards tomorrow that this is all falling apart over 1 foot.

>>>>>

>>>>> Also. I think moving on this quickly would be to everyone's advantage before parties change their minds. Or tempers begin to get heated again.

>>>>> We can agree to all the changes we previously mentioned. Including this one.

And your people can be in in the process of drawing up the plans.

>>>>> That's it. I look forward to hearing from you.

>>>>> Judd

>>>>>

>>>>>

>>>>> Sent from my iPhone and I have thick thumbs. Expect typos.

>>>>

>>

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Lindsay, Ashley \(CPC\)](#)
Subject: FW: Bring more reliable cell service to the Mission District
Date: Wednesday, December 19, 2018 9:56:25 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: SJ SULLIVAN <SJ.SULLIVAN.138029124@p2a.co>
Sent: Wednesday, December 19, 2018 9:55 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Bring more reliable cell service to the Mission District

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

Dear San Francisco Planning Commission,

I am writing to urge you to help us bring more reliable cell service to the Mission District and nearby neighborhoods by adding a cell site to 2990 24th Street.

Everyone uses broadband. Many of us depend on our mobile devices to take care of things at work or at home, every day. This type of service is especially important in San Francisco. We rely heavily on mobile technology more and more to do what we need to every day, and to stay connected for learning, health care, public safety, and so much more.

As a resident of San Francisco, I ask that you do what you can to bring better service to our area as quickly as possible, and support our efforts in the Mission District and across San Francisco.

Sincerely,

SJ SULLIVAN
272 Dolores St
San Francisco, CA 94103

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Lindsay, Ashley \(CPC\)](#)
Subject: FW: Bring more reliable cell service to the Mission District
Date: Wednesday, December 19, 2018 9:46:20 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: OSCAR RAMIREZ <OSCAR.RAMIREZ.138028729@p2a.co>
Sent: Wednesday, December 19, 2018 9:46 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Bring more reliable cell service to the Mission District

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

Dear San Francisco Planning Commission,

I am writing to urge you to help us bring more reliable cell service to the Mission District and nearby neighborhoods by adding a cell site to 2990 24th Street.

Everyone uses broadband. Many of us depend on our mobile devices to take care of things at work or at home, every day. This type of service is especially important in San Francisco. We rely heavily on mobile technology more and more to do what we need to every day, and to stay connected for learning, health care, public safety, and so much more.

As a resident of San Francisco, I ask that you do what you can to bring better service to our area as quickly as possible, and support our efforts in the Mission District and across San Francisco.

Sincerely,

OSCAR RAMIREZ
1358 S Van Ness Ave
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 \(CPC\)](#); [Lindsay, Ashley \(CPC\)](#)
Subject: 24th St
Date: Wednesday, December 19, 2018 9:02:38 AM
Attachments: [Bring more reliable cell service to the Mission District.msg](#)
[Bring more reliable cell service to the Mission District.msg](#)
[Bring more reliable cell service to the Mission District.msg](#)
[Bring more reliable cell service to the Mission District.msg](#)

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Lindsay, Ashley \(CPC\)](#)
Subject: FW: Bring more reliable cell service to the Mission District
Date: Wednesday, December 19, 2018 9:01:25 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: Nathan Rockhold <Nathan.Rockhold.138017460@p2a.co>
Sent: Wednesday, December 19, 2018 6:39 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Bring more reliable cell service to the Mission District

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

Dear San Francisco Planning Commission,

I am writing to urge you to help us bring more reliable cell service to the Mission District and nearby neighborhoods by adding a cell site to 2990 24th Street.

Everyone uses broadband. Many of us depend on our mobile devices to take care of things at work or at home, every day. This type of service is especially important in San Francisco. We rely heavily on mobile technology more and more to do what we need to every day, and to stay connected for learning, health care, public safety, and so much more.

As a resident of San Francisco, I ask that you do what you can to bring better service to our area as quickly as possible, and support our efforts in the Mission District and across San Francisco.

Sincerely,

Nathan Rockhold
1001 Mariposa St
San Francisco, CA 94107

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: *** MEDIA ADVISORY *** MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, DECEMBER 19, 2018
Date: Wednesday, December 19, 2018 8:59:15 AM
Attachments: [12.19.18 Public Schedule Media Advisory.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: Press Office, Mayor (MYR)
Sent: Tuesday, December 18, 2018 6:04 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** MEDIA ADVISORY *** MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR WEDNESDAY, DECEMBER 19, 2018

FOR IMMEDIATE RELEASE:
Tuesday, December 18, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** MEDIA ADVISORY *****

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC
EVENTS FOR WEDNESDAY, DECEMBER 19, 2018**

-
11:30 AM

Mayor London Breed to join Supervisor Vallie Brown, Community Housing Partnership, and community members for the grand opening and rededication of permanently affordable housing.
1750 McAllister Street

-
-

Note: Mayor's schedule is subject to change.

###

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: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Updated aerial and site maps - 10-12 Aladdin Terrace
Date: Tuesday, December 18, 2018 2:33:23 PM
Attachments: [Updated aerial and site maps - 10 Aladdin Terrace - 2017-010924DRP.pdf](#)

Commissioners,

Please be advised that the attached Exhibits replace those attached to your case report for the above referenced item on your Agenda this week.

*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: Vallejo, Vladimir (CPC)
Sent: Tuesday, December 18, 2018 2:29 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Updated aerial and site maps - 10-12 Aladdin Terrace

Hi Jonas,

Attached is the updated aerial and site maps for 10-12 Aladdin Terrace. I gave Delvin the 8 copies to pass out. Please let me know if you have any questions.

Thanks,

Vlad Vallejo, Planner Technician
Citywide Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6811 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for CorePower Yoga at 2909 Webster
Date: Monday, December 17, 2018 1:45:49 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: Guido Mastropaolo <guido@giogelati.com>
Sent: Monday, December 17, 2018 1:41 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>;
planning@rodneyfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel
(CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis
(CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Subject: Support for CorePower Yoga at 2909 Webster

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

Dear Planning Commission, please support CorePower Yoga's application for a new studio at 2909 Webster Street. The values and services provided by CorePower Yoga are completely in-step with those who live, work, and play in this neighborhood, and they will undoubtedly be a welcome addition to the merchant corridor. CorePower Yoga is a community-focused company that aims to improve the health and general well-being of those who practice yoga there. Please do not delay in approving this great project!

Guido Mastropaolo
GIO Inc - Gelato Italiano Originale
+1 (415) 910 6498
guido@giogelati.com
Skype guido.mastropaolo



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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for December 20, 2018
Date: Friday, December 14, 2018 1:56:38 PM
Attachments: [20181220_cal.docx](#)
[20181220_cal.pdf](#)
[CPC Hearing Results 2018.docx](#)
[Advance Calendar - 20181220.xlsx](#)

Commissioners,
Attached are your Calendars for the final hearing in 2018 on December 20, 2018.

Enjoy the weekend,

*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: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Zushi, Kei \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Thursday, December 13 , 2018 Planning Dept. Hearing, RE. 3333 California Street DEIR, Case No. 2015-014028ENV
Date: Friday, December 14, 2018 10:15:03 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: marsha nonn <mwnonnsf@gmail.com>
Sent: Thursday, December 13, 2018 1:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Thursday, December 13 , 2018 Planning Dept. Hearing, RE. 3333 California Street DEIR, Case No. 2015-014028ENV

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

Mr. Ionin:

Unfortunately due to unforeseen circumstances, we are unable to attend today's Planning Dept's meeting regarding the subject matter.

We are residents and home owners in the Laurel Heights neighborhood and we strongly urge the Planning Commission to grant a 15-day extension of the Due Date for Comments on this DEIR. It is a lengthy and complex document. Thank you.

Marsha and Wolfgang Nonn

From: [CPC-Commissions Secretary](#)
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: CHA 2831-33 Pierce Street Planning Commission 2nd Letter 12.13.18
Date: Friday, December 14, 2018 10:14:11 AM
Attachments: [CHA 2831-33 Pierce Street PC Letter 12.13.18.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: Brooke Sampson <brookesampson@yahoo.com>
Sent: Thursday, December 13, 2018 4:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: kent.penwell@db.com; chrismcmahon02@gmail.com; dfrattin@reubenlaw.com; deborah@holleyconsulting.com; sullam@aol.com; Geoff Wood <ggwood2@gmail.com>; Cynthia Gissler <cgissler@testlabs.com>; Nancy Leavens <nancyp.leavens@gmail.com>; Lori Brooke <lorimbroke@gmail.com>
Subject: CHA 2831-33 Pierce Street Planning Commission 2nd Letter 12.13.18

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

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please accept the attached **2nd letter** from the CHA Zoning Committee for tonight's DR Hearing on **2831-33 Pierce Street** with the following Case No.s:

Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

Thank you,
Brooke Sampson
Cow Hollow Association Zoning Committee

On Wednesday, October 24, 2018, 1:49:12 PM PDT, Brooke Sampson <brookesampson@yahoo.com> wrote:

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please accept the attached letter from the CHA Zoning Committee for the **2831-33 Pierce Street** DR Hearing on November 8, 2018 with the following Case No.s:

Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

Thank you,
Brooke Sampson
Cow Hollow Association Zoning Committee

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: Gunnar Bjorklund 2831-33 Pierce Street Planning Commission Letter 12.13.18
Date: Friday, December 14, 2018 10:13:54 AM
Attachments: [Penwell Project.pdf](#)
[Bjorklund Letter.msg](#)

*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: Kent Penwell <kent.penwell@db.com>
Sent: Thursday, December 13, 2018 5:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: chrismcmahon02@gmail.com; Brooke Sampson <brookesampson@yahoo.com>; dfrattin@reubenlaw.com; deborah@holleyconsulting.com; sullam@aol.com; Geoff Wood <ggwood2@gmail.com>; Cynthia Gissler <cgissler@testlabs.com>; Nancy Leavens <nancyp.leavens@gmail.com>; Lori Brooke <lorimbroke@gmail.com>; krpenwell@yahoo.com; gbjorklund@rev-360.com; aliciaberberich@gmail.com
Subject: Gunnar Bjorklund 2831-33 Pierce Street Planning Commission Letter 12.13.18

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Classification: Public

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please find attached a letter of support from Gunnar Bjorklund who wanted to attend our DR hearing tonight but has a 7 pm flight and will not be able to make tonight's hearing. Gunnar and his wife Alicia Berberich live two doors up with their three children and are long-time residents of Cow Hollow. We will bring 10 copies for tonight's meeting. Thanks in advance for your consideration.

Kent

From: Brooke Sampson [<mailto:brookesampson@yahoo.com>]
Sent: Thursday, December 13, 2018 4:19 PM
To: Commissions.Secretary@sfgov.org; David.Winslow@sfgov.org
Cc: Kent Penwell <kent.penwell@db.com>; chrismcmahon02@gmail.com; dfrattin@reubenlaw.com;

deborah@holleyconsulting.com; sullam@aol.com; Geoff Wood <ggwood2@gmail.com>; Cynthia Gissler <cgissler@testlabs.com>; Nancy Leavens <nancyp.leavens@gmail.com>; Lori Brooke <lorimbroke@gmail.com>

Subject: CHA 2831-33 Pierce Street Planning Commission 2nd Letter 12.13.18

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please accept the attached **2nd letter** from the CHA Zoning Committee for tonight's DR Hearing on **2831-33 Pierce Street** with the following Case No.s:

Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

Thank you,
Brooke Sampson
Cow Hollow Association Zoning Committee

On Wednesday, October 24, 2018, 1:49:12 PM PDT, Brooke Sampson <brookesampson@yahoo.com> wrote:

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please accept the attached letter from the CHA Zoning Committee for the **2831-33 Pierce Street** DR Hearing on November 8, 2018 with the following Case No.s:

Case No. 2018-006138DRP-04
Case No. 2018-006138DRP-03
Case No. 2018-006138DRP-02
Case No. 2018-006138DRP
VAR Case No 2018-006138VAR

Thank you,
Brooke Sampson
Cow Hollow Association Zoning Committee

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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: Public Comment: Item 15, 12/13 Planning Commission Meeting
Date: Friday, December 14, 2018 10:13:26 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: Pansy Yip <pansy.yip@gmail.com>
Sent: Thursday, December 13, 2018 6:01 PM
To: PIC, PLN (CPC) <pic@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment: Item 15, 12/13 Planning Commission Meeting

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(Apologies. I wasn't too sure who to send my public comment too which is below. Thanks!)

Good evening planning commission,

My name is Pansy Yip and I've been living in SOMA for a little over three years now. I've lived behind Trademark/Copyright since it's opening up until two months ago.

I would like to tell you about my experience with this bar. We have had an abundance of noise issues with them with late night noises going past 10 PM which was the agreed upon curfew and day time noises that reached to a level where I couldn't even hear my own television in my living room. We have tried calling and working with the owners, but no solution came out of it. I do understand that it is a business, but because it's also embedded into a residential neighborhood where people live, there should be mutual respect.

In addition, the most upsetting part was when the owner or investor approached our land lady about how he would offer to pay a higher price on our apartment units and place their own employees in there so that they wouldn't have to deal with us. Our landlady believed him and a couple months ago when my roommate moved and I needed to renew my lease with her, she increased the rent a second time this year and cited that if I didn't take the lease, then she had people "lining up out the

door" who would want it because the "bar people" approached her and said so. I could not afford the higher price she cited so I moved out. As you know, housing is a contentious topic here in the city and with landlords and business owners/investors going behind closed doors to make such shady deals, it's sickening and makes it even more difficult to live in this city that is now my home.

I ask the commission to please reconsider authorizing the conditional use permit for this bar until they can figure out how to work with the community and their neighbors on a better solution to the noise issues.

Thank you so much for your time.

From: [CPC-Commissions Secretary](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for CorePower Yoga at 2909 Webster
Date: Friday, December 14, 2018 10:12:56 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: Sofia Pinzon <sofiapinzonf@outlook.com>
Sent: Thursday, December 13, 2018 7:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: Support for CorePower Yoga at 2909 Webster

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

Dear Planning Commission, please support CorePower Yoga's application for a new studio at 2909 Webster Street. The values and services provided by CorePower Yoga are completely in-step with those who live, work, and play in this neighborhood, and they will undoubtedly be a welcome addition to the merchant corridor. CorePower Yoga is a community-focused company that aims to improve the health and general well-being of those who practice yoga there. Please do not delay in approving this great project!

Best Regards,

Sofia Pinzon

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](#); [Aaron Jon Hyland - HPC](#); 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 APPOINTS JUDSON TRUE TO SERVE AS DIRECTOR OF HOUSING DELIVERY
Date: Friday, December 14, 2018 10:04:04 AM
Attachments: [12.13.18 Director of Housing Delivery.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: Press Office, Mayor (MYR)
Sent: Thursday, December 13, 2018 12:34 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS JUDSON TRUE TO SERVE AS DIRECTOR OF HOUSING DELIVERY

FOR IMMEDIATE RELEASE:

Thursday, December 13, 2018

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

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

**MAYOR LONDON BREED APPOINTS JUDSON TRUE TO
SERVE AS DIRECTOR OF HOUSING DELIVERY**

In the position newly created by Mayor Breed, True will be responsible for moving projects through the City's pipeline faster and streamlining the City's permitting process

San Francisco, CA—Mayor London N. Breed today announced that Judson True will serve as the Director of Housing Delivery, a position created by Mayor Breed to ensure that new housing projects are not held up in San Francisco's complicated approval and permitting system. True will be charged with managing a Housing Delivery Team to move housing projects forward faster and tasked with implementing necessary administrative changes to streamline the permitting process.

True has served since 2014 as Chief of Staff for Assemblymember David Chiu, who chairs the Assembly Housing and Community Development Committee. He previously served as a Legislative Aide for then-Board of Supervisors President Chiu and as a communications and government affairs manager for the San Francisco Municipal Transportation Agency.

“Judson True is a highly-respected public servant with extensive experience in local and state government,” said Mayor Breed. “We are in the middle of a housing crisis that is a result of not creating enough housing for decades. We need to streamline our overly-complicated approval and permitting system, and I know that Judson has both the expertise and the experience to ensure that we create the housing that San Franciscans so desperately need.”

In 2017 True played a key role in the passage of a historic package of state housing bills to fund affordable housing and streamline production. Other laws enacted under his leadership include this year’s bill to jumpstart housing creation on BART-owned parking lots and a 2016 bill to facilitate development of the new Mission Rock neighborhood south of AT&T Park. During his time in San Francisco City Hall, he worked closely on the entitlement of many of the megaprojects that he will now help deliver.

“We are not building enough homes for the people who so badly need them to live in this city,” said True. “San Francisco is poised to create thousands of homes, including a significant percentage of affordable housing. But for housing production to truly be a top priority, we must try new approaches and not accept the delays that keep homes unbuilt. I thank Mayor Breed for this opportunity to continue serving the city I love.”

“While I will miss Judson’s leadership at the state and the close relationship we’ve developed over almost a decade, his judgement and determination will serve him well in this crucial new role,” said Assemblymember Chiu. “Judson is deeply committed to taking on the housing affordability crisis, and San Francisco is fortunate that he will be back in City government.”

After a project is approved by the Planning Commission, the current permitting process to move the project forward can involve as many as eight different departments, which each have unique schedules and processes. As a result, affordable housing and market-rate housing proposals are often delayed in the implementation phase without clear guidance on how to proceed or how to resolve conflicting requirements from departments. These delays can jeopardize the financing of new projects, make that financing more expensive, and result in them being abandoned altogether.

In addition to working to move individual projects through the process, True will move to streamline the permitting process, including using common schedules to track large projects and a master schedule to provide a holistic view of development in the City. Furthermore, he will be tasked with implementing Electronic Plan Review to digitize applications so multiple departments can review them simultaneously.

Mayor Breed has set a goal of creating at least 5,000 units of housing each year. In order to accomplish this, she is aiming to cut the permitting time after Planning Commission approval in half for large and mid-sized projects.

Prior to his career in public service, True received a Master of Journalism from UC Berkeley and graduated with honors from the University of Virginia, where he studied government and foreign affairs. He occasionally conducts live on-stage conversations for City Arts & Lectures and the Jewish Community Center. He lives in Hayes Valley in San Francisco.

True will begin his new role in January 2019.

###

From: [Starr, Aaron \(CPC\)](#)
To: Planning@RodneyFong.com; richhillissf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Board Report
Date: Thursday, December 13, 2018 12:13:10 PM
Attachments: [2018_12_13.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Attached, please find this week's Board 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: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street-URGENT
Date: Thursday, December 13, 2018 10:13:01 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: Anne Harvey <annetharvey@hotmail.com>
Sent: Thursday, December 13, 2018 9:54 AM
To: richhillssf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Richard Frisbie <frfbeagle@gmail.com>
Subject: 3333 California Street-URGENT

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

I am Anne Harvey and I am writing to you on behalf of my husband, a professor emeritus at the University of San Francisco, and our two sons, physician and an economist to strongly urge the Planning Commission to grant a 15-day extension of the Due Date for comments on the DEIR for 3333 California. It is a lengthy and complex document. And for some unknown reason, the Planning Department has refused to extend the time limit for written comments. As stands now the deadline for written response to the Draft EIR is December 24, Christmas Eve. This is ridiculous, Christmas is a time for family and friends. People should not be rushing around to meet an arbitrary deadline.

We fully support the Community Full Preservation Residential Alternative for 3333 California, and if you examine the matter closely, I think you will too. In any event please let the public have additional time to have input on this matter.