

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 95 Hawthorne Street, 2016-001794SHD  
**Date:** Thursday, June 27, 2019 10:44:01 AM  
**Attachments:** [95 Hawthorne St.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Ben Libbey <ben@carlaef.org>  
**Sent:** Wednesday, June 26, 2019 5:11 PM  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
**Subject:** 95 Hawthorne Street, 2016-001794SHD

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6/27/2019

San Francisco Planning Commission  
City Hall, Room 400  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org);  
Via Email

Re: 95 Hawthorne Street  
2016-001794SHD

Dear San Francisco Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities

from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to demolish an existing five-story office building and construct a 42-story, 392-unit residential building.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

\_\_\_\_\_

Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund

Cc:  
John Hancock Life Insurance Company  
Attn: Robert Maulden  
197 Clarendon Street

Boston, MA 02116

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 344 14th Street, 2014.0948ENX  
**Date:** Thursday, June 27, 2019 10:43:44 AM  
**Attachments:** [344 14th St.pdf](#)

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---

**From:** Ben Libbey <ben@carlaef.org>  
**Sent:** Wednesday, June 26, 2019 5:12 PM  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>  
**Subject:** 344 14th Street, 2014.0948ENX

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6/27/2019

San Francisco Planning Commission  
City Hall, Room 400  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org);  
Via Email

Re: 344 14th Street  
2014.0948ENX

Dear San Francisco Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

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(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

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(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to construct a new 7-story 60-unit residential structure with ground floor commercial space on a site that is currently used as a parking lot.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

\_\_\_\_\_

Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund

Cc: MM Stevenson, LLC  
2429 West Coast Highway, Suite 205  
Newport Beach, CA 92625

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Bintliff, Jacob \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SB 330 - please clarify and forward to the BOS  
**Date:** Thursday, June 27, 2019 10:42:48 AM

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*Jonas P. Ionin,  
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**From:** Kathy Howard <kathyhoward@earthlink.net>  
**Sent:** Wednesday, June 26, 2019 6:47 PM  
**To:** Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Rich Hillis <richhillissf@yahoo.com>  
**Subject:** SB 330 - please clarify and forward to the BOS

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

Commissioner,  
I am very concerned about SB330. This is confusing legislation with potentially serious, negative impacts for San Francisco.  
In your hearing tomorrow, please clarify the questions surrounding this legislation, and explain the relationship to the Housing Accountability Act.  
Also, please recommend that the Board of Supervisors hold a public hearing on SB 330.  
Thank you for your consideration.  
Kathy H.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Bintliff, Jacob \(CPC\)](#)  
**Subject:** FW: CHA Comments on SB 330  
**Date:** Thursday, June 27, 2019 10:42:26 AM  
**Attachments:** [CHA Comments on SB 330.pdf](#)

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**From:** Lori Brooke <lorimbrooke@gmail.com>  
**Sent:** Thursday, June 27, 2019 12:00 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Sherry Archer <sherry.archer88@gmail.com>; Veronica Taisch <vtaisch@gmail.com>; Cari Gennarelli <Cari@MarinModern.com>; Cynthia Gissler <cgissler@testlabs.com>; Geoff Wood <ggwood2@gmail.com>; David Bancroft <sfdavidbancroft@gmail.com>; Lori Brooke <lorimbrooke@gmail.com>; Don A. Emmons <daemmons@mindspring.com>; Anne Boswell Bertrand <bossbien@aol.com>; Karen Fraser Laughlin <fraserlaug@aol.com>; Claire Mills <clarable@yahoo.com>  
**Subject:** CHA Comments on SB 330

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Dear San Francisco Planning Commissioners,

Please find the attached letter outlining the Cow Hollow Association's concerns about SB 330.

Sincerely,

Lori Brooke  
President, Cow Hollow Association





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* EMBARCADERO SAFE NAVIGATION CENTER PROPOSED BY MAYOR LONDON BREED TO MOVE FORWARD  
**Date:** Wednesday, June 26, 2019 12:29:20 PM  
**Attachments:** [6.25.19 SAFE Navigation Center.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, June 25, 2019 6:27 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* EMBARCADERO SAFE NAVIGATION CENTER PROPOSED BY MAYOR LONDON BREED TO MOVE FORWARD

**FOR IMMEDIATE RELEASE:**

Tuesday, June 25, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**EMBARCADERO SAFE NAVIGATION CENTER PROPOSED  
BY MAYOR LONDON BREED TO MOVE FORWARD**

*Board of Supervisors rejects an environmental appeal against the SAFE Navigation Center,  
clearing the way for construction of 200 new shelter beds*

**San Francisco, CA** — The Board of Supervisors voted today to reject two California Environmental Quality Act (CEQA) appeals that were filed against the proposed Embarcadero Shelter Access for Everyone (SAFE) Navigation Center. Mayor Breed proposed building the SAFE Navigation Center in March 2019, and the San Francisco Port Commission approved the project on April 23, 2019. With the Port Commission's approval and the CEQA process now complete, the City can begin construction on the SAFE Navigation Center at Seawall Lot 330.

“Our City is in the midst of a homelessness crisis, and we can’t keep delaying projects like this one that will help fix the problem,” said Mayor London Breed. “When we have people suffering on our streets, we need to be able to provide them with the care and services they need. This SAFE Navigation Center will help us do that and I am committed to making this

site work for the people who need help and the surrounding neighborhood.”

The SAFE Navigation Center, to be located on the Embarcadero just south of the Bay Bridge, will provide 200 temporary shelter beds for unsheltered individuals, and will help get people off the streets and connected to the social services and care they need. This project is a key part of the Mayor’s commitment to open 1,000 new shelter beds by the end of 2020.

SAFE Navigation Centers build off of the best practices of existing Navigation Centers while making them more scalable and sustainable. They include temporary residential facilities, onsite support services, and provide a critical alternative to unsheltered homelessness. SAFE Navigation Centers welcome partners and pets, provide safe storage for belongings, 24/7 access, and trauma-informed care. There are currently six Navigation Centers in San Francisco, providing approximately 520 beds.

“Creating new shelter beds is critical to the City’s response to homelessness and we thank the Board of Supervisors for their support,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing.

“I am looking forward to working with our City partners, the Department of Homelessness and Supportive Housing, San Francisco Public Works, the San Francisco Police Department, the service provider and neighbors to make sure that the Embarcadero SAFE Navigation Center is a success,” said Elaine Forbes, Executive Director of the Port of San Francisco. “We are proud to be able to support the City’s efforts to address homelessness with compassion, providing shelter, and access to critical services and housing at the Embarcadero SAFE Navigation Center because homelessness is harmful to everyone.”

The City engaged in extensive community outreach for this project. The outreach included:

- One-on-One meetings with community members,
- Port Commission informational hearing,
- 2 City-sponsored large community meetings,
- 10 neighborhood working group meetings,
- Fisherman’s Wharf Advisory Group, Central Waterfront Advisory Group, and the Northeast Waterfront Advisory Group Meetings,
- 6 Homeowner Association meetings,
- Navigation Center tours for community members and neighborhood organizations,
- Meeting with the South Beach/Rincon/Mission Bay Neighborhood Association,
- Meeting with District 6 Community Planners.

The City incorporated feedback from these community meetings into the plans for the SAFE Navigation Center. In response to community input, the SAFE Navigation Center will begin with 130 beds, which mirrors other existing Navigation Centers. The SAFE Navigation Center will ramp-up to add an additional 70 beds over six months to reach a total of 200 beds. Additionally, the area surrounding the Navigation Center will receive an increased presence of beat officers. The City will establish a community advisory committee to evaluate the program once the Center is opened. The lease for the SAFE Navigation Center will be for an initial two years, after which the Port Commission will have the option to extend the lease for an additional two years.

During the first two years of operation, the City will issue quarterly reports on the unsheltered homeless count in the outreach zone, cleaning operations, crime statistics, and program utilization and outcomes.

San Francisco Public Works will begin construction on the project this summer and the SAFE Navigation Center should open by the end of the year.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: COMMENTS ASKING MODIFICATION OF CONDITIONAL USE APPLICATION FOR 225 VASQUEZ  
**Date:** Wednesday, June 26, 2019 12:28:52 PM  
**Attachments:** [225 Vasquez Commissioner letter II.docx](#)  
[Mike Email to Neighbors 022719 draft.docx](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Michael Antonini <wordweaver21@aol.com>  
**Sent:** Wednesday, June 26, 2019 9:00 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Fwd: COMMENTS ASKING MODIFICATION OF CONDITIONAL USE APPLICATION FOR 225 VASQUEZ

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**From:** [wordweaver21@aol.com](mailto:wordweaver21@aol.com)  
**To:** [Myrna.melgar@sfgov.org](mailto:Myrna.melgar@sfgov.org), [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org), [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org),  
[richhillissf@gmail.com](mailto:richhillissf@gmail.com), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org),  
[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org), [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
**Cc:** [wordweaver21@aol.com](mailto:wordweaver21@aol.com), [john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org), [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org),  
[jonas.ionin@sf.gov.org](mailto:jonas.ionin@sf.gov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [rkazalski@sbcglobal.net](mailto:rkazalski@sbcglobal.net),  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)  
**Sent:** 6/25/2019 4:17:34 PM Pacific Standard Time  
**Subject:** COMMENTS ASKING MODIFICATION OF CONDITIONAL USE APPLICATION FOR 225 VASQUEZ

110 Broadmoor Drive  
San Francisco, CA. 94132-2011  
June 25, 2019

Myrna Melgar, President  
Joel Koppel, Vice President  
Frank Fung, Commissioner  
Rich Hillis, Commissioner  
Milicent Johnson, Commissioner

Kathrin Moore, Commissioner  
Dennis Richards, Commissioner

Dear President Melgar, Vice President Koppel and Commissioners:

This letter concerns case # 2017-007582CUA, a conditional use application for demolition of the existing home at 225 Vasquez and approval of a replacement home of 3,535 interior square feet plus a garage of about 675 square feet. You are scheduled to hear this twice-continued application on Thursday, June 27.

I represent Kathy and Robert Kazalski, residents of 215 Vasquez, in their attempt to modify the current plans for the replacement home at 225 Vasquez to lessen its negative impacts on the sun, light and warmth currently received by their home.

Attached are copies of my previous letters to the Commission concerning this project dated February 22, 2019 and March 4, 2019, respectively. On Thursday, June 27, I'll also bring copies of a sun path illustration that was presented at the Commission hearing on March 7, 2019. These letters and that illustration explain, in great detail, the loss of afternoon sunlight to 215 Vasquez from 225 Vasquez, if built as currently designed, and suggest some common sense modest modifications that would lower the height of 225 Vasquez by at least 4 feet and set back from the street the easternmost aspect of its third floor by 5 feet, thus affording significantly more sunlight to 215 Vasquez. These changes may be accomplished by simply reducing the floor to ceiling height of the living room from 14 feet to 10 feet and reducing its length at the street facing aspect from 34'4" to 29'4".

At the March 7, 2019 hearing, as part of a motion for continuance made by Commissioner Hillis, the Commission asked staff to "work with project sponsors", Behnam Rezeai and Anna Mayorova, to essentially modify the replacement home at 225 Vasquez to lessen its negative impacts.

My clients have contacted the project sponsors, but were told modifications would not lessen sunlight loss impacts to 215 Vasquez. Likewise, it appears staff has not demanded sponsors to make any modifications to massing as a condition for continued support. In reality, in my opinion, the sponsors are refusing to make even the modest changes to the proposed third floor ;changes that would clearly preserve significant afternoon sunlight to 215 Vasquez and other neighboring properties.

My clients have, from the very beginning, worked in good faith with the projects sponsors to allow them to build a much larger replacement home to meet the needs of the sponsors' growing family- including even a third floor, knowing some sunlight loss will occur.

Absent cooperation in a slight shrinking and re positioning of some elements of the third floor proposed at 225 Vasquez, no one can dispute that a two story replacement structure, without an ADU, would eliminate virtually all negative impacts on neighboring structures on Vasquez.

I welcome your comments and questions by email at [wordweaver21@aol.com](mailto:wordweaver21@aol.com) or by phone at (415) 533-2829. I look forward to appearing before you on Thursday, June 27.

Respectfully,

Michael J. Antonini

Cc: Jonas Ionin, Planning Commission Secretary  
John Rahaim, Planning Director  
David Winslow, Senior Planner  
Corey Teague, Zoning Administrator  
Jeffrey Horn, Planner  
Robert Kazalski, client  
Kathy Darby, client

1

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S CHARTER AMENDMENT TO STREAMLINE AFFORDABLE AND TEACHER HOUSING WOULD ELIMINATE UNNECESSARY DELAYS AND COSTS  
**Date:** Wednesday, June 26, 2019 12:28:27 PM  
**Attachments:** [6.26.19 Benefits of Streamlining Charter Amendment.pdf](#)

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*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](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, June 26, 2019 9:01 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S CHARTER AMENDMENT TO STREAMLINE AFFORDABLE AND TEACHER HOUSING WOULD ELIMINATE UNNECESSARY DELAYS AND COSTS

**FOR IMMEDIATE RELEASE:**

Wednesday, June 26, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED'S CHARTER AMENDMENT TO  
STREAMLINE AFFORDABLE AND TEACHER HOUSING  
WOULD ELIMINATE UNNECESSARY DELAYS AND COSTS**

*Barriers and bureaucracy add time and costs onto affordable housing, costing the city  
millions of dollars per project and discouraging affordable housing development*

**San Francisco, CA** — Mayor London N. Breed's Charter Amendment to streamline the creation of 100% affordable and teacher housing would eliminate months of delay and millions of dollars in unnecessary costs resulting from that added process. This would allow the City to preserve more money to fund more affordable homes, instead of wasting millions of dollars on a longer approval process.

The Charter Amendment, which is co-sponsored by Supervisors Vallie Brown, Ahsha Safai, and Catherine Stefani, would remove significant delays in the process of building affordable

and teacher housing by exempting those projects from the discretionary review process, which can add months, and often years, to the creation of a project. The existing review process results in delays that prevent new affordable homes from being built and increases the cost of projects, wasting the City's limited resources for new affordable housing developments.

The Mayor's Office of Housing and Community Development estimates that the average length of time saved for eligible projects if the Mayor's Charter Amendment were in place would be between six and 18 months per project. Due to rising construction costs over time, this delay results in average project costs increasing by \$1.5 million to \$6 million, which equates to a loss of anywhere between six and 22 affordable homes per project. These additional costs apply to all projects subject to discretionary review, regardless of whether a project is actually appealed.

"It's clear to anyone who pays rent in San Francisco that we are in the middle of a housing crisis that is unsustainable for our residents and for our City. This proposal would make a real difference to get 100% affordable and teacher housing projects built faster," said Mayor Breed. "This is a solution to a clear problem—there is no reason why elected officials should vote to allow affordable housing to be unnecessarily delayed while teachers, restaurant workers, janitors, students, and so many of their constituents continue to be priced out of San Francisco."

"Streamlining the public approval process for affordable housing in San Francisco is critical," said Doug Shoemaker, President of Mercy Housing California. "Based on past experience, the current process often results in months or even years of delays that increase costs and often result in fewer affordable homes being built. At its worst, the current process can even be enough to convince developers not to pursue certain projects at all because of fear of litigation and multi-year delays."

"One of the hardest things about developing affordable housing is the constant threat of appeal, almost always for aesthetic purposes like height and parking," said Sam Moss, Executive Director of Mission Housing. "For the last two years Mission Housing has been developing approximately 136 units of 100% affordable family housing over a BART station in San Francisco. Because we chose to not build parking, in favor of using the saved monies on more units of affordable housing, we received constant threats of appeal for at least the first 12 months of our community meetings during the design process. Luckily, our community organizing and district leadership prevailed and even the most ardent detractors came to support the project in the end. While that was a good outcome, I'd much rather house our most vulnerable a year earlier and I'm sad there are Supervisors claiming to be 'leaders' who don't believe that's important."

The Charter Amendment requires six votes at the Board of Supervisors to go on the November



ballot. The deadline for the Charter Amendment to be submitted on to the ballot is July 25<sup>th</sup>.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: 952 Clement (2018-008277CUAVAR) Plg Commission 6/27 consent item  
**Date:** Tuesday, June 25, 2019 3:22:59 PM  
**Attachments:** [2019 OUTSTANDING CYC YOUTH.pdf](#)  
[2019 CHRIS YEO COMMUNITY SERVICE AWARD.pdf](#)  
[2019 INSPIRATIONAL CYC ALUMNUS YOUTH.pdf](#)  
[2019 OUTSTANDING CYC YOUTH2.pdf](#)  
**Importance:** High

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Boudreaux, Marcelle (CPC)  
**Sent:** Tuesday, June 25, 2019 3:14 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Teague, Corey (CPC) <corey.teague@sfgov.org>  
**Subject:** 952 Clement (2018-008277CUAVAR) Plg Commission 6/27 consent item  
**Importance:** High

Hi Jonas;  
I received a call from a Commissioner requesting some of this additional information on the background of the organization proposing the institutional use at 952 Clement (2018-008277CUAVAR).

Could you please forward the email exchange below and the attachments to the Planning Commissioners for this item, which is on the consent portion of the agenda this Thursday 6/27.

Thank you  
Marcelle

**Marcelle W Boudreaux**, AICP, Associate AIA, Principal Planner  
Flex Team Lead, Current Planning Division  
*ADUs, Legalization, Wireless, Small Projects*  
Preservation Planner

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9140 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** Sarah Wan <[sarahw@cycsf.org](mailto:sarahw@cycsf.org)>  
**Sent:** Monday, June 24, 2019 5:42 PM  
**To:** Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>  
**Cc:** Ignatius Tsang <[ignatiustsang@gmail.com](mailto:ignatiustsang@gmail.com)>; Weissglass, David (CPC) <[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)>  
**Subject:** Re: 952 Clement Street scheduled for hearing

Marcelle,

Can you please give me some additional background on the CYC (including but not limited to a website, promotional material, funding sources, other projects in SF or elsewhere, basic operational info about how children find out about this place, when they would attend, is this a non-profit?).

CYC is a non-profit organization that was founded in 1970 by the Chinese community and youth leaders to create a center that would serve San Francisco's youth. CYC currently provides programs and services under six major components – Behavioral Health, Community/School-Based Outreach, Education, Intervention, Leadership Development, and Workforce Development. With focus on low income, high need, and at-risk Asian youth and families, our comprehensive array of services include academic and college counseling, job placement and employment training, substance abuse and violence prevention education, crisis intervention and mediation, leadership development, and technology and computer training. CYC serves over 5,000 youth each year and is one of only a few agencies in San Francisco addressing the needs of a diverse population of low income, high need and at-risk Asian Pacific American, Latino and African American youth. CYC has three branch offices in Tenderloin, Bayview, and Richmond districts. In addition, CYC partners with SFUSD to provide after school programs and services on school site including 3 elementary schools, 6 middle schools and all high schools. About 80% of our grant funding coming from the local, state and federal level government and the rest from foundations, corporation and donors. Our staff do outreach at school and community as well as through media/social media while many youth join CYC through the words of mouth from their peers. More information about CYC can be found at [www.cycsf.org](http://www.cycsf.org)

And please confirm that the last use was restaurant/ office. Do you know how long it has been vacant?

Yes. And it has vacant for at least 2 years.

Please feel free to reach out to me anytime at 415-298-2118 for additional information. And I truly hope we can stay on the consent agenda. Thank you!

Best regards,

Sarah Ching-Ting Wan  
Executive Director  
[sarahw@cycsf.org](mailto:sarahw@cycsf.org)

Community Youth Center of San Francisco (CYC)  
Main Office & CYC-Intel Computer Clubhouse

1038 Post Street  
San Francisco, California 94109  
Tel.: [415.775.2636](tel:415.775.2636) x 218  
Fax: [415.775.1345](tel:415.775.1345)  
[www.cycsf.org](http://www.cycsf.org)

***CYC empowers youth to reach their highest potential as individuals with a positive self and cultural identity.***

On Mon, Jun 24, 2019 at 5:30 PM Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)> wrote:

Hi All;

I received a call from a Planning Commissioner requesting some additional information about this project. Can you please provide me some additional information by COB Tuesday (6/25/19).

Can you please give me some additional background on the CYC (including but not limited to a website, promotional material, funding sources, other projects in SF or elsewhere, basic operational info about how children find out about this place, when they would attend, is this a non-profit?).

And please confirm that the last use was restaurant/ office. Do you know how long it has been vacant?

Thank you for assisting to get me this info so that I can provide it to the Commissioners before the hearing, and let's cross our fingers that this stays on consent!

Marcelle

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 42 Ord Court hearing of July 11, 2019  
**Date:** Tuesday, June 25, 2019 2:51:38 PM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Horn, Jeffrey (CPC)  
**Sent:** Tuesday, June 25, 2019 2:18 PM  
**To:** Maryann Dresner <[madresner@cs.com](mailto:madresner@cs.com)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** [gary@corbettheights.org](mailto:gary@corbettheights.org); [wm@holtzman.com](mailto:wm@holtzman.com); [daguilar@gmail.com](mailto:daguilar@gmail.com); [sfwordgal@aol.com](mailto:sfwordgal@aol.com)  
**Subject:** Re: 42 Ord Court hearing of July 11, 2019

Hi Maryann,

Thank you for the comments. The project sponsor has requested a Continuance to the August 22nd hearing date. When the Agenda for the 7/11 commission hearing is released, the item will be on the Continuance section of the Calendar.

-thank you,

Jeff

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---

**From:** Maryann Dresner <[madresner@cs.com](mailto:madresner@cs.com)>  
**Sent:** Tuesday, June 25, 2019 2:11 PM  
**To:** Melgar, Myrna (CPC); Koppel, Joel (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Ionin, Jonas (CPC); CPC-Commissions Secretary; Horn, Jeffrey (CPC)  
**Cc:** [gary@corbettheights.org](mailto:gary@corbettheights.org); [wm@holtzman.com](mailto:wm@holtzman.com); [daguilar@gmail.com](mailto:daguilar@gmail.com); [sfwordgal@aol.com](mailto:sfwordgal@aol.com)  
**Subject:** Re: 42 Ord Court hearing of July 11, 2019

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

to: Planner Jeffrey Horn and to Planning Commissioners:  
Please see the Attached regarding 42 Ord Court hearing of July 11, 2019.

thank you,  
*Maryann Dresner*

MARYANN DRESNER Attorney at Law  
1390 Market, Fox Plaza Suite 818  
San Francisco, California 94102  
(415) 864-7636 fax (415) 863-8596

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

From: Maryann Dresner <[madresner@cs.com](mailto:madresner@cs.com)>

To: melgar <[melgar@sfgov.org](mailto:melgar@sfgov.org)>; joel.koppel <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; richhillissf  
<[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; milicent.johnson <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; dennis.richards  
<[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>

Cc: gary <[gary@corbettheights.org](mailto:gary@corbettheights.org)>; wm <[wm@holtzman.com](mailto:wm@holtzman.com)>; jonas.ionin <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>;  
commissions.secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Jeffrey.horn <[Jeffrey.horn@sfgov.org](mailto:Jeffrey.horn@sfgov.org)>;  
rickandy <[rickandy@sbcglobal.net](mailto:rickandy@sbcglobal.net)>; daguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)>; daguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)>

Sent: Wed, Apr 24, 2019 1:37 pm

Subject: Re: 42 Ord Court hearing of March 7, 2019

to: the Planning Commission of the City and County of San Francisco:

This email is sent in my capacity, not as an Attorney for a particular client, but as a citizen and as a long time resident of Ord Court.

I emailed you on March 6, 2019, and I urge you to consider the email below seriously. Since the time of that email, I have learned that the project contemplated consists not of two buildings, but of one building with two units, one unit being relatively small at 800 square feet, and one unit exceeding 4000 square feet.

I believe that the contemplated building is oversized for the neighborhood, and that its existence directly violates the Special Use District established for Corona Heights. The street contemplated for the construction is quite narrow, and the street has only one outlet, to Ord Street, which then has only one outlet, to 17th Street. Therefore, there are issues with construction and fire trucks being able to navigate the streets, and there are issues with those trucks simply being able to get into and out of Ord Court.

More importantly, the contemplated building has four stories, and there does not yet exist a four story building on Ord Court, to my knowledge. Allowing such a building on a street which contains mostly small

cottages and two story apartment buildings sets a precedent for other property owners to build high structures on the same street, thereby eliminating the unique characteristics of the street and the neighborhood.

The larger unit contemplated by the project has about 4800 square feet, I believe, and five bedrooms, While I understand that the current property owners have a family of four which they want to expand, it is not fair to allow the property owners to violate the terms of the special use district because they state that they intend to expand their family.

If the building contemplated were housing multiples families ( and I believe that a 4800 square foot building could be made up of four or five apartments), then my objection to the 4800 square foot building might be viewed as not wanting density in the neighborhood and not wanting to provide more housing in San Francisco. That is simply not the case in this matter. There are already two units at the site, and there will be two units if the contemplated project is approved as presented.

I urge you to consider the unique nature of our neighborhoods and of all San Francisco neighborhoods, and I would ask that the Commissioners either not approve the project or that they require some portion of it, for instance, all or a portion of the top most floors, to be diminished.

I appreciate your attention to this email.

thank you,

Maryann Dresner

MARYANN DRESNER Attorney at Law  
1390 Market, Fox Plaza Suite 818  
San Francisco, California 94102  
(415) 864-7636 fax (415) 863-8596

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

From: Maryann Dresner <[madresner@cs.com](mailto:madresner@cs.com)>

To: melgar <[melgar@sfgov.org](mailto:melgar@sfgov.org)>; joel.koppel <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; richhillissf <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; milicent.johnson <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; dennis.richards <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>

Cc: gary <[gary@corbettheights.org](mailto:gary@corbettheights.org)>; wm <[wm@holtzman.com](mailto:wm@holtzman.com)>; jonas.ionin <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; commissions.secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Jeffrey.horn <[Jeffrey.horn@sfgov.org](mailto:Jeffrey.horn@sfgov.org)>; rickandy <[rickandy@sbcglobal.net](mailto:rickandy@sbcglobal.net)>; daguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)>

Sent: Wed, Mar 6, 2019 4:16 pm

Subject: 42 Ord Court hearing of March 7, 2019

to: The Planning Commission of the City and County of San Francisco,

This email is sent, not in my capacity as an Attorney for any particular client, but rather as a resident of Ord Court for many years. This letter serves as my formal opposition to the development project at 42 Ord Court. I understand that the Planning Commission is holding a hearing on this project tomorrow Thursday March 7, 2019.

I was very disappointed to learn that the current owner(s) of 42 Ord Court are planning to add two stories to the existing 42 Ord Court structure, and that, in addition, they were and are planning on erecting another structure in the back yard of the property facing States Street. As I understand the Special Use District which is in effect for our particular neighborhood, the Special Use District was supposed to prevent exactly the kind of massive structures contemplated by the current owners of 42 Ord Court.

There is no purpose in allowing such massive structures in our neighborhood. Particularly, as I understand, the special use district ordinance is supposed to allow another building on States street, in the rear of the lot occupied by 42 Ord Court, only if it is not feasible to add a unit to the existing building. I understand that the ordinance reads:

*In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, **the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.***"

Surely, where the existing building will be enlarged to four stories, there is room for another unit in the original, but enlarged, four story 42 Ord Court building.

In my opinion, as a citizen and an Attorney, in order to engender respect for our city's regulations and ordinances and for all laws, it is important to enforce all laws and regulations, and not make exceptions for certain property owners. I can see an exception being made if there was no way that the contemplated Ord Court building could not handle another unit. I can also see an exception being made if the proposed building on States Street was really going to help middle income families stay in San Francisco. I do not believe that either is the case.

The Corona Heights Special Use District (SUD) was established in order to preserve the neighborhood's character and open space, and to support reasonable development and housing creation. The contemplated building in the back of the 42 Ord Court lot directly contradicts those purposes.

I am extremely familiar with 42 Ord Court, because, at one time, close friends of mine lived there, and at one time, I spent several overnights there, because of a fire damage in my own residence. The existing building's second story is relatively small, but the existing building already accommodates a small to medium size family. Surely the addition of a full second story to that 42 Ord Court building and two other full size levels to the building is enough to accommodate a second unit.

In light of the above, I am requesting with respect that the Planning Commission reject 2018-000547CUA, because it fails the "infeasibility requirement" of Ordinance 143-17.

thank you,

Maryann Dresner

MARYANN DRESNER Attorney at Law  
1390 Market, Fox Plaza Suite 818  
San Francisco, California 94102  
(415) 864-7636 fax (415) 863-8596





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES \$629 MILLION BOND FOR EARTHQUAKE SAFETY AND EMERGENCY RESILIENCE  
**Date:** Tuesday, June 25, 2019 2:45:16 PM  
**Attachments:** [6.25.19 ESER Bond.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, June 25, 2019 2:35 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES \$629 MILLION BOND FOR EARTHQUAKE SAFETY AND EMERGENCY RESILIENCE

**FOR IMMEDIATE RELEASE:**

Tuesday, June 25, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES \$629  
MILLION BOND FOR EARTHQUAKE SAFETY AND  
EMERGENCY RESILIENCE**

*Bond introduced by Mayor London Breed with Supervisors Sandra Lee Fewer and Catherine Stefani to appear on March 2020 ballot*

**San Francisco, CA** — The Board of Supervisors voted today to approve a \$628.5 million bond for seismic retrofitting and resiliency for fire stations, police stations, and other critical public safety infrastructure like San Francisco's Emergency Firefighting Water System. Mayor Breed introduced the Earthquake Safety and Emergency Resilience (ESER) Bond on May 7, 2019 along with co-sponsors Supervisor Sandra Lee Fewer and Supervisor Catherine Stefani.

"The best way to bounce back from a disaster is to make sure we're as resilient as possible," said Mayor London Breed. "We know that it's not a matter of 'if,' but a matter of 'when' the next major earthquake will strike. This ESER Bond will help our City make critical infrastructure investments so that we're prepared for the next earthquake or other natural

disaster and so our first responders can take care of our residents when it matters most.”

“This bond is crucial to build up our safety infrastructure on the Westside and in our public safety facilities,” said Supervisor Sandra Lee Fewer. “This will make our neighborhoods more resilient in the wake of disaster—it is the kind of public investment that I am proud to fight for on behalf of my residents.”

“It is critical to our residents that San Francisco’s public safety infrastructure – including our fire and police stations, emergency water system, and other essential facilities – is prepared for the next major earthquake,” said Supervisor Catherine Stefani. “The 2020 ESER Bond is a key investment to bolster our disaster preparedness in San Francisco.”

The Board’s second vote on the Bond will take place on Tuesday, July 9, after which it will be formally placed on the March 2020 ballot. In addition to Supervisors Lee Fewer and Stefani, Supervisor Ahsha Safaí and Supervisor Gordon Mar signed on as co-sponsors of the Bond. If approved by voters, the Bond would provide:

- \$275 million to fund seismic retrofitting and resiliency projects for Neighborhood Fire Stations and support facilities, such as firefighting training facilities,
- \$153.5 million for the Emergency Firefighting Water System,
- \$121 million to fund seismic retrofitting and resiliency projects for San Francisco Police District Stations, and support facilities,
- \$70 million for disaster response facilities,
- \$9 million for the Department of Emergency Management 9-1-1 Call Center.

“The ESER 2020 General Obligation Bond is part of the City’s Ten-Year Capital Plan which responsibly identifies the City’s capital needs,” said City Administrator Naomi M. Kelly. “San Francisco’s fiscal policies ensure that the tax rate will not rise through prudent debt management. Planning today for tomorrow’s emergencies will better prepare first responders to protect our communities during an emergency.”

“When a disaster strikes, our Firefighters need to be able to respond immediately. From my experience as a Firefighter and a Paramedic, I know first-hand how important it is to have the infrastructure and facilities that allow our First Responders to do their jobs,” said Fire Chief Jeanine Nicholson. “This Bond will provide the funding that we need to invest in public safety infrastructure and First Responder facilities.”

“Infrastructure resiliency is key to being able to safeguard our city during a major disaster, such as an earthquake,” said Police Chief William Scott. “Completing these much-needed seismic, safety and operations improvements will help ensure officers and civilian staff at our district police stations and support facilities are ready and able to respond quickly during an emergency.”

“As we continue to grow as a City, so do the demands for emergency services to assist our residents during their greatest time of need,” said Mary Ellen Carroll, Executive Director, San Francisco Department of Emergency Management. “Improving and expanding our 9-1-1 capabilities, upgrading critical technology systems, and investing in disaster response facilities

will help us become a more prepared and resilient city.”

The ESER Bond Program is an initiative to bolster earthquake safety and emergency response resiliency through capital improvements to critical infrastructure. San Francisco voters overwhelmingly approved the first \$412 million ESER Bond in 2010 and the second \$400 million ESER Bond in 2014, both receiving nearly 80 percent support.

The 10-Year Capital Plan adopted by the Board of Supervisors on April 30, 2019 includes the ESER Bond funding. The \$153.5 million planned for the Emergency Firefighting Water System includes \$28.5 million spearheaded by Supervisor Fewer to ensure the system can deliver coverage to the west side of the city.

Published every odd year, the 10-Year Capital Plan is a fiscally constrained expenditure plan that lays out infrastructure investments over the next decade. The City Administrator prepares the document with input from citywide stakeholders, who have put forth their best ideas and most realistic estimates of San Francisco’s future needs.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request to Continue 95 Hawthorne Project Consideration Case No. 2016-001794DNXSHD: 95 Hawthorne Street  
**Date:** Tuesday, June 25, 2019 2:28:17 PM  
**Attachments:** [YBNC 95 Hawthorne Letter 625.pdf](#)  
[95H Gardens Shadow Calc](#)

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*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](http://www.sfplanning.org)

---

**From:** John Elberling <johne@todco.org>  
**Sent:** Tuesday, June 25, 2019 10:24 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Jon Jacobo <jJacobob@todco.org>; Scott Rowitz <srowitz@ybgconservancy.org>; Cathy Maupin <cmaupin@ybcabd.org>; Virginia Grandi <virginia@yerbabuena.org>; James Reuben <jreuben@reubenlaw.com>  
**Subject:** Request to Continue 95 Hawthorne Project Consideration Case No. 2016-001794DNXSHD: 95 Hawthorne Street

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

Please see our letter of this date attached.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I STRONGLY OPPOSE THE ORDINANCE BOARD FILE NUMBER 181216  
**Date:** Tuesday, June 25, 2019 12:17:31 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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---

**From:** Michelle Hughes <mawindisch@hotmail.com>  
**Sent:** Monday, June 24, 2019 3:26 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** I STRONGLY OPPOSE THE ORDINANCE BOARD FILE NUMBER 181216

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Good afternoon San Francisco Planning  
Commission and San Francisco Board of Supervisors -

My name is Michelle Hughes and I reside at 2400 Vallejo Street in District 2 as well as owning a rental property in Potrero Hill which is District 10. The proposed changes to residential demolitions and remodels as offered by Supervisors' Peskin, Yee, Mandelman,

Ronen and Fewer are only going to increase the already astronomical cost of home alterations which is going to translate into higher priced homes. This is absolutely NOT the solution when you are trying to alleviate the high costs of homes in San Francisco as well as increasing inventory. Please, please do not entertain this absurd idea and burden more hopeful or existing San Francisco homeowners with more costs, delays and time. As has been mentioned several times and brought to all of your attention is less regulation via planning and building, not more.

Respectfully,

Michelle & Justin Hughes

2400 Vallejo Street

San Francisco, CA 94123

408-835-9639 cell

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$40 MILLION IN STATE FUNDING FOR AFFORDABLE HOUSING DEVELOPMENTS  
**Date:** Tuesday, June 25, 2019 12:15:04 PM  
**Attachments:** [6.25.19 Affordable Housing and Sustainable Communities Awards.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, June 25, 2019 9:01 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$40 MILLION IN STATE FUNDING FOR AFFORDABLE HOUSING DEVELOPMENTS

**FOR IMMEDIATE RELEASE:**

Tuesday, June 25, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ANNOUNCES \$40 MILLION IN  
STATE FUNDING FOR AFFORDABLE HOUSING  
DEVELOPMENTS**

*Two future housing sites in San Francisco received funding from the State's Affordable Housing and Sustainable Communities Program to support transit-oriented affordable housing*

**San Francisco, CA** — Mayor London N. Breed today announced that two affordable housing developments in San Francisco received \$40 million in funding from the State's Affordable Housing and Sustainable Communities (AHSC) Program. In addition to providing affordable housing for San Franciscans, the sites are designed to support public transit and make it easier and safer for people to bike and walk in the City.

“These developments are a great example of how working together and leveraging resources can bring more affordable housing to the City, while also making our communities more bike-friendly and walkable,” said Mayor London Breed. “This will help us build 240 additional affordable homes, while making it safer and easier for people to get around without a car. That is how we will build a more sustainable and inclusive San Francisco.”



“We are proud of these collaborative efforts and thrilled to receive two State awards to not only help build more affordable housing but also to foster sustainable, healthy communities,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development (MOHCD).

The \$40 million will support two projects, which will now both be fully funded. One development is located at 500 Turk St. in the Tenderloin and the other is located on Treasure Island. The funding applications were submitted on February 1, 2019 and were approved by the California Strategic Growth Council on Friday, June 21, 2019.

### **500 Turk Street**

With the City as a co-applicant, Tenderloin Neighborhood Development Corporation (TNDC) worked with MOHCD, San Francisco Municipal Transportation Agency, and Bay Area Rapid Transit (BART) to develop their proposal for the project at 500 Turk St. Once complete, 500 Turk will transform the auto-oriented corner of Turk and Larkin—four blocks from the Civic Center/UN Plaza BART station—into a pedestrian-oriented, community-facing affordable housing development. The project will provide 108 units for low-income families earning an average of 50% of the Area Median Income, including 27 units reserved for families wishing to relocate from HOPE SF public housing sites.

“We are proud to partner with Mayor Breed and other city stakeholders as we increasingly find ways to collaborate on key transportation and housing projects that not only provide more excellent transportation options for people to get around, but help make our neighborhoods stronger, more livable and more diverse,” said Ed Reiskin, Director of Transportation, San Francisco Municipal Transportation Agency.

TNDC purchased 500 Turk St. in December 2016 with funding from MOHCD and the 2015 voter-approved Proposition A, which authorized the City to issue up to \$310 million in bonds to fund affordable housing in San Francisco. Of 500 Turk’s \$20 million AHSC funds, approximately \$14 million will fund the housing development, including resident transit passes for three years. Additionally, \$6 million will go to transit-related improvements, which include bike and pedestrian streetscape improvements on nearby 5th and 6th Streets, a canopy for the Civic Center BART station entrance at Market and Hyde, and the Geary Bus Rapid Transit Project.

“500 Turk St. represents the best of equitable transit-oriented development: dense housing in the middle of the City that will reduce greenhouse gases,” said Don Falk, CEO of Tenderloin Neighborhood Development Corporation. “We are thrilled with this AHSC award that will support the housing development as well as transit and streetscape improvements that will benefit the neighborhood as a whole. By partnering with the City to maximize the use of State funds, we can preserve much needed local funds for other affordable developments.”

### **Treasure Island, Parcel C3.1**

The second project, located on the southwest side of Treasure Island, is a joint venture between Mercy Housing California and Catholic Charities, with the Treasure Island Development Authority as a co-applicant. The project received \$13.7 million for the development of affordable housing. An additional \$6.3 million will fund the purchase of buses for AC Transit to operate service between Downtown Oakland and Treasure Island; road-safety improvements, including bike lanes and a pedestrian path; and transit passes for

residents of the development.

The proposed development includes 135 units: 66 designated for Catholic Charities' Continuum of Care supported households, 46 for low-income households, and 23 for existing middle-income Treasure Island residents. Households served by the project will have incomes ranging from 35% to 130% of Area Median Income. Residents currently living on Treasure Island will receive preference for the affordable units during the leasing process.

"This funding could not come at a more critical time for the development of affordable housing at Treasure Island," said Doug Shoemaker, President of Mercy Housing California. "The State's investment means that the Island will continue to be a mixed-income community that serves San Franciscans of all incomes."

The Affordable Housing and Sustainable Communities Program is a competitive State program administered by the Strategic Growth Council and implemented by the California Department of Housing and Community Development. AHSC was created to provide grants and loans to projects that implement housing, land-use and transportation practices that help reduce greenhouse gases. The Program is one of the California Climate Investments supported by proceeds from the State's Cap-and-Trade program.

###

**From:** [Jonin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: WE NEED IMMEDIATE ACTION ON THE FLAWED ADU  
**Date:** Monday, June 24, 2019 11:56:27 AM  
**Attachments:** [pichhbljpcnffn.png](#)  
[qeiokdociiffodd.png](#)  
[Image5](#)

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**From:** ROGER DAWSON - CPOST <[roger@cpost.com](mailto:roger@cpost.com)>

**Sent:** Friday, June 21, 2019 12:56 PM

**To:** ROGER DAWSON - CPOST <[roger@cpost.com](mailto:roger@cpost.com)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Hepner, Lee (BOS) <[lee.hepner@sfgov.org](mailto:lee.hepner@sfgov.org)>; Woodrow, Melanie <[Melanie.Woodrow@abc.com](mailto:Melanie.Woodrow@abc.com)>; Sider, Dan (CPC) <[dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)>; Conner, Kate (CPC) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>; Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>; Sayed, Khaled M. (KGO-TV) <[Khaled.M.Sayed@abc.com](mailto:Khaled.M.Sayed@abc.com)>; Smeallie, Kyle (BOS) <[kyle.smeallie@sfgov.org](mailto:kyle.smeallie@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; richhillssf@gmail.com; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Temprano, Tom (BOS) <[tom.temprano@sfgov.org](mailto:tom.temprano@sfgov.org)>; Jennifer Fieber <[jennifer@sftu.org](mailto:jennifer@sftu.org)>; Renee Curran <[sfmeancat@yahoo.com](mailto:sfmeancat@yahoo.com)>; Dan.Noyes@abc.com; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Stefani, Catherine (BOS) <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>; Walton, Shamann (BOS) <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; KPIXNEWSASSIGN.EDITORS@CBS.COM; KTVU2Investigates@foxtv.com; stories@nbcbayarea.com; breakingnews@kron4.com; metrodesk@sfchronicle.com; acooper@sfchronicle.com; Breed, Mayor London (MYR) <[mayorlondonbreed@sfgov.org](mailto:mayorlondonbreed@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; ROGER DAWSON - CPOST <[roger@cpost.com](mailto:roger@cpost.com)>

**Subject:** WE NEED IMMEDIATE ACTION ON THE FLAWED ADU

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

**Dear Mayor Breed, Board of Supervisors, Planning Commission, Tenants Rights Organizations and News Media,**

When did it become OK for San Francisco to allow property owners & developers to treat renters like s\*\*t ?

I'm reaching out to all of you to come together and stop the out of control urban cancer known as the ADU that is ruining lives here.

I am one of thousands of San Francisco residents being negatively impacted by former Supervisor Scott Wiener's hastily crafted and ill thought out Accessory Dwelling Unit legislation. In my case a 60 year resident, senior citizen with painful disabilities who is now having to fight for the first time to remain at peace in his apartment home at 801 Corbett Ave. on Twin Peaks. For decades our building was a great place to live until Wiener's ADU unleashed perfidious developers and speculators to buy it 9 months ago so they could exploit it for no other consideration than quick profit.



I have contacted many of you over the past few months to investigate the abuses the ADU spawned and now it is apparent to everyone that the ADU is victimizing the residents of SF rather than making any significant contribution to housing. Immediate **Board of Supervisors** action is needed to enable the **Planning Commission** to deny approvals for ADU projects that will negatively impact the lives of existing rent controlled tenants. The Planning Commission needs additional authority that will help protect the residents of Our City and they need it now. I have discussed this with some of you before (Aaron Peskin & Staff, Rafael Mandelman & Staff, Dan Sider & Staff) and even spoke before the Planning Commission (3/14/19), but a solution isn't in place yet and thousands are still suffering abuse at the hands of exploitative ADU developers. The landscape here is rapidly being ruined with severely overcrowded ADU victimized buildings now referred to appropriately as "Wienvilles".



When this senior citizen goes before the Planning Commission (re: 801 Corbett Ave.) to argue against losing my mobility (parking which I desperately need because of rheumatoid arthritis), against suffering two years of unbearable noise in my apartment and against the ongoing abuse I've suffered at the hands of the this new predatory owner, I pray that the Commission will have the authority to put my rights (and the 30 other tenants) as voting, tax paying residents over those of a rich, secretive Orange County registered Republican named Mark E. Hyatt (aka: MEH Pioneer, LLC) and his local ADU henchman Joe Peters. Mr. Hyatt is hiding behind this new LLC after his property in Woodside turned into a raging inferno causing death and suffering in 2013 (see below).



This independent developer, Joe Peters, who came here from New York has now made it his full time job to exploit the ADU (as he boasts on LinkedIn and Compass Real Estate). He is without a doubt the worst human being I have ever encountered in my long life. From the day he convinced Mark Hyatt of Newport Beach to buy our building, he has misrepresented himself to the tenants, has lied to me, harassed me, damaged my property, refused to respond to requests, deliberately eliminated security in the garage resulting in a rash of auto burglaries and is threatening me with eviction because I'm working hard to prevent his harmful ADU development from ruining our lives. He has even shown up at my door waking me up late at night harassing me and resulting in my needing the help of the police to keep him away and escort him off the property.

This abhorrent behavior is what the ADU has spawned here in Our City. The ADU has turned SF into a "bait ball" for a feeding frenzy of unscrupulous speculators to inflate the property values of apartment buildings with no real impact on the housing crisis. It turns out that the only people who are benefiting from the ADU are wealthy developers in places like Orange County, money is literally being sucked out of SF down into "Trump Country". Developers are referring to the ADU mining of San Francisco's apartment garages as the new "Gold Rush"... and like the Gold Rush, many developers are using underhanded (possibly illegal) tricks to pull off an ADU, a modern day "claim jumping" on tenants rights (as documented by the tenants rights organizations here). The problem with the existing ADU law is that it has now created a predatory environment for real estate developers to exploit rent controlled buildings here in The City. It is so bad that we see dedicated departments within these organizations specifically working full time to exploit the ADU for profit. Their strategy is to purchase rent controlled properties, add additional units while taking away parking from current residents and subject them to lengthy construction disruption. This is a deliberate effort to drive out existing rent controlled tenants with construction and harassment, pack in more units and then "flip" the property with higher rents and more units for a substantial profit.

The ADU is also turning into an environmental disaster: construction crews with their heavy diesel equipment/trucks, toilets, debris boxes and loud machinery are working every day, polluting the air with emissions and toxic dust for 2 years to build for just 1-2 people. There is no economy of scale as with a new or completely redesigned/renovated property. There is no consideration for affordable housing. There is no consideration for parking/traffic. The only reason developers are doing ADU's is to increase the unit count/turnover so they can flip the building for a quick profit. It is exploitation in its worst form and it isn't a solution to increase housing in an orderly manner. It is rapidly killing off the charming apartment buildings that give Our City its character by turning them into modern day tenements.

When did Our City lose its responsibility for its residents and allow such massive abuse? It's unthinkable that in these times we let greedy out of town developers abuse the people of San Francisco and let these projects proceed without any environmental impact report. The environment consisting of the well being of impacted residents.

Mr. Hyatt's troubled history as a Bay Area landlord speaks for itself and should set off alarm bells for those tasked with regulating his activities... This from the **San Mateo County Times** in 2013:

**The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents “suffered displacement, fear, emotional trauma, and the loss of most of their life’s**

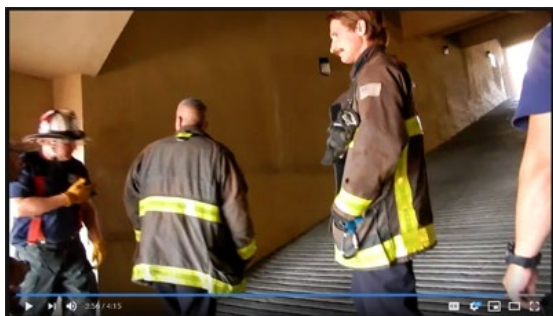
possessions” because of the fire. The building’s owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to “properly inspect, maintain and safeguard the property from a foreseeable unit fire.” KDF founder Mark Hyatt said in a phone interview that he can’t comment on the pending legal action.



We are already seeing this failure to properly maintain a building here at 801 Corbett. There was a water leak (on 10/14/2018) in the building and a large hole opened up in the garage ceiling exposing part of the fire sprinkler system. It hasn't been repaired in over 8 months now and represents a constant danger of debris falling out of it onto residents who walk underneath it as well as exposing sensitive elements of the fire sprinkler system.



Mark Hyatt is avoiding his responsibility and for all practical purposes is acting like a ghost. Since 10/26/2018 I've tried to reach him at his office (KDF Communities/MEH Pioneer, LLC - 230 Newport Center Drive, Suite 210 Newport Beach CA 92660, Tel: 949.719.1888) through dozens of emails, letters, voice mails, all without any response whatsoever. Even when I notified him that our building was being flooded for a second time (on 10/31/2018) by a water main break and that I had called the fire department he never responded.



When he bought the building 9 months ago I sent him a letter describing how important parking is to my handicapped mobility (and the other handicapped seniors living here) and how this building with its very thin floors and walls is extremely sensitive to noise, especially for those of us directly over the garage, he never responded. He just doesn't care and he's definitely hiding. I've done many searches to find even a bio or photo of him and there is nothing, except his participation in the Republican Party. Why do people conceal themselves like this...? Obviously because they have something to hide.

This man should not be allowed to own apartments here in SF. He is a textbook case of everything a bad landlord is. When you put him together with someone like Joe Peters you get a combination that is terrifying for the 30 of us who live here.

Any day now Joe Peters representing MEH PIONEER, LLC (Mark E. Hyatt) will be submitting a planning application for an ADU at 801 Corbett and it will probably have lots of pretty color renderings and flowery language. He'll probably parade out an architect that'll make a nice presentation... but don't be fooled, the reality is it will ruin lives and drive out existing rent controlled tenants here and inflict the neighborhood with more congestion. If I hadn't been watching Joe Peter's activities on the property like a hawk, he'd have been able to keep his plans a secret and sneak this through without opposition. I feel bad for all the tenants across San Francisco who never realized that they were being victimized by an ADU before it was too late. I've heard horror stories from the Tenants Union and Housing Rights Committee about developers doing unscrupulous things like telling tenants to please "temporarily" remove their cars from the garage for

an "earthquake retrofit" and then pulling an ADU on them, permanently eliminating the parking they relied on for decades and disrupting their lives with major construction. Most shocking, The City has brought no action (yet?) against the owners for pulling this kind of deception.

Immediate **Board of Supervisors** action is needed to enable the **Planning Commission** to deny approvals for ADU projects that will negatively impact the lives of existing rent controlled tenants. In my case I will surely suffer great harm if it is allowed to proceed. My and the other senior's mobility (access to our cars) to get to the doctor, get treatments, get physical therapy and take care of our everyday needs is at risk... Possibly worse: if construction is allowed to proceed directly underneath my unit, the constant unbearable noise of jack hammers, buzz saws, nail guns, generators, compressors, fumes and dust for such a long period of time will certainly stress me out, raise my blood pressure and likely give me a heart attack. Similar damages will undoubtedly be suffered by the residents of the other 6 units directly on top of the garage. It's a well studied fact that the health effects of noise pollution can be worse than smog. This building is unique in that it has unbelievably thin plywood floors and the concrete base/sides of the garage concentrates and reflects all noise upward, even ordinary conversations in the garage echo up through our floors like they were in our living rooms. We all work at keeping things quiet in consideration of this aspect of the building. There would be no keeping an ADU construction quiet, it would be a nightmare for us.

Is it too much to ask to live one's home life in tranquility and quiet?

I pray that those of you we voted-in with the power to protect us will do something, please!

Sincerely,



Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15  
San Francisco, CA 94131

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This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)

[ ]

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON POTENTIAL RAIDS BY IMMIGRATION AND CUSTOMS ENFORCEMENT  
**Date:** Monday, June 24, 2019 11:56:06 AM  
**Attachments:** [6.21.19 Immigration Raids.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, June 21, 2019 1:55 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON POTENTIAL RAIDS BY IMMIGRATION AND CUSTOMS ENFORCEMENT

**FOR IMMEDIATE RELEASE:**

Friday, June 21, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON POTENTIAL RAIDS BY  
IMMIGRATION AND CUSTOMS ENFORCEMENT**

“It is unconscionable that the Federal administration is targeting innocent immigrant families with secret raids that are designed to inflict as much fear and pain as possible. Here in San Francisco, we will always demonstrate our values of diversity and inclusiveness by being a sanctuary city that stands up for all our residents and neighbors.

We will continue to remain vigilant and offer services for all immigrants through the Office of Civic Engagement and Immigrant Affairs. We want our entire community to be prepared. Residents should call the SF Rapid Response Hotline at 415-200-1548 to report raids or get deportation legal assistance. For information about immigration legal help in San Francisco, go to [immigrants.sfgov.org](http://immigrants.sfgov.org).”

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISORS RAFAEL MANDELMAN AND AARON PESKIN CREATE TRANSIT PERFORMANCE WORKING GROUP  
**Date:** Monday, June 24, 2019 11:52:17 AM  
**Attachments:** [6.24.19 Transit Working Group.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, June 24, 2019 9:24 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISORS RAFAEL MANDELMAN AND AARON PESKIN CREATE TRANSIT PERFORMANCE WORKING GROUP

**FOR IMMEDIATE RELEASE:**

Monday, June 24, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED, SUPERVISORS RAFAEL  
MANDELMAN AND AARON PESKIN CREATE TRANSIT  
PERFORMANCE WORKING GROUP**

*The Transit Performance Working Group will develop a roadmap for better and more reliable  
Muni service*

**San Francisco, CA** — Mayor London N. Breed today announced the creation of a working group to review the performance of Muni service and to make recommendations on how to improve it, convened together with Supervisor Rafael Mandelman and Supervisor Aaron Peskin.

The working group has been tasked with reviewing the performance of the City's current bus and rail system and recommending actionable steps that the City can take to improve service for riders. The working group includes transit experts who have operated large systems throughout the country, labor leaders representing the City's transit workers, and transit advocates pushing for improvements in Muni service. The group will be co-chaired by Ed Harrington, the City's former Controller, and Gwyneth Borden, the incoming Chair of the San

Francisco Municipal Transportation Agency (SFMTA) Board of Directors.

“Muni has to work for everyone—for people commuting to work, for people getting to appointments, for people who are just trying to live their lives,” said Mayor London Breed. “It needs to be reliable, safe, and efficient. That requires us continuing to invest in new trains and buses, but also looking at the system as a whole to see how we can make improvements. I want to thank this group of experts for committing to create a roadmap to transform Muni and make it work for the people of San Francisco.”

“Since taking office one year ago, I have heard nearly every day from constituents sharing harrowing tales of their experiences on Muni,” said Supervisor Rafael Mandelman. “In this 20<sup>th</sup> anniversary year since Proposition E established the SFMTA and with a change of leadership on the way, we have an opportunity and obligation to evaluate this agency’s track record and current performance and offer its new leadership a roadmap to fixing Muni and delivering San Franciscans the 21<sup>st</sup> century world-class transit system they deserve. This working group brings together an impressive number of local government and public transportation leaders with decades of combined experience to help us finally get Muni on track.”

“While we continue our efforts to identify revenue to fund public transportation infrastructure for our growing city, we must also ensure it’s being invested strategically and with increased accountability,” said Supervisor Aaron Peskin, who also chairs the San Francisco County Transportation Authority. “This long overdue working group brings together some of the best minds in transit policy to determine the reforms necessary to ensure that public money is being spent wisely and with public input. Building on the group’s shared institutional knowledge, we should be able to recommend a restructuring that will ensure SFMTA delivers better, faster and more reliable public transportation for the hundreds of millions of riders annually who depend on our system.”

“Since being elected in 2016 I have been calling for reforms to the SFMTA. This working group has come at a critical time,” said Supervisor Asha Safaí. “Now more than ever, we need SFMTA to be responsive and move quickly so we can achieve our goal of building better and safer streets. It is vital that we create a thriving public transportation agency that can meet the needs of our dynamic city.”

On April 29, Ed Reiskin, the current SFMTA Director of Transportation, announced that he would not be seeking a renewal of his contract at the end of its term in August. The SFMTA Board of Directors, as specified in the Charter, is currently running a search process to identify the Agency’s next Director of Transportation. The Transit Performance Working Group is in a unique position to identify clear short-, medium-, and long-term recommendations that can be implemented by the new Director, when they are hired.

Since being in office, Mayor Breed has outlined numerous areas requiring improvement at the SFMTA, with a priority on ensuring dependable bus and rail service. The Working Group’s recommendations present an opportunity to help resolve the issues that impact Muni riders on a daily basis.

Muni plays a critical role in moving people within San Francisco. The system has over 716,000 daily boardings, the largest of any Bay Area transit operator, and it continues to experience increased demand. Since 2010, ridership has increased by 5%.

The working group will complete its assessment and issue a public report by January 2020. The working group will be supported by staff from the Controller's Office, the MTA, and the San Francisco County Transportation Authority.

### **Transit Working Group Members**

- Gwyneth Borden, incoming President of the SFMTA Board
- Ed Harrington, former City Controller and General Manager of the Public Utilities Commission
- Dr. Beverly Scott, former Executive Director of transit systems in Atlanta, Boston, and others
- Mike Hursch, Executive Director of AC Transit and former deputy director at the SFMTA
- James Gallagher, Chief Operations Officer of the Los Angeles Metropolitan Transit Agency
- Kathleen Kelly, former executive and senior roles at AC Transit, BART, and with the City
- Alicia Jean-Baptiste, Executive Director of SPUR and former SFMTA Chief of Staff
- Roger Morenco, President of the Transit Workers Union Local 250-A
- Terrence Hall, Treasurer for the Transit Workers Union Local 250-A
- Rachel Hyden, Executive Director of the Transit Riders Union
- Queena Chen, MTA Citizen Advisory Committee and Chinatown Transportation Improvement Project

### **Supporting Agency Departments**

- Micki Callahan, City Human Resource Director
- Tilly Chang, Executive Director of the San Francisco County Transportation Authority
- Julie Kirschbaum, SFMTA Director of Transit
- Ben Rosenfield, City Controller

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for June 27, 2019  
**Date:** Friday, June 21, 2019 11:48:59 AM  
**Attachments:** [20190627\\_cal.docx](#)  
[20190627\\_cal.pdf](#)  
[CPC Hearing Results 2019.docx](#)  
[Advance Calendar - 20190627.xlsx](#)

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Commissioners,  
Attached are your Calendars for June 27, 2019.

Please note that Commissioner Melgar is expected to be out on June 27<sup>th</sup>. Both Commissioners Melgar and Hillis are expected to be out on July 11<sup>th</sup>. Therefore, if anyone else is expected to be out on July 11<sup>th</sup> please let me know as soon as possible.

Commissioner Fung,  
Please review the previous hearing and materials for 344 14th Street and 225 Vasquez Avenue.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed legislation severely restricting home renovation  
**Date:** Friday, June 21, 2019 10:53:48 AM

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** John F. Sampson <[john@jfsassociates.net](mailto:john@jfsassociates.net)>  
**Sent:** Friday, June 21, 2019 10:50 AM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
**Subject:** Proposed legislation severely restricting home renovation

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

I assume that as a member of the Planning Commission you recognize that the proposed legislation cannot have sufficient public benefit or necessity as it would excessively and contemptibly limit and interfere with a homeowners rights to the reasonable modification of their private property. Further it imposes on each homeowner who would like to reasonably renovate or remodel his/her home the burden of adding an addition dwelling unit. It is inconceivable that our legislators would force any homeowner desiring to improve the home he/she owns to provide within that home additional separate housing for others. In wiser legislation you have given the opportunity for homeowners to voluntarily add a dwelling unit, but **forcing the owner to add a dwelling unit** in exchange for permitting them to modernize a kitchen, add a bathroom or update a 1900 or 1930's home is ludicrous and outrageous.

**John F. Sampson**

*John F. Sampson Associates*  
*2000 California Street #12*  
*San Francisco, CA 94109*  
*Office: 415.922.7744*  
*Mobile: 415.810.5577*  
[john@ifsassociates.net](mailto:john@ifsassociates.net)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: Proposed controls on residential demolitions and alterations  
**Date:** Friday, June 21, 2019 9:39:24 AM

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*Jonas P. Ionin,  
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**From:** Christopher Davies <cdavies@sbcglobal.net>  
**Sent:** Friday, June 21, 2019 9:35 AM  
**To:** Haney, Matt (BOS) <matt.haney@sfgov.org>  
**Subject:** Proposed controls on residential demolitions and alterations

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

Dear Supervisors and planning staff:

I write to urge you to oppose the proposed controls on residential demolitions and alterations. These highly restrictive and misguided proposals severely intrude on individual homeowner options, and will have a detrimental effect on neighborhood homes. It is simply unfair to burden homeowners in this way.

Sincerely,  
Christopher Davies  
850 Clayton St  
SF 94117 - District 5

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Oppose - new controls on residential demolitions  
**Date:** Friday, June 21, 2019 8:31:11 AM

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*Jonas P. Ionin,  
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**From:** abby ramsden <aramsden23@gmail.com>  
**Sent:** Thursday, June 20, 2019 10:44 AM  
**To:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Oppose - new controls on residential demolitions

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

Hello - as a homeowner of a modest and funky SF home in Fairmount Heights at 43 Whitney Street, I am super concerned about these proposed new controls. I'm not considering a mega-renovation but more of a fix-it-up - this would restrict even a very modest renovation and put me at the mercy of my neighbors (even more than I already am).

Please focus on lifting restrictions that require single family homes and on promoting ADUs as good solutions to our housing crisis - don't penalize everyone!

Thank you,  
Abigail Ramsden



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: Proposed SF Planning Ordinance (Alterations and Demolitions)  
**Date:** Friday, June 21, 2019 8:30:44 AM

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*Jonas P. Ionin,  
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**From:** Jeff Rubin <jeff@burgdirect.com>  
**Sent:** Thursday, June 20, 2019 11:22 AM  
**To:** StefaniStaff, (BOS) <stefanistaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Proposed SF Planning Ordinance (Alterations and Demolitions)

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

I am writing to express my concern about this impending legislation. We all understand that home ownership in San Francisco can be an elusive thing to acquire, but placing additional excessive restrictions, particularly on alterations, is not a way to grow housing stock; instead it likely stifles projects because they become slower, more expensive, and less achievable. As an owner in an RH-2 zoned property (with absolutely no near term plans for alteration), I am concerned that my family home for 30 years would be largely unchangeable because of some of the new rules. I pay property taxes, and I am not the enemy of the affordability crisis, yet the legislation has the feel of adding perhaps punitive restrictions to meet an objective that it will not serve. Please find ways to filter your efforts towards abusers rather than blanket coverage affecting ordinary homeowners, or focus on building new housing rather than restricting longtime existing homeowners.

Thank you.

Jeff Rubin  
2815 Pine Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CSU institutional growth impacts (SFSU)  
**Date:** Friday, June 21, 2019 8:28:26 AM

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Jonas P. Ionin,  
Director of Commission Affairs

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

From: Aaron Goodman <[amgodman@yahoo.com](mailto:amgodman@yahoo.com)>  
Sent: Friday, June 21, 2019 6:43 AM  
To: Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: CSU institutional growth impacts (SFSU)

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SFBOS / SF Planning Commissioners

What impacts on transit, housing and the environment could have been lessened at SFSU-CSU in their master planning when zero improvements to mass transit and only negative impacts on family and essential rental housing on the westside was pilfered by SFSU?

Why give them anything When they have this money? And the prior noted concerns of institutional growth in SF.... the interest is in profiteering and growing like a UC school and thus stems the problems of housing and traffic on the westside of sf....

Ag D11

CSU secretly stashed away \$1.5 billion surplus, auditor says

[https://www.sfchronicle.com/news/article/CSU-stashed-away-1-5B-surplus-without-telling-14025568.php?utm\\_campaign=CMS%20Sharing%20Tools%20\(Premium\)&utm\\_source=share-by-email&utm\\_medium=email](https://www.sfchronicle.com/news/article/CSU-stashed-away-1-5B-surplus-without-telling-14025568.php?utm_campaign=CMS%20Sharing%20Tools%20(Premium)&utm_source=share-by-email&utm_medium=email)

A state audit says CSU hid the money and overcharged on parking, but the school's chancellor rebuts the findings.

This message was sent via SFChronicle.com

Sent from my iPhone

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATION  
**Date:** Friday, June 21, 2019 8:19:31 AM

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Jonas P. Ionin,  
Director of Commission Affairs

Planning Department|City & County of San Francisco  
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[www.sfplanning.org](http://www.sfplanning.org)

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

From: Rahaim, John (CPC)  
Sent: Thursday, June 20, 2019 9:28 AM  
To: Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Merlone, Audrey (CPC) <[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)>  
Subject: FW: I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATION

John Rahaim  
Planning Director

Andrea Green  
Executive Assistant

[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org) 415-558-6411  
[andrea.green@sfgov.org](mailto:andrea.green@sfgov.org) 415-558-6268  
1650 Mission Street Suite 400  
San Francisco CA 94103

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

From: James Hill <[jameshill@jameshillarchitect.com](mailto:jameshill@jameshillarchitect.com)>  
Sent: Wednesday, June 19, 2019 8:54 PM  
To: Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
Subject: I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATION

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

I am a local homeowner and home-office architect in San Francisco since 1985.

I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATION

The proposal is misguided and disingenuous and definitely unsupportive of affordable housing. It discourages property upkeep and the adding of units.

The review process in San Francisco is recognized as the most expensive and time consuming in the country for small residential projects. This proposal is to make it worse. The proposal adds an additional year +/- of delays. This would affect virtually all of the single family and multi-unit projects in our office. For those of you who have been approved recently, this would likely double the time for approvals or eliminate the possibility.

Let's problem solve for efficiency instead of create problems and obstacles.

Thanks for your attention, please note my opposition.

James Hill  
AIA  
james hill architect  
836 Haight Street  
San Francisco, CA 94117  
phone: 415 864 4408

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Home Remodeling  
**Date:** Friday, June 21, 2019 8:19:18 AM

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*Jonas P. Ionin,  
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---

**From:** Jason Thompson <jason\_athompson@hotmail.com>  
**Sent:** Thursday, June 20, 2019 9:37 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Stefanistaff@sfgov.org  
<https://sfgov.legistar.com/View.ashx?M=F&ID=6838135&GUID=08C9052E-3A30-445F-B11C-CF4A07130B99>  
**Subject:** SF Home Remodeling

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To whom this may concern,

This new bill being proposed is ludicrous. As a home owner and voter in San Francisco, I implore all of you to toss this piece of proposed legislation and focus on more pressing issues (dark storefronts in commercial corridors). Don't penalize actual citizens for the shortfall in housing options for lower and middle income families. I am referring to this piece of utter garbage:

<https://sfgov.legistar.com/View.ashx?M=F&ID=6838135&GUID=08C9052E-3A30-445F-B11C-CF4A07130B99>

Thanks,

Jason Thompson

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Homeowner from 2721 Bush Street  
**Date:** Friday, June 21, 2019 8:19:10 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Stephanie Fillbrandt <stephanie@marshandclark.com>  
**Sent:** Thursday, June 20, 2019 9:58 AM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; richhillissf@gmail.com  
**Subject:** Homeowner from 2721 Bush Street

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

Dear Supervisors,

We purchased our 2 bedroom one bath home in 2007. We have been diligently saving in the hopes of remodeling our home to better fit our family of four. We have plans to add a garage which we desperately need living on busy Bush Street and add a bedroom for our second son. We understand that you are considering legislation that would limit the size of a renovated home to 1200 square feet and require the homeowners to add another unit that is at least 75% the size of the main unit. We also understand you are considering legislation that would not allow a homeowner to add a garage or additional parking to their home. These changes would effectively make our hoped for renovation simply not possible. My husband and I both work in SF and I am also a small business owner with an interior architecture and design firm. The proposed legislation would greatly affect my business in a negative way.



Please do not pass these proposals.

Thank you,  
Stephanie + Matt Fillbrandt

--

**Marsh and Clark Design**

2849 California Street

San Francisco, CA 94115

p: 415.775.2822

f: 415.775.2422

e: [stephanie@marshandclark.com](mailto:stephanie@marshandclark.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to proposed changes in the Planning Code  
**Date:** Friday, June 21, 2019 8:18:59 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Brown, Vallie (BOS)  
**Sent:** Thursday, June 20, 2019 10:20 AM  
**To:** Jennifer Tulley <[jennifertulley@me.com](mailto:jennifertulley@me.com)>  
**Cc:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
**Subject:** Re: Opposition to proposed changes in the Planning Code

Thanks Jennifer, I agree with you.

Best,  
Vallie

Sent from my iPhone

On Jun 20, 2019, at 8:05 AM, Jennifer Tulley <[jennifertulley@me.com](mailto:jennifertulley@me.com)> wrote:

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

I am a homeowner at 2817 Pine Street, and an architect, and I strongly oppose the proposed controls on Residential Demolition and Alterations.

I understand that there is a housing crisis, but this is far too restrictive for property owners in the city. This creates a blanket statement for all renovations, when each case should be evaluated differently, such as in the case for a large family, sometimes multi-generational, to occupy one home, and be able to raise their children in the city. Creating many small units does not necessarily keep families in the city and create a balanced community. Additionally, even if you force people to create a separate unit, this does not force a person to rent it out.

The proposed requirements to have fully designed and engineered drawings for the Neighborhood Notification process puts an undue time and financial burden on projects that might not get final approval from the Planning Department. The approval process at Planning should be done before hiring an engineer so that changes to the design do not require additional fees for structural redesign.

Thank you for your consideration.

Jennifer Tulley  
2817 Pine Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Planning Proposed Controls on Demolition & Alteration  
**Date:** Friday, June 21, 2019 8:18:43 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Christina Toy <[christina\\_toy@yahoo.com](mailto:christina_toy@yahoo.com)>  
Sent: Thursday, June 20, 2019 10:45 AM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Subject: SF Planning Proposed Controls on Demolition & Alteration

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Dear Board of Supervisors,

In reviewing the proposed controls, we find the proposal limiting our renovation to our own home as well as adding unnecessary procedure to smaller projects. We object to the increasing control over our own home which we deem as our own private place to live.

Thank you for your time.

Christina  
Home owner  
1935-15th Ave  
San Francisco, CA

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed legislation to demolish or change SF properties  
**Date:** Friday, June 21, 2019 8:18:35 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Marianne Schier <marianne.schier@compass.com>  
**Sent:** Thursday, June 20, 2019 11:04 AM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; richhillissf@gmail.com  
**Subject:** Proposed legislation to demolish or change SF properties

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

As a 5th generation San Francisco deeply rooted and committed to the future of our beloved City I am urging you to please vote against this most preposterous proposed legislation. I am the product of hard working immigrants on every side of my family that built their lives through the ownership and holding of property. We NEED to encourage families to stay here in SF or we will become a City held hostage to industry and the economy. Families need to add garages , build a home larger than 1200 sq ft and remodel their own kitchen and baths without waiting for months for planning etc ! If you only want people who are not invested in the community and just passing by that is what you will get .

Please Wake up and stop VILIFYING the people are literally fighting to raise kids here and paying property taxes - It's too much . Short sided political moves are not what this City needs more of ! Let's make it easier for small businesses to thrive here and people to live here !

Regards,  
Marianne Bacigalupi Schier  
376 Arguello blvd  
SF CA 94118

--

**Marianne Bacigalupi Schier**  
**2018 Top Producing Agent**  
DRE#: 01194797  
1699 Van Ness Avenue, San Francisco, CA 94109  
o: 415.345.3169  
c: 415.999.0979

\*Please note my email has changed. My new email is [Marianne.Schier@Compass.com](mailto:Marianne.Schier@Compass.com)

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: AGAINST: Proposed controls on residential demolitions & alterations  
**Date:** Friday, June 21, 2019 8:18:12 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Thomas Baboin <baboin.thomas@gmail.com>  
**Sent:** Thursday, June 20, 2019 11:08 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** AGAINST: Proposed controls on residential demolitions & alterations

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Dear Members,

As a home owner at 253 Charter Oak Ave, I am absolutely opposed to the proposed controls on residential demolitions and alterations. Restrictions on expanding homes is not what we need. My home was substantially expanded in terms of sq/ft and I now have 2 additional people living there which I otherwise would not have the space for.

Best,  
Thomas Baboin  
415-683-9953





**From:** [Jonin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hearing today  
**Date:** Friday, June 21, 2019 8:18 05 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Rob Pfeifer <[rob.pfeifer@gmail.com](mailto:rob.pfeifer@gmail.com)>

**Sent:** Thursday, June 20, 2019 11:14 AM

**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Millicent (CPC) <[millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; hillar.ronen@sfgov.org; ashsha.safai@sfgov.org; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>

**Subject:** Hearing today

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||  
Greetings from 3969 Clay st.!

This is truly and utterly insane. Can you please let me know which individuals are responsible for even proposing this so we can get them removed from office for incompetence? Even by SF city government standards this is embarrassing.

Sent via [Superhuman iOS](#)

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

From: Iris Clayter <[iris.clayter@gmail.com](mailto:iris.clayter@gmail.com)>  
Date: Thursday, June 20 2019 at 11:06 AM PDT  
Subject: Re: ACTION NEEDED TODAY  
To: Rob Pfeifer <[rob.pfeifer@gmail.com](mailto:rob.pfeifer@gmail.com)>

That is literally insane.

On Thu, Jun 20, 2019 at 10:42 AM Rob Pfeifer <[rob.pfeifer@gmail.com](mailto:rob.pfeifer@gmail.com)> wrote:

God this city is dumb

Sent via [Superhuman iOS](#)

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

From: Beverly Barnett <[beverly@beverlybarnett.com](mailto:beverly@beverlybarnett.com)>  
Date: Thursday, June 20 2019 at 10:39 AM PDT  
Subject: ACTION NEEDED TODAY  
To: <[rob.pfeifer@gmail.com](mailto:rob.pfeifer@gmail.com)>

||

BEVERLY BARNETT  
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DRE# 01301989

COMPASS  
1699 Van Ness Ave  
San Francisco CA 94109

**Friends and Neighbors,**

Please read the following analysis by the SF Planning Dept. of proposed legislation that will severely restrict a home owners ability to renovate their home.

The legislation would limit the size of the renovated home to 1200 sf and require the homeowner to add another unit that is at least 75% the size of the main unit. It also would not allow a homeowner to add a garage or additional parking to their home. It will also require a public hearing for any renovation/addition in excess of 10% SF of existing home.

Please send an email to the Board of Supervisors as well as the Planning commission to voice your opinion. Please list your home address when you send it out.

[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org) [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
[millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org) [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org) [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
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[MandelmanStaff@sfgov.org](mailto:MandelmanStaff@sfgov.org) [Gordon.Mar@sfgov.org](mailto:Gordon.Mar@sfgov.org) [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) [Hillar.Ronen@sfgov.org](mailto:Hillar.Ronen@sfgov.org)  
[Ashsha.Safai@sfgov.org](mailto:Ashsha.Safai@sfgov.org) [Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org) [Stefanistaff@sfgov.org](mailto:Stefanistaff@sfgov.org)

There is a hearing today starting at 10am at City Hall.

**Thank You,  
Beverly Barnett**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Compass, 1699 Van Ness Blvd, San Francisco, CA 94109

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: OPPOSITION TO ORDINANCE BOARD FILE # 1812116  
**Date:** Friday, June 21, 2019 8:17:57 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Michael Antonini <wordweaver21@aol.com>  
**Sent:** Thursday, June 20, 2019 11:15 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** wordweaver21@aol.com  
**Subject:** OPPOSITION TO ORDINANCE BOARD FILE # 1812116

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Dear Planning Commissioners:

I wish to voice my strongest opposition to legislation proposed in Board File Number 181216. I understand you will be considering this legislation today, June 20, 2019.

This proposed ordinance would prohibit addition of parking, would limit the size of additions and require establishment of an additional unit in even single family homes. Additionally, even a very small addition of 10.1% of an existing home would require a public hearing.

This legislation is a serious attack on private property rights. If passed, it will result in even more families with children leaving San Francisco. Also, this ordinance, if passed, will add considerably to the cost of housing- particularly within single family homes for which most families with children desire.

Please vote against Board File #1812116

Sincerely,  
Michael J. Antonini

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Controls on Demo and Alterations  
**Date:** Friday, June 21, 2019 8:17:44 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Kevin Perkins <kevinmperkins@gmail.com>  
**Sent:** Thursday, June 20, 2019 11:55 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Hillar.Ronen@sfgov.org; Ashsha.Safai@sfgov.org; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Cc:** Beverly Barnett <beverly@beverlybarnett.com>  
**Subject:** Proposed Controls on Demo and Alterations

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Dear Board,

My name is Kevin and I have lived in SF for over 12 years. I currently live with my wife and 2 sons at 3737 Jackson Street. I deal with lots of demo and remodeling all the time and sometimes wish it were more quiet and there was less construction traffic.

At the same time, I think what you are proposing will only make the situation (affordability) even worse for most of the community. Regulations are already the biggest complaint buyers talk about and by making development harder and more costly, you are directly hurting those in your community whom you are representing and have been empowered to serve. The only people who benefit from this legislation are people who already have big, remodeled homes (as their values will

rise with this artificial scarcity). Let people make their own choices on how to improve their property and have the building department ensure things are being done safely and with reasonable permits issued in a reasonable time frame, please. Please don't pass this shortsighted bill.

Sincerely,

Kevin Perkins

SF resident and tax paying homeowner

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Legislation surrounding renovations  
**Date:** Friday, June 21, 2019 8:17:37 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Trish <[gumppt@yahoo.com](mailto:gumppt@yahoo.com)>  
Sent: Thursday, June 20, 2019 12:12 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Subject: Legislation surrounding renovations

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Dear Board of Supervisors and SF Planning Commission:

My name is Patricia Gump and I own and live at my house at 2345 Lake Street.

I strongly oppose legislation being considered that would limit our ability to renovate our home. I understand you propose, among other limits, to limit the size of the renovated home to 1200 sf and require homeowners to add another unit that is at least 75% the size of the main unit.

Thank you,

Patricia Gump  
Email: [gumppt@yahoo.com](mailto:gumppt@yahoo.com)  
Cell: 650-274-3013



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Single family home legislation on demo and alterations.  
**Date:** Friday, June 21, 2019 8:17:30 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Frank Hsieh <[sffd41@yahoo.com](mailto:sffd41@yahoo.com)>  
Sent: Thursday, June 20, 2019 12:16 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>  
Cc: Dad <[suphsieh@gmail.com](mailto:suphsieh@gmail.com)>  
Subject: Proposed Single family home legislation on demo and alterations.

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Dear Board of Supervisors,

I respectfully request to not pass the proposed home demolition and alteration legislation.

I am a first generation native San Franciscan and a San Francisco Fire Department Captain.

My parents immigrated to America from China, worked hard and raising three boys. My father, Tom Hsieh, is living proof that the American Dream can be a reality. Immigrating from China with nothing but a guitar on his back, he became a prominent SF Architect, sat on the PUC, Arts, MTC, Tahoe Regional Planning and Police commissions, and served 11 years on the Board of Supervisors.

His American Dream encompassed a dream of working hard, owning a home, raising a family and being a productive member of society.

Today, two of his sons own single family homes in San Francisco. This proposed legislation goes against everything that encompasses the American Dream. By severely limiting a homeowner from remodeling, updating utilities or requiring to convert a single family home to an apartment building will permanently destroy the

individual rights that we all know as Americans.

Obviously, there is a shortage of affordable housing in San Francisco, but by requiring homeowners to foot the responsibility is completely against the American Dream.

Respectfully,

Frank Hsieh  
822 37th Avenue  
San Francisco, CA 94121

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Controls on Residential Demolitions & Alternations  
**Date:** Friday, June 21, 2019 8:17:18 AM

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Jonas P. Ionin,  
Director of Commission Affairs

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

From: Caitriona Anderson <[caitriona.anderson@me.com](mailto:caitriona.anderson@me.com)>  
Sent: Thursday, June 20, 2019 12:58 PM  
To: Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; hillar.ronon@sfgov.org; richhillissf@gmail.com; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Ashsha.Safai@sfgov.org; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; matt.heney@sfgov.org; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; hillar.ronen@sfgov.org; ashsha.safai@sfgov.org; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Cc: Mark Anderson <[mark\\_j\\_anderson@mac.com](mailto:mark_j_anderson@mac.com)>  
Subject: Proposed Controls on Residential Demolitions & Alternations

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

To: The Board of Supervisors and Planning Commission,

I am writing to object to the proposed controls to limit residential additions and remodels. This amounts to an excessive interference by local Government over personal property and property rights. The City should be focusing its best efforts to streamline and fast track planning permission for its residents that are interested in improving property and land usage and thereby helping facilitate development in a city that has a housing crisis and an excessive amount of dilapidated property.

Thank you for your consideration.

Caitriona Anderson  
834 41st Ave,  
S.F., CA 94121

415.286.3592

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Controls on Residential Demolitions & Alterations  
**Date:** Friday, June 21, 2019 8:15:30 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Mark Anderson <[alvarado482@me.com](mailto:alvarado482@me.com)>  
Sent: Thursday, June 20, 2019 1:32 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Hillar.Ronen@sfgov.org; Ashsha.Safai@sfgov.org; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Cc: Caitriona Anderson <[caitriona.anderson@me.com](mailto:caitriona.anderson@me.com)>  
Subject: Proposed Controls on Residential Demolitions & Alterations

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

To: The Board of Supervisors and Planning Commission,

I am writing to object to the proposed controls to limit residential additions and remodels. This amounts to an excessive interference by local Government over personal property and property rights. The City should be focusing its best efforts to streamline and fast track planning permission for its residents that are interested in improving property and land usage and thereby helping facilitate development in a city that has a housing crisis and an excessive amount of dilapidated property.

Thank you for your consideration.

Mark Anderson  
834 41st Ave,  
S.F., CA 94121

415.994.1537

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: A what point is too much too much?  
**Date:** Friday, June 21, 2019 8:15:24 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** todd wiley <todd2563@gmail.com>  
**Sent:** Thursday, June 20, 2019 1:51 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** A what point is too much too much?

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To all of you who have anything to do with the proposed legislation which greatly reduces the ability of a homeowner to increase the size of their homes; Jesus Christ, what the heck is wrong with you? There are so many reasons people need to expand their homes. It's 2019, not 1883. You want to keep families in SF and then you introduce legislation like this further limiting property rights? Do you not see the problem? At what point do you realize that you are merely pandering to the constituent base that are not paying property taxes. Homeowners are! Shame on you! Be more thoughtful and less selfish. This is not about your goddamned political carriers; this is about the lives of the people and families trying to make a life in SF. We are the ones paying your salaries. Before introducing such a ridiculous and harmful bill that is bad for the long term health of the city, why don't you consider the longterm impacts and harm to the city when everyone who is trying to buy here gives up and moves away because they cannot even try to alter the property they are purchasing to make it more suitable to modern living standards.

The legislation would limit the size of the renovated home to 1200 sf and require the homeowner to add another unit that is at least 75% the size of the main unit. It also would not allow a homeowner to add a garage or additional parking to their home. It will also require a public hearing for any renovation/addition in excess of 10% SF of existing home.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: proposed legislation limiting size of renovations  
**Date:** Friday, June 21, 2019 8:14:06 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Beverly Barnett <beverly@beverlybarnett.com>  
**Sent:** Thursday, June 20, 2019 2:12 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** proposed legislation limiting size of renovations

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Dear Board,

I currently live at 1928 Vallejo Street, but have lived at and owned other homes in the area. I'm a realtor also.

I am against the proposed legislation - Limiting the size of the renovated home to 1200 sf and require the homeowner to add another unit that is at least 75% the size of the main unit. It also would not allow a homeowner to add a garage or additional parking to their home. It will also require a public hearing for any renovation/addition in excess of 10% SF of existing home.

This would affect housing affordability even more. Please do not allow this to get passed.

Best,  
Beverly Barnett

--



**Beverly Barnett**

Luxury Property Specialist

Direct | 415 302 9052

Office | 415 345 3137

[beverly@beverlybarnett.com](mailto:beverly@beverlybarnett.com)

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License # 013091989

**Compass**

[1699 Van Ness Avenue](#)

[San Francisco, CA 94109](#)

*\*I have not & will not verify or investigate the information supplied by third parties*



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: proposed CONTROLS on RESIDENTIAL demolitions & alterations  
**Date:** Friday, June 21, 2019 8:13:23 AM  
**Attachments:** [SF Planning Dept Summary of Proposed Legislation to Residential Demolitions and Alterations.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Philip Conley <pkconley@comcast.net>  
**Sent:** Thursday, June 20, 2019 2:29 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** proposed CONTROLS on RESIDENTIAL demolitions & alterations

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**Dear All-**

**I am a registered voter and San Francisco homeowner of 25 years. I strenuously object to the attached proposed Controls on Residential Demolition and Alterations. These are nothing short of draconian! Your effort to infringe upon the rights of homeowners in San Francisco is overreaching your authority. You are not the politburo and this is not Communist Russia. Why do you continually attempt to over regulate what people can do with their property? Stop this proposal now!**

**Philip Conley  
2066 Pine Street**

San Francisco, CA 94115

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: New planning legislation  
**Date:** Friday, June 21, 2019 8:13:13 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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---

**From:** Sean Komarmy <seankomarmy@gmail.com>  
**Sent:** Thursday, June 20, 2019 3:00 PM  
**To:** Sean Komarmy <seankomarmy@gmail.com>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** New planning legislation

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Good morning,

I live at 131 Havenside Dr in San Francisco's Lakeshore neighborhood.

I understand that there was a meeting today to discuss legislation that will severely impact the ability of homeowners to renovate and expand their existing property. I am out of the country at the moment but want you to know that I am 100% opposed to more restrictive legislation that affects the "Average Joe" property owner. It is already difficult and expensive to maintain a residence in our beautiful city. If I want a larger home for my family I can't afford to sell and buy a larger home.

Expansion and renovation is the only option. Restrictions and regulations on single family home owners is not the answer to complaints about San Francisco's lack of housing inventory or high rents.

Please find another way to show you are doing something to make the city an even better place. (Try increasing fees and taxing the companies that have received breaks for the last 20 years) Lastly, please do something about all of the homeless people. How can we be one of the most expensive places to live and people think it is a good idea to remove public trash bins while allowing (not enforcing) public defecation and drug use?

Thank you

Sean Komarmy.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I oppose controls on residential demolitions and alterations  
**Date:** Friday, June 21, 2019 8:13:01 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Nathan Churchill <nathanchurchillsf@yahoo.com>  
**Sent:** Thursday, June 20, 2019 3:37 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: I oppose controls on residential demolitions and alterations

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6/20

To: Mr. Jonas Ionin

From: Nathan Churchill, S.F. homeowner and resident since 1968

Mr. Ionin,

Please reject the controls on residential demolitions and alterations. This is unnecessary and an oppressive burden on homeowners in San Francisco. Thank you, Nathan Churchill, 1421 Masonic Ave., (homeowner since 1979)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)  
**Subject:** FW: Alexandria theater proposal  
**Date:** Friday, June 21, 2019 8:10:51 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

Planning Department|City & County of San Francisco  
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-----Original Message-----

From: 6254 (c)  
Sent: Thursday, June 20, 2019 5:21 PM  
To: Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>  
Cc: Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>  
Subject: Alexandria theater proposal

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

Dear Planning Commission,  
Unfortunately today's meeting was running late and I was unable to stay until the Alexandria Theater item came up on the agenda. Instead, hopefully this email can be attached to the record and possibly still affect the decision making process.

While I realize the ship has likely sailed on the conversion of the Alexandria theater, I feel this proposed use is very shortsighted.

The neighborhood would be better served if the theater was returned to its use as a theater/performance space. It would inject some much needed life and vitality to Geary just as the New Mission, the Fox Theater in Oakland, and the Alameda have done in respective neighborhoods.

While the pool is better than vacant building, it's not something that creates a hub or a synergy with the surrounding businesses.

If nothing else, I strongly urge that preservation of the historic murals/interior fitting and the marquee be a requirement.

Since the Alexandria closed there's been a resurgence of movie houses. The nationwide popularity of the Alamo Drafthouse is a great example.

Once these spaces are repurposed will we never ever again have a movie palace like it. Whereas there are already several pools and community centers in the neighborhood. None of which to my knowledge create any sort of positive impact to the surrounding neighborhood and businesses.

Overall as a long term resident of the Richmond, It feels like our neighborhood sorely lacks a long term vision for rejuvenation. Our neighborhood is passed over for many projects. Even simple safety measures along Fulton have never materialized after years and years of accidents and injuries.

I'm aware Supervisor Fewer is working on filling the empty storefronts. Yet what incentive is there for small business to open on Geary when the street will be torn up for years for the bus lane changes? There's no magnet drawing people to the businesses. Things like a theater/performance space can be that draw. Theater goers can spill into nearby restaurants and shops before and after events generating much needed foot traffic and revenue.

Once the transit changes are in place, a theater is wonderful way to draw people to the Richmond from other parts of the city.

I strongly urge to hold out for a plan that restores the theater to its past glory.

Sincerely,

6254 (C)

Longtime Richmond Resident

- sent from iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-017028PCA - Controls on Demolition, etc. - My Documents (4)  
**Date:** Friday, June 21, 2019 8:10:30 AM  
**Attachments:** [DemolitionLegislationTalkingPoints20190620PC.pdf](#)  
[DemolitionDefinitionBldg201906.pdf](#)  
[DemolitionDefinedPCode20180620.pdf](#)  
[MajorAlterationDefinition20190620.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** :) <gumby5@att.net>  
**Sent:** Thursday, June 20, 2019 6:10 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** 2018-017028PCA - Controls on Demolition, etc. - My Documents (4)

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

Dear Commission Affairs Secretary / Director of Commission Affairs Ionin:  
Attached are documents I turned in at today's (June 20, 2019 PC & BIC Joint) meeting on subject-referenced matter.  
The "DemolitionLegislationTalkingPoints20190620PC.pdf" should be put verbatim into the minutes.  
The other documents should be put in the document portion post-meeting as I see on the website.  
Thank you very much.  
Rose (Hillson)  
P.S. Which email ID sh/b used for things like this? I've always used the one in my "TO" field & maybe the other email ID goes to the same person?  
Thx for any clarification.



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Missed Thurs hearing BUT strongly OPPOSE proposed restrictive legislation  
**Date:** Friday, June 21, 2019 8:10:19 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Tal Klein <talkkleinsf@gmail.com>  
**Sent:** Friday, June 21, 2019 12:08 AM  
**To:** Tal Klein <Tal@talkklein.com>  
**Subject:** Missed Thurs hearing BUT strongly OPPOSE proposed restrictive legislation

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

**It's hard to know where to start.**

**Just the thought of** a public hearing for renovation/addition in excess of 10% of existing home makes nominal improvements and interior remodels an even more costly and indeterminately delayed frustrating experience.

Glven current back-up for any approval at planning department its an unconscionable legislation.

Much of the rest is misguided on so many levels.

Illegal demolition can be dealt with in other ways. (I think that was the original reason for this legislation).

Trying to create housing by making construction take longer -(aka- cost lots more) and forcing individual homeowners to misguidedly answer the city's lack of housing/building of affordable homes and transportation infrastructure with increased bureaucracy & public hearing, is sure to backfire splendidly by making homes even more expensive.

You can't make folks rent their in-law even if you force them to build them at great expense.

Tal Klein  
2227 27th Ave  
SF, CA 94116



**From:** [Gibson, Lisa \(CPC\)](#)  
**To:** [Peter Drekmeier](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [richhillssf@gmail.com](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Rahaim, John \(CPC\)](#); [Kern, Chris \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)  
**Subject:** RE: Response to 6/19/19 Peter Drekmeier Letter re: 655 4th St Project  
**Date:** Thursday, June 20, 2019 3:55:51 PM

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Hi Peter,

The specific sentence that you cite is not contained in the CPE (which is 148 pages long). However, that is finding #4 on page 3 of the CPE certificate of determination. So yes, that stands.

**Lisa Gibson, Environmental Review Officer/Director**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9032 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Peter Drekmeier <peter@tuolumne.org>  
**Sent:** Thursday, June 20, 2019 2:41 PM  
**To:** Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillssf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rahaim, John (CPC) <john.raheim@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** Re: Response to 6/19/19 Peter Drekmeier Letter re: 655 4th St Project

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Hi Lisa,

Thank you for including me on your response.

Would you assert that the following finding from the Community Plan Evaluation (p. 192) also stands?

The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Central SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR.

Thank you.

-Peter

-----  
Peter Drekmeier  
Policy Director  
Tuolumne River Trust  
[peter@tuolumne.org](mailto:peter@tuolumne.org)  
(415) 882-7252

On Jun 20, 2019, at 1:02 PM, Gibson, Lisa (CPC) <[lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org)> wrote:

Dear President Melgar and Members of the Planning Commission,

Attached please find a response to the June 19, 2019 letter to you from the Policy Director of the Tuolumne River Trust Peter Drekmeier. This pertains to the 655 4<sup>th</sup> Street project which is on the calendar for today's Planning Commission hearing. Thank you for your consideration of this response.

**Lisa Gibson, Environmental Review Officer/Director**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9032 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

<Response Memo to 6-1919 Peter Drekmeier Letter re 655 4th St Project CPE.pdf>



450 Somerset Street, San Francisco, CA 94134  
(415)-467-3700  
[www.altavista.school](http://www.altavista.school)

**RECEIVED**

**JUN 21 2019**

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

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

Dear Commissioners,

I am writing on behalf of Alta Vista School, a San Francisco non-profit group made up of Portola residents, that has worked for nine years. We are an independent Junior/Transitional Kindergarten-Eighth grade school in San Francisco that prepares students to thrive as creative thinkers, innovators, and catalysts for positive change in the world.

As a non-profit that works on community open spaces and greening, we wholeheartedly support the designation of 770 Woolsey Street as a Landmark of historic significance to the city.

**The urban agriculture proposal for 770 Woolsey is unlike any park or garden in the city and would be an exciting asset for the Portola.**

A commercial farm that incorporates outdoor learning and event space does not currently exist in San Francisco. A farm requires space---this property is the only undeveloped parcel of this size remaining anywhere in San Francisco, making it the very last place that a working urban farm could be situated in San Francisco. The proposed urban farm would create an exciting destination for the city and be a prized community asset for the neighborhood, providing us with long overdue visibility and recognition for the role this neighborhood has played in the history of San Francisco.

**770 Woolsey is unique to the Portola's identity as San Francisco's Garden District.**

As a place that has been a site of agriculture for a hundred years, 770 Woolsey is the very last of the 21 former nurseries that used to dominate this neighborhood's landscape. Designating this parcel as a Landmark would recognize the heritage of agriculture that has long characterized the Portola, and preserve it for generations to come.

**We view urban agriculture in the Portola as an exciting potential partner for ongoing work.**

As a non-profit working in the Portola, we seek to create and improve neighborhood spaces to build community among all of the diverse residents of this neighborhood. Designating this parcel as a Landmark is important to preserving it as a permanent community asset for the Portola and San Francisco that would strengthen its connections between its diverse residents. An urban farm there that would benefit all residents of not only the Portola but the whole city would be an innovative collaborator for the work that we do in the neighborhood.

**770 Woolsey is important to this neighborhood.**

The Urban Farm at 770 Woolsey has historical significance to our neighborhood and the city of San Francisco. The site's unique potential to provide both the Portola community as well as all San Franciscans an urban agriculture community is a gift to our city that must not be overlooked.

We hope to see the park in Portola come to life!

Sincerely,

Katie Gibbons  
Interim Head of School

8 Charlton Court  
San Francisco CA 94123

June 24, 2019

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

**RECEIVED**

**JUN 26 2019**

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

RE: 42 Ord Court Conditional Use & Variance Request

Dear Planning Commissioners,

Since 1968, I have owned the home at 22 Vulcan Stairway. My daughter grew up in this house and now lives there. The auto access to the house is from Ord Court. For many years this neighborhood retained its aesthetic appeal because of the consistent small scale of the buildings even after remodeling took place.

Recently, however, with the intended replacement of the existing building at 42 Ord Court, with one almost three times the size, there seems to be no consideration for the existing character of the neighborhood. And why should this particular property be granted a variance and conditional use instead of rebuilding according to existing planning restrictions applying to the whole area?

I wish to add my name to the list of residents in the neighborhood who have already written to you voicing their objections to the scale of the proposed changes at #42 and outlining their several other reasons for so-doing.

Sincerely,

  
Diana Goldstein