

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 2169 26th Av  
**Date:** Thursday, December 19, 2019 8:46:57 AM  
**Attachments:** [2169 26th Ave.msg](#)  
[opposition to project at 2169 26th ave.msg](#)  
[2169 26th Avenue.msg](#)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 4:01:08 PM

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Jonas P. Ionin,  
Director of Commission Affairs

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

From: mag26th@gmail.com <mag26th@gmail.com>  
Sent: Wednesday, December 18, 2019 3:42 PM  
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
Subject: 2169 26th Avenue

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Dear commissioners

I am writing to OPPOSE the project at 2169 26th Avenue.

I have been a resident of 26th ave for 35 years. The proposed project is completely out of character with our neighborhood. Our modest homes are anywhere from 1500 to 1800 square feet. The proposed monstrosity of two single family homes at 4000 square feet each is absolutely absurd.

According to the planning department guidelines, new buildings are to be compatible with the existing buildings in the neighborhood. 26th/ Quintara is certainly NOT a transit hub!

We do not want to be surrounded by a concrete jungle. Blocking light from southern exposure could lead to mold in the southern walls of homes which could be detrimental to health.

Extending these two proposed homes beyond the common walls of the existing homes, with multiple decks, is an invasion of privacy.

We encourage the commission to take discretionary review and modify this project to ELIMINATE or GREATLY MODIFY the rear extensions and implement the recommendations proposed by the design review team and those decided on at the December 5th meeting

Thank you



Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case 2018-010655DRP-03  
**Date:** Wednesday, December 18, 2019 3:04:12 PM

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*Jonas P. Ionin,  
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**From:** Tony Johnson <49ersuperbowl2012@gmail.com>  
**Sent:** Wednesday, December 18, 2019 12:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 49ersuperbowl2012 <49erSuperbowl2012@gmail.com>  
**Subject:** Case 2018-010655DRP-03

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RE:  
Case 2018-010655DRP-03  
Permit application 2018.0703.3738  
Project Address 2169 26th Ave

I thank the San Francisco Planning Commission and Planning Department for the opportunity to weigh in on the matter of the proposed additions at 2169 26th Avenue. Planning Commission members used to work pro bono, and their highly valuable oversight should be greatly appreciated by all SF residents and citizens.

We are homeowners of and reside at 2134 26th Avenue, across the street from the 2169 26th Avenue, but over 150 feet away.

The Discretionary Review Abbreviated Analysis (DRRA) is the first we are seeing of this in writing.

Its Product Description mentions creating TWO single family residences on what it lists as an RH-1, "one family" zoned house. Later in the document the Project Sponsor proclaims his legal right to do what he wants with his house (singular).

The Environmental Review states the Planning Department has granted an environmental review exemption for 2169 26th based on a Class 1 CEQA (under 10,000 square feet). I question that an alteration that's under 10,000 square feet is "Minor," on a block where the average structure area is 1,600 square feet. The entire large lawn at 2169 26th looks artificial.

I think the proposed two buildings on the single family dwelling lot at 2169 26th Avenue are not in character with the rest of the homes on this block. It affects one's "feeling of space" and "feng shui," ultimately affecting the neighborhood (despite the Project Sponsor's stated goal of "ushering the Sunset into the future").

The homes on this block were built around WW II. The architectural styles range from Minimal Traditional to Spanish Revival. Two gawking three-story structures on our block would be incompatible with the aesthetic and quiet nature of this single-family neighborhood, visually and aurally. Homes across the street would suffer viewing an odd, oversized structure, probably blocking their afternoon sunlight. Homes in the back would see less open backyard space. Especially with the addition of back balconies on a structure extended backward, there is the possibility of elevated noise when the balconies are populated. Our experience with a back yard neighbor on 25th Avenue who built a legal, compliant, but large deck, extended in our direction, is that when their guests are enjoying the balcony on some evenings, the noise level is significant.

Invariably, renovated homes around here, albeit with requisite plans for a one-car garage RARELY use the required space for cars, and instead are rented to tenants with up to three cars. I've never seen anyone at 2169 26th Avenue, so I estimate that address will contribute a net addition of three cars to the block.

### **Solar Panel obstruction?**

San Francisco is in the 37th Latitude North, meaning that rooftop photovoltaic panels are mostly exposed to and harvest more electric energy from a southern sun. My southerly next door neighbor, 2138 26th, has a "setback" third story, whose shade renders our installing panels useless. That the very mention of blocking someone's solar panels would be blocked by any of 2169 26th Ave's construction merits a look by the City. It looks like the Roddys would be in a similar situation, with shading cast by added 3rd story/ies. A shading analysis can be done which would show the annual sun and shade at every point on the roof. If this is a sincere concern, any homeowner just north of 2169 can contact solar professionals or even borrow tools for this at PGE's Pacific Energy Center on Folsom Street for free.

The Discretionary Review Abbreviated Analysis mentioned at least three families originally had concerns about the size of the buildout in the back. Though it's commendable that the Project Sponsor states he made rear area concessions (though the DRAA doesn't say by how much) to a fourth family, the Kim family, I wonder why he didn't communicate with the three.

### **Observance of Safety and Quality Workmanship contractors:**

San Francisco is in the midst of a business development boom. Trade union workers are busy. The focus is on downtown, Mission Bay, SOMA, the Mission, and other areas.

The SF residential real estate market is insane. A lot of flippers and residential homeowners are doing major renovations. While the microscope is on the above commercial development and its strict labor and hiring practices, no one seems to be looking at Mom and Pop property owners and the work practices in contractors they hire. Many of these workers look ill-trained and lack common sense.

Our next door neighbor at 2138-26th Ave bought his house from a flipper who did such shoddy work it caused him and his family grief and expense, in having to re-do much of the work. Additionally they tossed so much trash and debris into the back yard, a small mountain of construction materials and perishables. They also dropped a window in the back yard of the neighbor south of them, 2142-26th Ave.

Though the niece of the flipper said her uncle was an electrician in the "old country," the next owner experienced

faulty wiring in the Ethernet RJ-45 and coaxial cable connector panels all over the house. The new owner also experienced constant circuit breaker tripping. A contractor ran non-metallic-insulation conductors ("Romex"), coded for use behind drywall, from the solar panels along the outside of the house. This was non-compliant with National Electric Code--the conductors can easily abrade with building exterior and fasteners. About two years ago, this house had what the SFFD posted as a "Structural Fire," that required over a dozen trucks and vehicles.

I worked my way through college, painting industrial-scale buildings in the S.F. Bay Area. Nowadays, watching some of the practices of some of the proliferation of "contractors" in the City's neighborhoods, I'm amazed: two people on a single ladder, sketchy, makeshift scaffolds, workers climbing onto roofs from ladders that don't extend above the roof; workers carrying large, heavy equipment over one shoulder as they scale ladders, gripping the side of the ladder. I'm concerned that such a major project as the 2169 construction may see a continuation of suboptimal safety practices and workmanship through contracting and sub-contracting.

I'm also surprised that a project of this scale would not mandate seismic and structural engineering BEFORE approvals. On P.58 of the DRAA the Project Sponsor states, "Engineering occurs after planning approval is obtained." An engineer doesn't provide pre-approval input? Engineering should enter the picture at every phase of design reviews.

### **Why did so few neighbors weigh in on this?**

The Roddys said that the Project Sponsor is a Los Angeles-based architect with substantive resources and connections with the City; and he has planned his submittals so that it was around holidays, giving neighbors less chance to respond. In one case there was a 20-day deadline. The Project Sponsor infers that attempts to contact Mrs. Roddy was not possible--"not able to speak because she had to leave on a trip?" (P. 54, DRAA).

### **Projected modification schedule**

The Roddys also voiced concerns to us about the duration of this major renovation. Everyone knows estimated completion dates with ANYTHING in San Francisco, the City-That-Used-To-Know-How, are extremely ambitious, and often run double and treble the projected schedules, with noise levels reaching well above Noise Ordinance.

In earthquake-prone San Francisco, on a block of soft-story-front dwellings on sand-based Sunset district homes, someone who relegates their neighbors' concerns about their home's structural and foundational integrity as "emotional" and "asking for control of someone else's property," as the Project Sponsor has done (P.54 of the DRAA), when he plans on doing major foundation work immediately adjacent to the concerned neighbor, may not be the kind of next-door-neighbor I'd want next door. The West-East sidewalk slope on 26th is eight degrees. From the DRAA photos and from the back yards I've visited on the West side of 26th Ave, the East-West yard slope, close to the structure rears, is much greater than eight degrees. As I have heard, the effect of gravity on poop is to make it roll downhill so be kind to your uphill neighbor!

It's our hope that the Project Sponsor follow the spirit of some of the concessions he says he is making (rear area, setbacks at front, giving the Roddys documents simultaneously submitted to the City).

In a city where developers and landowners work the system, through connections and loopholes to turn residentially zoned real estate to their benefit, using TICs, LLCs, shell-companies, one hopes the Planning Department would step in to at least provide solid, robust oversight instead of being a rubber stamp.

I also have faith that SF's Planning Commission's and DBI's already-stringent regulations will have bearing, so please do everything in your power to ensure this "renovation" is done safely and legally. Do not approve this proposed modification as is.

Thank you very much for reading this and considering our concerns.

Jimmy Gutierrez  
2134 - 26th Avenue



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 2169 26th AV  
**Date:** Wednesday, December 18, 2019 3:03:58 PM  
**Attachments:** [2169-26th ave.msg](#)  
[Case 2018-010655DRP-03.msg](#)  
[2169 26th Avenue - Opposition to the proposed project.msg](#)  
[Opposition to 2169 26th Avenue.msg](#)  
[Time Sensitive Review - 2169 26th Avenue.msg](#)  
[2169 26th Avenue Case No. 2018-010655DRP-03.msg](#)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:27:04 AM

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*Jonas P. Ionin,  
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**From:** Rob Warnock <robnock@gmail.com>  
**Sent:** Tuesday, December 17, 2019 2:22 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** 2018-010655DRP / 2169 26th Avenue

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Dear Planning Commissioners,

I am a resident of the Sunset District and I am fully supportive of my new neighbor, Kai Chan, wanting to maximize the number of new homes on this huge lot at 2169 26th Avenue. I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th thanks to ADUs. From one home to four, this is a no brainer: DO NOT TAKE discretionary review and APPROVE the project.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one!

Thank you,

Rob Warnock



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:58 AM

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**From:** Amy Chen <amy080chen@gmail.com>  
**Sent:** Tuesday, December 17, 2019 3:35 PM  
**To:** Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; kai@kcdarch.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2018-010655DRP / 2169 26th Avenue

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Re: [December 19th, 2019](#) - Item #20

Dear Planning Commissioners,

My family lives in the 2400 block of the Sunset District and we are fully supportive of our new neighbor, Kai Chan, who is wanting to maximize the number of new homes on this huge lot at [2169 26th Avenue](#) to accommodate more people in this housing shortage that our City is experiencing. I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th thanks to ADUs. From one home to four, this is a no brainer: DO NOT TAKE discretionary review and APPROVE the project.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one! This is the way we can do more for those who can't not own homes just yet, and ensure everyone can have a chance to access homeownership and affordable ADU rentals.

Thank you,

Amy Chen

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support the proposal at 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:34 AM

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*Jonas P. Ionin,  
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**From:** Divya Parmar <parmar.d@gmail.com>  
**Sent:** Tuesday, December 17, 2019 4:10 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** Please support the proposal at 2169 26th Avenue

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Dear Planning Commissioners,

I am reaching out in regards to the proposal at 2169 26th Avenue. I fully support Kai Chan in maximizing the number of new homes on this lot (plus the potential ADU units).

The zoning laws allow this, so please ensure that the DR process is not consumed by frivolous complaints like the ones before you.

Thank you,  
Divya Parmar

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Subject: 2018-010655DRP / 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:29 AM

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*Jonas P. Ionin,  
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---

**From:** Rebecca E. Skinner <rebeccaelizskinner@hotmail.com>  
**Sent:** Tuesday, December 17, 2019 4:54 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** Subject: 2018-010655DRP / 2169 26th Avenue

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Re: December 19th, 2019 - Item #20

Dear Planning Commissioners,

As a resident of the Outer Sunset, I strongly support the effort of my new neighbor, Kai Chan, to maximize the number of new homes on this huge lot at 2169 26th Avenue. Beginning with only one current home, Kai is creating not only a second home, but also the opportunity to add a third and a fourth thanks to ADUs. From one home to four, this proposed project is exactly what San Francisco needs. Please DO NOT TAKE discretionary review; simply APPROVE this project.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not further slow our planning process. Do not incentivize future DR requests by even entertaining this one!

Thank you,

Rebecca E. Skinner

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: December 19th, 2019 - Item #20  
**Date:** Wednesday, December 18, 2019 11:26:21 AM

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*Jonas P. Ionin,  
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**From:** Brendan <bwendan@gmail.com>  
**Sent:** Tuesday, December 17, 2019 5:23 PM  
**To:** Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; kai@kcdarch.com  
**Subject:** December 19th, 2019 - Item #20

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Dear Planning Commissioners,

I am a resident of the Sunset District and I am fully supportive of my new neighbor, Kai Chan, wanting to maximize the number of new homes on this huge lot at [2169 26th Avenue](#). I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th thanks to ADUs. From one home to four, this is a no brainer: DO NOT TAKE discretionary review and APPROVE the project.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one!

It's an absolute travesty that DR is even available for something as basic as this at

a time when SF needs more housing.

Thank you,

Brendan Duong

Sunset/Parkside resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:14 AM

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*Jonas P. Ionin,  
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**From:** DONNA BRUNO <casa26@comcast.net>  
**Sent:** Tuesday, December 17, 2019 6:24 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>  
**Subject:** 2169 26th Avenue

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Dear Commissioners,

I am writing to **oppose** the project at 2169 26th Avenue.

My husband and I bought our home on the same block as this proposed project, at 2135 26th Avenue, in 1985, and have raised our family there. We purchased our home precisely because it was in an area of single family dwellings, of approximately the equal size. We take care of our property and have enjoyed the peace and quiet of the neighborhood. That the city is planning to allow 2 out of scale homes, much higher and longer than the homes we and our neighbors live in is unjust. Our quality of life will definitely be impaired if our backyard, our privacy, sunlight and our lifestyle are impacted by this type of gigantic home. We have worked SO hard to stay in the city and to pay for our home and its taxes. DO YOUR PART, Commissioners, to keep the character of our neighborhood as it is. DO NOT ALLOW this out of scale project to ruin our lovely block.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review



Team.

Yours,  
Donna Bruno  
2135 26th Avenue, San Francisco

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:07 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** joemort50@aol.com <joemort50@aol.com>  
**Sent:** Tuesday, December 17, 2019 7:45 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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Dear Commissioners,

I am writing to oppose the project at 2169 26th Av. I am a lifelong resident of San Francisco, was born and raised in the Sunset District. My three adult children live in the Sunset. I am a huge proponent of San Francisco and the diverse lifestyle that our City engenders and represents.

The project at 2169 26th Av does nothing to diversify San Francisco, enhance the lifestyle of the neighborhood, or take into account the wants and needs of the residents who now reside on the 2100 block of 26th Av. (Not to mention the residents who live on the 2100 block of 25th Av.

Two monster houses built side by side mean one thing. Purchasing and building for pure speculation and sale to the highest bidder. There will be more cars, less parking, more water usage that will go directly to our sewer system (remember the flooding that occurred in the Vicente-Wawona neighborhood directly south of this block two weeks ago), obstruction of fabulous views of our beloved Ocean Beach, Marin Headlands, and the Lake Merced area. The only people who will benefit by this project are the speculators who purchased this property. Not one person who lives in this neighborhood will benefit. Allowing this project to go through as presently planned will not only negatively impact this small neighborhood but set a dangerous precedent for future even larger projects.

Enough said. This lifelong SF and Sunset District resident and his family encourages the Commission to take Discretionary Review and modify this project to eliminate the rear extensions and implement the

recommendations proposed by the Design Review Team.

Sincerely,

Joseph P Moriarty  
2631 34th Av

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: project at 2169- 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:26:02 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)

---

**From:** Chris McClure <chrismcclu@gmail.com>  
**Sent:** Tuesday, December 17, 2019 7:46 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; myra.melgar@sfgov.org; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** project at 2169- 26th Avenue

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

Dear Commissioners,

I am writing to you to voice **my opposition** to the proposed mega mansions project at the above address.

I was born and raised in the Sunset district of San Francisco and love the character of the neighborhood. The charm of the neighborhood is smaller single family homes and apartments, dwellings that are appropriate for our planet.

The proposed project at 2169-26th avenue is anything but in keeping with the character, size and feeling of the neighborhood. The fact that you would even consider 2 side by side 4000 square foot homes in the middle of the block, is absurd. REALLY? Who needs 4000 square feet in that neighborhood? That sounds like something for Orinda where the lots are large!

The fact that the house will be pushed out in front and also significantly behind (towards 27th Ave.), as well as being 3 stories high, is just too much for "the hood." I'm all in favor of increasing housing availability and recognize that a property this size can accommodate 2 houses rather than the one that was there for the last 70 years, but these 2 mega mansions are just too

large! Only the very wealthy will be able to afford such homes. My understanding is that the property owner says his sons will live there. Hmmmm, single men need 4000 square feet each? And one son is a long time resident of Hong Kong? Sounds like he plans to sell these huge homes and make a tidy profit while he destroys the nice feeling of 26th Avenue.

Please modify this project! Use your discretionary review powers and at the very least eliminate the push out and rear additions of these homes and follow the recommendations of the Design Review team.

Thank you for reading this,  
Christine Downing McClure

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169-26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:54 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:** Kevin Callaghan <kcallaghan17@gmail.com>  
**Sent:** Tuesday, December 17, 2019 7:57 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>  
**Subject:** 2169-26th Avenue

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

I am writing to **OPPOSE** the project 2169-26th Avenue. The project does not fit into the quiet character of the Parkside neighborhood. The 3 story proposal is too large for the lot, block and neighborhood. I hope that you re-scale the project to make it a better fit in the neighborhood. I have lived in the City all my life, and have witnessed how one oversized property can change the character of the whole block. The bigger projects belong in commercial corridors.

If you have any questions, I can be reached at (415) 676-7454.

Sincerely,  
Kevin Callaghan  
2675-20th Avenue  
San Francisco, CA 94116

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169-26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:47 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:** Kathy Callaghan <kepamo@aol.com>  
**Sent:** Tuesday, December 17, 2019 8:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Subject:** 2169-26th Avenue

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

I am **OPPOSED** to the monstrous property at 2169-26th Avenue. I am a life-long resident and have voted in every election for the past 50+ years. Please preserve the character of the block and scale the units to fit the neighborhood.

Kathy Callaghan  
2675-20th Avenue  
San Francisco, CA 94116

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:41 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:** Michael McClure <mmcclure4@gmail.com>  
**Sent:** Tuesday, December 17, 2019 9:07 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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

Dear Commissioners,  
I am writing to you to voice **my opposition** to project at 2169 26th Ave.

My family are long term Sunset residents and I lived in the neighborhood for many years. The Sunset district is without question one of my favorite places in the world. I know this project well, as I have spent a huge amount of time on that block.

I understand that the city needs to build more housing, however this project is not fulfilling that need! This project is not about creating affordable housing, it is about building a big mansion for a developer to make a big paycheck. It is completely antithetical to what SF needs to be doing. We don't need more giant 4000 sq ft homes that only super rich can afford! How about making that double lot into two family homes? That would seem to make a lot more sense if you really are trying to increase the amount of



housing.

Also, what these developer are proposing will simply not fit with the character of the neighborhood. Sunset homes are humble and modest. They don't have three stories, multiple balconies, with backyard extensions. Sunset homes are for working class people, not more millionaires looking for their third home. This giant hulk will block other homes' views and look terrible, especially because it is on the middle of the block.

I really hope the planning commission reworks this plan. As it stands, this is a terrible idea. It is exactly what is killing this city. Humble, modest, working class homes and people being driven out in the pursuit of money.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Thank you for your time,

Michael McClure

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:34 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Seamus Roddy <seamusroddy10@gmail.com>  
**Sent:** Tuesday, December 17, 2019 9:10 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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Dear Commissioners,  
I am writing to **oppose** the project at 2169 26th Avenue.

My name is Seamus Roddy and I am an International Brotherhood of Electrical Workers, Local 6 member. I am a Local 6 Apprentice, and the youngest of a large San Francisco-based, working class extended family. My family and friends make up the working class community the San Francisco Planning Commission seeks to protect and see that they endure in the increasingly expensive San Francisco. Why then, is approving two 4000 square foot homes containing several bedrooms and hybrid rooms that will sell for over 2 million dollars each, considered an exercise in, to quote the late Mayor Ed Lee *"ensuring San Francisco grows and develops responsibly. ...working hard to find smart solutions for our housing challenges and is dedicated to keeping working families in our city."*

The proposed plans for 2169 are neither responsible, smart, or an indication of keeping working class families in our city. It will allow a multimillionaire developer from Los Angeles to own two satellite homes for his sons until he sells them for the profit he and his team estimated back when he first bought the property.

The families and houses in San Francisco's Sunset District, as Mr. Koppel can attest to, have their own unique history and character and the owner at 2169 does not plan to

contribute or uphold this character in any fashion, exhibited by his renting out AirBnB rooms and his reassurance to my parents, when discussing his development plans that, he has "done this hundreds of times."

I urge the Commission to uphold the principles of its organization late Mayor Ed Lee outlined in a September 1st, 2016 Edition of the San Francisco Business Times: "*ensuring San Francisco grows and develops responsibly.... work hard to find smart solutions for our housing challenges and is dedicated to keeping working families in our city.*"

Thank you and Happy Holidays,

Seamus Roddy

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:28 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Mark Baumann <markbaumann2135@comcast.net>  
**Sent:** Tuesday, December 17, 2019 10:20 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: 2169 26th Avenue

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

From: Mark Baumann <[markbaumann2135@comcast.net](mailto:markbaumann2135@comcast.net)>  
To: [Comissions.secretary@sfgov.org](mailto:Comissions.secretary@sfgov.org), [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org), [joel.koppel@stgov.org](mailto:joel.koppel@stgov.org),  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org), [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), [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Date: December 17, 2019 at 10:18 PM  
Subject: 2169 26th Avenue

Dear Commissioners,

I am writing to **oppose** the project at 2169 26th Avenue.

My wife and I purchased our home at 2135 26th Avenue 34 years ago. One of the reasons we bought it was for the ocean view and the lovely back garden, but also because the neighborhood was full of single family homes. The 2169 26th Avenue project is out of character with the rest of the homes on the block and will detract from our neighborhood's quality. This project is far too large and way out of scale. These proposed homes do not seem to be for a single family. I feel that the Planning Commission would be betraying us by allowing this type of project and would further discourage families from living in the City.

We encourage the Commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Yours truly,

Mark Baumann  
2135 26th Avenue, San Francisco

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing the project at 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:25:18 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)

---

**From:** Dominique Streeter <dominique.streeter@gmail.com>  
**Sent:** Tuesday, December 17, 2019 10:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Subject:** Opposing the project at 2169 26th Avenue

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Dear Commissioners,

I am writing to oppose the project at 2169 26<sup>th</sup> Avenue.

As a native of the Sunset District, I find it very shocking that projects of this scale are being allowed to ruin the character of the neighborhood where I was raised. They are not in keeping with this distinctive neighborhood and take away the characteristics and personality that makes this place so unique and recognizable. While I understand that more housing is needed in San Francisco, these almost 4000 square foot homes are being built for the owner's family members: they will NOT add to the housing supply, but they will cause a negative impact on the quality of life of the other residents of 26<sup>th</sup> Avenue, who will have their own privacy, yards, views, and overall aesthetic of the neighborhood wrecked for one family's gain.

The tranquility and balance of this street will never be restored if this project is allowed to move forward and I fear more of my fellow native San Franciscans will continue to leave the city in droves due to continued negative changes to a place they have lived and called home for so long.

The proposed building plans are simply incompatibles with 26<sup>th</sup> Avenue and truthfully, incomprehensible. To allow this project to move forward would set a destructive precedent that one homeowner can dictate the look and characteristics of their entire street.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Sincerely,

Dominique Streeter

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2169 26th ave  
**Date:** Wednesday, December 18, 2019 11:25:11 AM

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

From: Phil Kelber <[kelber627@comcast.net](mailto:kelber627@comcast.net)>  
Sent: Tuesday, December 17, 2019 11:10 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 2169 26th ave

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

Dear Commissioners,

I'm writing to you to ask that you put a halt on the proposed construction at 2169 26th ave. I was born and raised on 18th ave. I now live on Ulloa st. My daughter lives on 44th ave. Traveling between my home and hers there are levels of traffic that never existed before. Allowing two huge homes that will certainly house multiple occupants with multiple autos where only one single-family dwelling existed before, will only worsen the traffic flow in the neighborhood. Not to mention the parking nightmare that will ensue.

I ask that you take Discretionary Review and implement the recommendations proposed by the Design Review Team.

Sincerely,

Philip Kelber  
106 Ulloa St SF 94127



**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:55 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Marianne Mullen <mariannemullen1719@gmail.com>  
**Sent:** Tuesday, December 17, 2019 11:12 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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

Dear Commissioners:

I am strongly against the proposed project at 2169 26th Avenue.

I have lived in this neighborhood for many many years and I am very distressed that a project of this size might be allowed. The project as proposed, is NOT compatible with the neighboring homes or our neighborhood. Unless modified, it is NOT compatible with the Planning Department's Guidelines for new neighborhood buildings. The front and rear extensions are FLUFF, unnecessary and only serve to disrupt the quiet, peaceful enjoyment of the neighbors.

- The out of town developer has, on several occasions, said his family members will be moving into the new homes. Family who are not residents nor will they ever be. So no additional housing for San Francisco. Just more AIRB&B
- This owner/developer continues to change plans in the hope that no one notices. Sneaky and not trustworthy!
- This monstrous project will not add low income or moderately priced housing for San Francisco. Just more AIRB&B.

- The habitat for many native species of plants, birds, etc will be negatively impacted. The home garden will also be impacted.
- This existing property has been used as AIRB&B / SHORT TERM RENTAL. Do not be hoodwinked by the out of town developer with no regard for our neighborhood or our city!

Please use your DR powers and modify this project. Eliminate the unnecessary front and rear extensions and implement the recommendations proposed by the Design Review Team.

Sincerely, M. Mullen

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing project at 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:48 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Marco Innocenti <innocentim@gmail.com>  
**Sent:** Tuesday, December 17, 2019 11:12 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** Opposing project at 2169 26th Avenue

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

Dear Commissioners,

I am writing to oppose the project at 2169 26<sup>th</sup> Avenue.

In an effort to try to provide more housing the commission is tarnishing a local neighborhood and clearly does not understand that property owners are turning single family homes into multi unit apartment profit centers. Drive up and down the sunset houses and you instantly see the side effects of what the commission is allowing in our neighborhood. Head to Santiago between 27<sup>th</sup> Ave & 28<sup>th</sup> Ave to see the effect that 2 three stories houses have had on the aesthetics of the block. Recently to meet the parking need the city had to creating one of the only residential blocks in the Sunset to have 90 degree parking due to the amount of vehicles that 2 three story houses created.

As a resident of the neighborhood I cant understand how taking an existing house & converting it into 2 three story houses with an backward addition doesn't violate the look & feel of the neighborhood. In an effort to take in more permit fees this office is violating the Sunset neighborhood. Changing it for the worse & setting a precedent that cannot be undone. This commission is pushing single families out so that multi unit commercial buildings can be built in its place.

We oppose the construction of the monster homes proposed on 26<sup>th</sup> Avenue. The Sunset District is

a neighborhood of modestly size homes of about 1500 square feet. What happens when a 4000 sf "house" springs up and out on 26<sup>th</sup> avenue? How will the neighbors across the street react when their views of the ocean that are a hallmark of the Sunset District are obstructed? How will the neighbors to the right and to left react when the 4-8 airbnb/vrbo renters check in after 5pm & checkout before 12pm for 52 weekends? What will happen next when more properties get bought and built into 3 story houses with backyard extensions? The responsibility lies in your hands but the consequences of your actions will be felt by the neighbors who will be living here for the next 20-30-40-50 years.

The Planning Department's Residential Guidelines state that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. Drive up and down 26<sup>th</sup> avenue and find a house that comes anywhere near the specs that this proposed development match. In particular, I object to the size of the proposed homes. We have a strong, mid-block open space and want to preserve it. It's wonderful to look out our rear windows and see greenery, vegetable gardens, birds and nature, NOT STARE AT WALLS! Our block was designed in the late 1930s to provide this amenity to its residents and it is essential for it to be maintained for quality of life.

The height and depth of the project will negatively affect the enjoyment of our backyards areas. Our understanding is that the City protects the mid-block open space and will NOT allow these monstrosities to destroy it. We do not want the unique character of our block and the privacy in our open space/garden areas compromised by this project.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Thanks

Marco Innocenti

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:41 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)

---

**From:** William McClure <wmcluremd@gmail.com>  
**Sent:** Tuesday, December 17, 2019 11:50 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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

Dear Commissioners,

I am writing to vigorously oppose the project at 2169 26<sup>th</sup> Avenue.

I agree that the City needs more housing, but this proposed project will not add to the supply of affordable housing in the Sunset. Rather this a purely profit driven project that will destroy the character of this residential block. This is a typical Sunset District block of single family two story homes of 1500 square foot size built in the 1930's. The proposal is to build two side by side **three story 4000 square foot** houses in the middle of the block! In addition to the third story the two buildings will extend their footprint onto the backyard and outward toward the street. Decks on the upper two stories will further add to the monstrous bulk of these buildings.

These two gigantic single family **4000 square foot** buildings will completely overwhelm their neighbors' properties and become an eyesore. With their blunt unimaginative design, there is no attempt to respect the aesthetics of the neighborhood. They are clearly incompatible and out of place on this block. Allowing real estate investors to "turn" properties in a manner to maximize profits while despoiling a neighborhood sets an alarming precedent. Citizens of the City should be alarmed by this.

I strongly encourage the commission to take DR and modify this project to implement the recommendations proposed by the Design Review Team.

Sincerely,

William J. McClure, MD  
(Former Sunset District resident)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:35 AM

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*Jonas P. Ionin,  
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---

**From:** Bridget Roddy <bcroddy@gmail.com>  
**Sent:** Wednesday, December 18, 2019 6:07 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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Dear Commissioners,

I am writing to oppose the project at 2169 26<sup>th</sup> Avenue.

I grew up on 26<sup>th</sup> Ave, and my parents and brother still live in the house next to the proposed project. I recently bought a house in the Sunset District as well. My parents have always been and still are active participants in the neighborhood and help foster a true sense of community on the block. They take pride in their home and neighborhood. The proposed buildings next door are being built by a developer from Los Angeles who has no vested stake in the housing needs of San Francisco or the character of the neighborhood; the project is designed solely for his profit.

These houses are not going to add low income or moderate priced housing stocks. Who can afford homes that are almost 4000 square feet in size? Only the very wealthy!! The Sunset

District is a working class, quiet neighborhood of modestly size homes of about 1500 square feet. These homes will not add to the character of our neighborhood and certainly disrupt the cohesive feel of our block.

The plans include backward extensions at the ground level in addition to the 2<sup>nd</sup> and 3<sup>rd</sup> stories. Three story homes are a rarity in this area, but two 3 story homes, side by side, with backward additions is an unacceptable MASS. The height and depth of the project will negatively affect the enjoyment of our garden areas. There are no houses on the block that are this size or extend past the common rear walls and out into the mid-block open space; the proposal goes against existing precedent and character of the block. Our understanding is that the City protects the mid-block open space and will NOT allow these monstrosities to destroy it. We do not want the unique character of our block and the privacy in our open space/garden areas compromised by this project.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Sincerely,

bridget rodgy

2215 47<sup>th</sup> Ave

(415)412-3016



**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:26 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:** Marina Baumann <marinalbaumann@gmail.com>  
**Sent:** Wednesday, December 18, 2019 6:20 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>  
**Cc:** help26ave@gmail.com  
**Subject:** 2169 26th Avenue

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

Dear Commissioners,

I am writing to oppose the project at 2169 26th Avenue.

I grew up at 2135 26th Avenue and it could not have been a better place to do so. Single family homes, big backyards, safe streets, as a child I was able to play outside our houses with the neighborhood kids. Our street is a community: the trees on 26th Avenue were planted together with all the neighbors and my father personally waters them every day. I had many very popular lemonade stands when I was little that included free cookies!

Needless to say, these things demonstrate the kind of neighborhood we have and desire. A huge, out of scale development would be out of place, ruin our quality of life and completely change a nice neighborhood. Therefore, I implore you to do the right thing and do your part, do NOT let this pass.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Regards,  
Marina Baumann  
2135 26th Avenue, San Francisco

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing the project at 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:24:09 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)

---

**From:** micio14@aol.com <micio14@aol.com>  
**Sent:** Wednesday, December 18, 2019 8:12 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** Opposing the project at 2169 26th Avenue

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Dear Commissioners,

I am writing to oppose the project at 2169 26th Avenue.

The size of this project is alarming to me. As a long time residents of the Sunset District, I can't believe this project is being allowed in our little residential neighborhood. The lot in question is being transformed from a single family home to 2 gigantic homes, each almost 4,000 square feet. Unacceptable in our little quiet street of 26th Avenue. The size of the 2 proposed homes are 3 story buildings that side by side will overwhelm neighboring properties. Their plans also include backyard extensions at the ground level in addition to the 2nd and 3rd stories with multiple decks and balconies. This project will negatively affect the overall look and style of our Sunset district and the enjoyment of our garden areas.

I encourage the commission to take DR and modify this project to eliminate

the rear extensions and implement the recommendations proposed by the Design Review Team

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing the project at 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:23:58 AM

---

*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:** slandi50 <slandi50@aol.com>  
**Sent:** Wednesday, December 18, 2019 8:15 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Subject:** Opposing the project at 2169 26th Avenue

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Dear Commissioners,

I am writing to oppose the project at 2169 26<sup>th</sup> Avenue.

I oppose the construction of the monster homes proposed at 2169 26<sup>th</sup> Avenue. The Sunset District is a neighborhood of modestly size homes of about 1500 square feet. What happens when two 4000 square foot "houses" springs up and out on 26<sup>th</sup> avenue? How will the neighbors across the street react when their views of the ocean of the Sunset District are obstructed? How will the neighbors to the right and to left react when the 4-8 airbnb/vrbo renters check in after 5pm & checkout before 12pm for 52 weekends? What will happen next when more properties get bought and built into 3 story houses with backyard extensions? The responsibility lies in your hands but the consequences of your actions will be felt by the neighbors who will be living here for the next 20-30-40-50 years.

I encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team

Sincerely

Steve Landi

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:23:48 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)

---

**From:** Eileen Roddy <eileendroddy@gmail.com>  
**Sent:** Wednesday, December 18, 2019 9:00 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** 2169 26th Avenue

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

## To the Commissioners of the Planning Department:

I am writing to you to voice my opposition to the project at 2169 26th Avenue. We are the neighbors to the north from the subject property, and we have a lot to lose if this property is allowed to move forward without allowances. We feel that we have negotiated in good faith with the project sponsor; unfortunately, we don't think that he has provided any concessions that will lessen the impact of his development on our property and quality of life. We are NOT trying to derail his ability to build 2 homes on the lot; it makes sense to have 2

homes where only 1 is now. We are merely trying to preserve some amenities that the Planning Department ensures are areas where neighbors should negotiate, mainly light and privacy.

We trust that the commissioners will see that a developer from LA who has never lived in San Francisco, let alone the Sunset District, should not be allowed to affect our quality of life and access to light in our home.

The Planning Department provides this procedure of discretionary review to allow the commissioners to suggest modifications that the project sponsor has not. Please utilize your discretionary review powers tomorrow at the hearing to have the project sponsor implement the revisions put forth by the Design Review Team, and the adjustments that were promised at the meeting with David Winslow on December 5th.

best regards,  
Eileen Roddy  
2163 26th Avenue



**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2169 26th Ave  
**Date:** Wednesday, December 18, 2019 11:23:42 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)

---

**From:** molly mcclure <mcm.mcclure@gmail.com>  
**Sent:** Wednesday, December 18, 2019 9:02 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Subject:** 2169 26th Ave

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

Dear Commissioners,

I am writing to oppose the project at 2169 26th Avenue.

The proposed project at 2169 is anything but in keeping with the character, feeling and size of the Sunset District. While most neighborhood homes are roughly 1500 square feet, this proposed project will create two side-by-side 4000 square foot homes with accompanying decks and balconies. The architecture is blunt and uninspiring, sure to be an eyesore and even worse, completely overwhelm neighbors' properties. Twenty-sixth avenue was designed in the 1930s in such a way to provide residents mid-block open space within which to plant gardens, see greenery and enjoy nature. The proposed project is not in keeping with that tradition and will no doubt alter quality of life for the residents.

It is alarming to me that the City might approve projects such as these at a time when creating affordable housing is of utmost importance. These mega mansions will be accessible only to the ultra-wealthy. I worry that these types of home set a dangerous precedent for the neighborhood. The developer is from Los Angeles and says the house is for his two sons-- both unmarried, single men (one of which lives in Hong Kong and has not been a part of this process at all). Why would two

men without family need such space? I worry this home will be on AirBNB in no time and that this developer is strictly profit driven. He knows nothing of the Sunset District and cares not for its inhabitants, many of whom are my aunts, uncles, cousins, grandparents, siblings and friends.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Thank you,  
Molly McClure, CCLS

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2169-26th ave  
**Date:** Wednesday, December 18, 2019 11:23:32 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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-----Original Message-----

From: Carol <[croddy53@aol.com](mailto:croddy53@aol.com)>  
Sent: Wednesday, December 18, 2019 9:53 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: [helpsave26thave@gmail.com](mailto:helpsave26thave@gmail.com)  
Subject: 2169-26th ave

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

Dear Commissioners,

I am writing to oppose the project at 2169 26th ave.

As a life long resident of the Sunset District, I am opposed to the size of this project being allowed. This will not represent anything that will be affordable for our friends and family who hope to buy a home in San Francisco. This proposed Homes are too large!!

I encourage the commission to take the DR and modify the project to eliminate the rear extensions and implement the recommendations proposed by the design review team.

Thank You,  
Carol Moriarty

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: I am writing to oppose the project at 2169 26th Avenue.  
**Date:** Wednesday, December 18, 2019 11:23:24 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

**From:** Bob Barnes <mcbbw@b@yahoo.com>  
**Sent:** Wednesday, December 18, 2019 10:08 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** I am writing to oppose the project at 2169 26th Avenue.

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

Dear Commissioners,

I am writing to oppose the project at 2169 26<sup>th</sup> Avenue.

As a long time resident of San Francisco, I find it very distressing that projects of this size are being allowed. They are totally out of character for the neighborhood and don't add anything to the aesthetics of the area. While we understand that more housing is needed in San Francisco, these almost 4000 square foot homes are being built for the owner's family members: they will NOT add to the housing supply and they definitely don't represent anything affordable.

We have made multiple attempts to negotiate with the owner, but he is a developer from Los Angeles and hasn't been forthcoming with information or alternatives that might lessen the impact of his project to neighbors. He doesn't care for the Sunset District or San Francisco as he's never lived here. He says he's building the homes for his sons, one of whom is 25 yrs old and unmarried; the other son lives in Hong Kong and has NEVER been here during this process. Why would these single males need 4000 square foot homes that contain many bedrooms, a game room, a study, a family room in addition to a living room. Architects have reviewed his plans and have stated that they scream..... DEVELOPMENT. The owner was renting rooms out through AIRBNB, further alienating neighbors and proving that his motives are strictly PROFIT.

The proposed homes are too large. They impose at the street level and they do nothing to enhance the neighborhood. The Planning Department's Residential Guidelines state that the design of new buildings and renovations to existing buildings be compatible with nearby buildings; these are not! Their size dwarfs the adjacent homes, decreasing market value while setting a dangerous precedent for more projects of this size. The Sunset District is a place where single family homes of a moderate size are the character we want to protect.

In particular, I object to the size of the proposed homes. They are TWO, 3 story buildings that, side by side, present an unacceptable, imposing bulk on 26<sup>th</sup> Avenue. They completely overwhelm neighboring properties and provide little visual interest in architecture and/or design.

We have a strong, mid-block open space and want to preserve it. It's wonderful to look out our rear windows and see greenery, vegetable gardens, birds and nature, NOT STARE AT WALLS! Our block was designed in the late 1930s to provide this amenity to its residents and it is essential for it to be maintained for quality of life.

The proposed building plans indicate that rear additions will extend out into the backyard area with multiple decks and balconies. These extensions are incompatible with any homes on 26<sup>th</sup> Avenue. There is NO home on the West side of 26<sup>th</sup> Avenue that extends living space out beyond our common walls and these proposed homes should not be allowed to do so. It sets a destructive precedent and is something we, as neighbors, are actively against.

We oppose the construction of the monster homes on 26<sup>th</sup> Avenue. These houses are not going to add low income or moderate priced housing stocks; who can afford homes that are almost 4000 square feet in size? Only the very wealthy!! The Sunset District is a working class, quiet neighborhood of modestly size homes of about 1500 square feet. These homes will not add to the character of our neighborhood and certainly disrupt the cohesive feel of our block.

It has come to our attention that this project will include backward extensions at the ground level in addition to the 2<sup>nd</sup> and 3<sup>rd</sup> stories. Three story homes are a rarity in this area, but two 3 story homes, side by side, with backward additions is an unacceptable MASS. The height and depth of the project will negatively affect the enjoyment of our garden areas. Our understanding is that the City protects the mid-block open space and will NOT allow these monstrosities to destroy it. We do not want the unique character of our block and the privacy in our open space/garden areas compromised by this project.

We encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Respectfully,  
Robert W. Barnes  
San Francisco

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:23:11 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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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** therdow@aol.com <therdow@aol.com>  
**Sent:** Wednesday, December 18, 2019 10:36 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; joel.koppel@sfgove.org; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Subject:** 2169 26th Avenue

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

Dear Commissioners,

I'm writing to oppose the project at 2169 26th Avenue.

I have lived in the Sunset district for 59 years and have invested my whole life here. I am supportive of increasing density in appropriate places in the neighborhood with the goal of housing more people of modest to moderate incomes. However, the project at 2169 26th Avenue is the antithesis of that goal and will negatively impact the homes of all other taxpaying occupants on this block and parallel blocks.

The current home, which is in the middle of the block, is currently twice as wide as other homes on the block. Modifying it by creating two single family homes consistent in character with the surrounding homes is understandable. But the proposed homes are being expanded by adding floors above the current roofline AND extending out into the backyard with multiple decks and balconies. Each home will be nearly 4,000 square feet in size, towering over all other nearby homes which are approximately 1600 square feet. These proposed homes by comparison are mansions which will clash with the current middle-class character of the block, impede on the privacy of neighbors, and will only be affordable to the very wealthy.

I encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Sincerely,

Theresa Downing



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 2169 26th Avenue  
**Date:** Wednesday, December 18, 2019 11:23:02 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)

---

**From:** Kathleen McClure <mcclure.kate@gmail.com>  
**Sent:** Wednesday, December 18, 2019 11:14 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Subject:** 2169 26th Avenue

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

Dear Commissioners,

I am writing to oppose the project at 2169 26th Avenue.

I am very concerned with the plans to develop this property into two large, imposing 3 story houses which will completely alter the existing look and aesthetic of not just 26th Avenue but the Sunset District. As a resident of the Sunset I treasure our iconic style, moderate sized homes. However I've seen homes transformed into larger, modern, sometimes unrecognizable homes that immediately go on the market and weren't intended to remain in the family. Allowing these types of expansions is alarming because it sets a precedent for others to build up and out ruining other parts of the neighborhood. We don't want to turn this historic neighborhood into larger, more expensive, and taller homes obstructing views which then increases costs significantly forcing out hard working San Franciscan families like my own.

I encourage the commission to take DR and modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Thank you for your consideration on this very important matter,  
Kathleen McClure

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES REOPENING OF TREASURE ISLAND FILMING SPACE  
**Date:** Wednesday, December 18, 2019 11:08:44 AM  
**Attachments:** [12.18.19 Treasure Island Filming Location.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, December 18, 2019 9:41 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES REOPENING OF TREASURE ISLAND FILMING SPACE

**FOR IMMEDIATE RELEASE:**

Wednesday, December 18, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES REOPENING OF  
TREASURE ISLAND FILMING SPACE**

*Reopening of Hangar 3 as a stage space on Treasure Island will create jobs and boost positive economic impact for small businesses and residents*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Film Commission (Film SF) today announced the reopening of a 79,000 square foot space for film production at Hangar 3 on Treasure Island, in partnership with Film Treasure Island / Cinelease, Inc. The dedicated space allows for production companies to stage, build sets, and film in San Francisco. Film Treasure Island / Cinelease, Inc. negotiated with Treasure Island Development Authority to lease the hangar in order to provide a dedicated home for the film industry, bring economic opportunities to local businesses, and create jobs for residents.

“This reopened space will make it easier and more convenient for television and movie productions to film throughout San Francisco and we’re excited to see the productions that come out of this facility,” said Mayor Breed. “Attracting filming to San Francisco will benefit our entire economy and local workforce, while also showcasing the beauty and diversity of our neighborhoods, parks and landmarks.”

Film productions often need 20,000 to 40,000 square feet of stage space with ceiling heights of more than 25 feet in order to build their sets. In San Francisco, the tight real estate market makes it difficult to secure a large space for film and television production. The new space, called Film Treasure Island, is 300 feet long by 230 feet wide, with a ceiling height of up to 75 feet, and will provide much needed space for production companies. The space can accommodate scenery for a feature film or television series that needs multiple standing sets or large-scale commercial productions. Film Treasure Island is comparable to the large stages in Los Angeles.

“Film Treasure Island is a real plus for San Francisco. Productions that are filmed here hire local crews and in turn spend locally on the goods and services that support our small business community,” said Susannah Robbins, Executive Director of Film SF. “This warehouse and our incentives will help us compete with other major cities around the country as we focus to attract more films to the City.”

In addition to this new space, the City offers incentives for companies to film in San Francisco. Created in 2006, the [Scene in San Francisco Film Rebate Program](#) gives qualifying productions a dollar-for-dollar refund of fees or payroll taxes for use of City property, equipment, employees, and/or permit fees for film production in the City. To complement the rebate program, the City has a vendor discount program where businesses sign up to offer discounts to production companies and staff while encouraging them to shop locally.

According to Film SF, film productions have hired thousands of local crew and actors, and for each dollar rebated, productions have spent \$15.58 locally. The economic impacts have resulted in the hiring of more than 15,000 people, including members of International Alliance of Theatrical Stage Employees Local 16, Teamsters 2785, and the Screen Actors Guild.

“Having a stage space where productions can build sets is key to attracting long-term productions to base in San Francisco. We’re excited to enter into this agreement with the Treasure Island Development Authority and look forward to bringing more TV and film productions to the area,” said Mark Walter, Manager of Studio Development for Cinelease, Inc. “Our long-term goal is to couple the Hangar and support space with purpose-built sound stages that would complement any new development on the Island. Historically, when we have developed studio projects, the surrounding area sees an increase in tax revenue along with job creation in different fields and property values skyrocket as well.”

Hangar 3 was active in the 90s and early 2000s with films such as *Mrs. Doubtfire*, *Bicentennial Man*, *Flubber*, *Patch Adams*, *Rent*, and *Hemingway & Gellhorn*. These films used Hangar 3 as a stage space to build sets that were used during filming. The last large production which used the hangar was *Hemingway & Gellhorn* in 2010. Since then, the hangar has been used by companies as a staging area for large fabrication and construction projects. Recently, *The Last Black Man in San Francisco* and *Jexi* were filmed in San Francisco and utilized Film SF’s Rebate Program.

“As an art director based in San Francisco, I am continually working on productions that only shoot locations here and build their sets elsewhere,” said local art director Michael Goldman. “The new stage on Treasure Island will change all that. It is comparable to any of the large stages in Los Angeles or any other big film production city. This is a huge windfall for film

production in San Francisco and I am very excited to build there.”

“Being back on Treasure Island in Hangar 3 gives us a place to bring in the biggest of film projects” says local construction coordinator, Ben Nichols. “After almost 30 years in the Bay Area Film industry I can say without a doubt that having a stage on Treasure Island will help bring in big budget films and pump money into our local economy. When I have access to a space like Building 3, I’m able to hire dozens of carpenters and painters to build amazing sets for film and pump millions into the local economy.”

The first production to use Hangar 3 will be a project by Sony Pictures called Fillmore. They are scheduled to begin shooting in San Francisco in February. Film Treasure Island and Film SF are currently marketing the hangar to secure future productions.

### **About the Film Commission (Film SF)**

Film SF is part of the Office of Economic and Workforce Development that inspires, attracts and supports creative productions in San Francisco. Film SF provides hands on permitting to a wide variety of projects, ranging from student films and still photography to feature films and television series. Its mission is to ensure that every production has a successful shoot in our cinematic city while creating economic and workforce opportunities for local small businesses and residents.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue - Emailing in Support  
**Date:** Tuesday, December 17, 2019 1:30:21 PM

---

*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Phillip Kobernick <phillipkobernick@gmail.com>  
**Sent:** Tuesday, December 17, 2019 1:15 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** 2018-010655DRP / 2169 26th Avenue - Emailing in Support

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

Dear Planning Commissioners,  
I'm writing in support of this project to turn a single-family home into 4 homes (including the ADUs) in the sunset neighborhood, a neighborhood that is desperate for new housing.

This project is zoning compliant, taking advantage the ability to build ADUs, and below the height requirement. Allowing this frivolous DR to continue will encourage more unnecessary challenges, delaying much needed new housing.

Please do not allow this DR to proceed.

We need to be building for our future.

Thanks,

--

Phillip Kobernick

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue Discretionary Review  
**Date:** Tuesday, December 17, 2019 1:30:15 PM

---

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

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

From: Milo Trauss <[milotrauss@gmail.com](mailto:milotrauss@gmail.com)>  
Sent: Tuesday, December 17, 2019 1:10 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)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@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)>  
Cc: Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@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)>; [kai@kcdarch.com](mailto:kai@kcdarch.com)  
Subject: 2018-010655DRP / 2169 26th Avenue Discretionary Review

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

Dear Planning Commissioners,

Please DO NOT TAKE discretionary review. Instead APPROVE this project.

I am fully supportive of my fellow San Franciscan, Kai Chan, wanting to maximize the number of new homes on this huge lot at 2169 26th Avenue. I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th homes thanks to ADUs. From one home to four, this is a no brainer. Since this proposal is below the 40 foot height limit and he is only proposing one ADU per new property, we should be asking for this proposal to be bigger and taller.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one! It may even be illegal to hear this and other DRs thanks to the Housing Accountability Act. This subjective, project by project approval process is ridiculous and must be reformed. If this body does not exercise good judgement, stronger and stronger state laws may come and take the opportunity away from you.

This proposal and others like it are more environmentally sustainable, and provides a greater variety of people access to opportunities in San Francisco. It is the role of government to make decisions for the grater good, not to protect the the interests, financial or otherwise, of one or three disgruntled homeowners. Property owners rights end at their property lines. Beyond that, they are voters just like everyone else.

Thank you,

Milo Trauss



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Tuesday, December 17, 2019 12:53:43 PM

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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)

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**From:** Sylvia Lee <sylslee@gmail.com>  
**Sent:** Tuesday, December 17, 2019 12:52 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** 2018-010655DRP / 2169 26th Avenue

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

***Re: December 19th, 2019 - Item #20***

***Dear Planning Commissioners,***

***I am a homeowner of the Sunset District (Zoned RH-1 at 1822 20th Avenue) and I am fully supportive of my new neighbor, Kai Chan, wanting to maximize the number of new homes on this huge lot at 2169 26th Avenue.***

***I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th thanks to ADUs. From one home to four, this is a no brainer: DO NOT TAKE discretionary review and APPROVE the project.***

***As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize***

***future DR requests by even entertaining this one!***

***Thank you,***

Sylvia Lee

1822 20th Avenue

San Francisco, CA 94122

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Subject: 2018-010655DRP / 2169 26th Avenue  
**Date:** Tuesday, December 17, 2019 12:52:08 PM

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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)

---

**From:** Matt Brezina <mattbrezina@gmail.com>  
**Sent:** Tuesday, December 17, 2019 12:50 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; kai@kcdarch.com  
**Subject:** Subject: 2018-010655DRP / 2169 26th Avenue

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

Let people build housing! God knows we need it. These multi-millionaire neighbors are restricting the diversity of our community by not allowing new people with lower incomes to live here (especially in ADUs which are great entry-level housing)

***I am a resident of San Francisco and I am fully supportive of my new neighbor, Kai Chan, wanting to maximize the number of new homes on this huge lot at 2169 26th Avenue. I am excited that from only one current home, Kai is creating not only a 2nd home, but also the opportunity to add a 3rd and a 4th thanks to ADUs. From one home to four, this is a no brainer: DO NOT TAKE discretionary review and APPROVE the project.***

***As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one!***



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** 1369 Sanchez  
**Date:** Tuesday, December 17, 2019 12:51:23 PM  
**Attachments:** [2018-011717CUAc1.pdf](#)

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Commissioners,

It has been brought to our attention that the printed copy of the above referenced case report is missing pages. Please let us know if you would like to receive the complete packet on Thursday.

The attached is the complete case report as is the one posted on-line.

*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)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2018-010655DRP / 2169 26th Avenue  
**Date:** Tuesday, December 17, 2019 12:47:16 PM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

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

From: Brian Heung <[brian@heung.org](mailto:brian@heung.org)>  
Sent: Tuesday, December 17, 2019 12:47 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)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@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)>  
Cc: Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@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)>; [kai@kcdarch.com](mailto:kai@kcdarch.com)  
Subject: 2018-010655DRP / 2169 26th Avenue

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

Re: December 19th, 2019 - Item #20

Dear Planning Commissioners,

I am a resident of the Sunset (29th and Noriega) and wanted to support my new neighbor, Kai Chan, in maximizing the number of new homes on his huge lot at 2169 26th Ave. I love the plan of creating a 2nd home and the opportunity to create a 3rd and a 4th via ADUs. From 1 neighbor family to 4 total families that can live in our neighborhood is WONDERFUL.

Please do not take discretionary review and approve the project.

As long as we have RH-1 zoning, this is the kind of project we need to have and approve right away as to not clog our planning process. Do not incentivize future DR requests by even entertaining this one!

Thank you,

Brian Heung

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 2169 26th Av  
**Date:** Tuesday, December 17, 2019 12:47:11 PM  
**Attachments:** [2018-010655DRP 2169 26th Avenue .msg](#)  
[2169 26th Avenue 2018-010655DRP for Dec. 19 Planning hearing .msg](#)  
[2169 26th Avenue.msg](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* EMBARCADERO SAFE NAVIGATION CENTER SLATED TO OPEN BY END OF YEAR  
**Date:** Tuesday, December 17, 2019 12:14:28 PM  
**Attachments:** [12.17.19 Embarcadero SAFE Navigation Center.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Sent:** Tuesday, December 17, 2019 11:31 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* EMBARCADERO SAFE NAVIGATION CENTER SLATED TO OPEN BY END OF YEAR

**FOR IMMEDIATE RELEASE:**

Tuesday, December 17, 2019

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

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

**EMBARCADERO SAFE NAVIGATION CENTER SLATED TO  
OPEN BY END OF YEAR**

*The 200-bed SAFE Navigation Center will soon provide temporary shelter and services, adding to Mayor Breed's goal of opening 1,000 new shelter beds by the end of next year*

**San Francisco, CA** — The Embarcadero SAFE Navigation Center, a 200-bed facility to provide temporary shelter beds for unsheltered individuals, will open by the end of the year. Mayor London N. Breed, Senator Scott Wiener, Assemblymember Phil Ting, and Supervisor Matt Haney toured the facility today, along with community members and service providers.

The SAFE Navigation Center will help get people off the streets and connected to the social services and care they need. The project is a key part of the Mayor's commitment to open 1,000 new shelter beds by the end of 2020. Once the Embarcadero SAFE Navigation Center is at full capacity, the City will have opened 566 shelter beds toward that goal.

“This SAFE Navigation Center will provide a dignified place for people experiencing homelessness to get off of the street and access services,” said Mayor Breed. “This is more than a facility and more than beds—it will be a place of hope for our most vulnerable



residents, and a place where they can rest, recuperate, and move forward on their journey out of homelessness.”

SAFE Navigation Centers build off 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.

With the Embarcadero SAFE Navigation Center, there are now seven Navigation Centers in San Francisco, providing approximately 720 beds. The Navigation Centers have served over 5,000 people since they launched in 2015. The Department of Homelessness and Supportive Housing (HSH) oversees the development and operations of the City’s Temporary Shelter system which includes Navigation Centers. HSH will partner with Five Keys, which will operate the new facility, and currently operates the Bayshore Navigation Center. San Francisco Public Works managed the design and construction of the project.

Senator Wiener recently championed and passed legislation to streamline the development of Navigation Centers throughout the state. Senator Wiener’s legislation to streamline the approval of navigation centers was signed into law by Governor Gavin Newsom, as part of Assembly Bill 101, a budget trailer bill. Previously part of Senate Bill 48, this policy aims to ensure that homeless individuals and families throughout California have reasonable access to shelter, including navigation centers.

As Chair of the Assembly Budget Committee, Assemblymember Ting was instrumental in securing new state resources for homelessness services. In 2018, San Francisco received approximately \$28 million in one-time resources from the state to address homelessness. In 2019, under Assemblymember Ting’s leadership, the state included \$650 million in flexible one-time funds for shelters, permanent supportive housing, and other related services. These resources have been essential in supporting the expansion of navigation centers, like the Embarcadero SAFE Navigation Center, as well as long-term solutions like rapid rehousing. The passage of Ting’s Assembly Bill 932 in 2017 also allowed San Francisco to enact an ordinance to expedite the local approval process of temporary shelters on public land.

The Navigation Center will begin serving 130 individuals, which mirrors other existing Navigation Centers in San Francisco. Following the opening, the SAFE Navigation Center will add an additional 70 beds over a six-month period to reach 200 beds. The area surrounding the Navigation Center will receive an increased presence of beat officers. The lease for the SAFE Navigation Center is 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.

“The SAFE Navigation Center will provide so many people experiencing homelessness with the shelter and services they need,” said Senator Scott Wiener (D-San Francisco). “Everyone deserves safety, shelter, and the opportunity to get back on their feet. The SAFE Navigation Center offers that and more, and I’m thrilled to see this major step towards sheltering our most vulnerable San Franciscans.”

“It’s exciting to see our state and city partnership to combat homelessness continue to make a big impact. Navigation Centers combine shelter with onsite services and have been a critical piece of the puzzle in moving people off the streets and into permanent housing,” said Assemblymember Phil Ting (D-San Francisco), Chair of the Assembly Budget Committee. “This latest opening, supported by \$4.1 million in state funds I helped secure, builds on our momentum to help our most vulnerable residents.”

“This Navigation Center will be a critical tool in responding to the homelessness crisis and will get people who are living on the streets in South Beach, Rincon Hill, and along the Embarcadero into shelter and services,” said Supervisor Haney. “This Navigation Center will help people enroll in benefits, access health care, connect with a case manager, and most importantly be a safe, supportive place for people to transition off the streets and ultimately into housing. Navigation Centers are urgently needed all over the city to respond to the homelessness crisis. I’m committed to working with Mayor Breed and HSH, and fighting every day to ensure that we fulfill our commitments to the center’s clients and neighbors.”

“Our whole community is safer when people have a place to sleep inside,” said Jeff Kositsky, Director of HSH. “Navigation Centers are a key tool in the Homelessness Response System where the ultimate goal is to help people end their experience of homelessness. We are grateful for the Mayor’s leadership, the support from our representatives in Sacramento and in San Francisco, and our local City partners and providers to bring this critical resource to serve the most vulnerable among us.”

“We know that it takes innovation, compassion, determination and strong partnerships to successfully address the challenges of homelessness in our city and our team at San Francisco Public Works is honored and excited to work on solutions both on the drawing board and on the ground,” said San Francisco Public Works Director Mohammed Nuru. “The Embarcadero SAFE Navigation Center bolsters our capacity to serve our unhoused residents by moving people off the streets and into a safe and supportive environment.”

“The Port is proud to do our part to help address the ongoing homelessness challenge our City is confronting,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The Central Waterfront Navigation Center has operated successfully on Port Property since 2017 and we look forward to the opening of the Embarcadero SAFE Navigation Center. We have been working closely with neighbors and stakeholders to ensure that this site is set-up for success and are confident that this site will be a good neighbor. I’d like to thank Mayor Breed for her leadership and commitment to addressing homelessness along the waterfront and throughout the City.”

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 196 States Street- Typo Draft Motion (2019-013953CUA)  
**Date:** Tuesday, December 17, 2019 11:58:47 AM  
**Attachments:** [Highlighted Errors CU Draft Motion-196 States St.pdf](#)  
[3 Exhibit B – Plans and Renderings.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Sent:** Tuesday, December 17, 2019 11:08 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** DPH - ttunny <ttunny@reubenlaw.com>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 196 States Street- Typo Draft Motion (2019-013953CUA)

Commissioner,

It has been brought to my attention, by the project sponsor, that a typo is included within the draft motion of 196 States Street commission packet(2019-013953CUA).  
I have attached a Draft motion with the highlighted errors.

The typos may be found on the following pages.

Page 1- Preamble- **The Commission made a Motion to Approve the Project, with conditions and a modification to eliminate the 4<sup>th</sup> floor from the proposed project.**

Page 11- Exhibit A - **and modified by the Commission to remove the 4<sup>th</sup> floor,**

The Planning Department supports the design as proposed.

No request has been made to remove or modify the 4<sup>th</sup> floor.

There has been no public comment/concern regarding the design as proposed.

196 States Street will remain on the **consent calendar** with a recommendation to approve the design as proposed.

The motion will be updated after the December 19<sup>th</sup> commission hearing.

Please let me know if you have any questions.

**Katy**

**Cathleen Campbell, Planner**

**Southwest Team, Current Planning Division**

San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103

Direct: 415.575.8732 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ISSUES BUDGET INSTRUCTIONS TO CITY DEPARTMENTS  
**Date:** Tuesday, December 17, 2019 9:21:27 AM  
**Attachments:** [12.17.19 Budget Instructions FY 2020-21 2021-22.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, December 17, 2019 5:07 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ISSUES BUDGET INSTRUCTIONS TO CITY DEPARTMENTS

**FOR IMMEDIATE RELEASE:**

Tuesday, December 17, 2019

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

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

**MAYOR LONDON BREED ISSUES BUDGET INSTRUCTIONS  
TO CITY DEPARTMENTS**

*Mayor Breed emphasized the importance of funding homelessness services and behavioral health care, while closing the projected budget deficit*

**San Francisco, CA** — Mayor London N. Breed yesterday issued Budget Instructions to department heads to guide the budget process for Fiscal Years 2020-21 and 2021-22. Mayor Breed directed department heads to prioritize identifying funding to help people suffering on the City's streets, and propose targeted efficiencies and reductions to their departmental budgets to address the deficit.

"We have a homelessness, mental health, and substance use crisis on our streets, and we all need to focus on funding services so that we can get people off the streets and into the care they desperately need," said Mayor Breed. "We also have a responsibility to balance the budget, so I've instructed departments to come back to my office with budget proposals that address what is a significant two-year deficit."

Budget Instructions are delivered every year in December, informed by the estimated the two-

year deficit for the upcoming budget cycle, which is based upon the projected four-year deficit for long-term financial planning jointly projected by the Mayor's Budget Office, the Controller, and the Budget and Legislative Analyst's Office. The instructions inform departments how to prioritize their proposed budgets for the upcoming two-year budget process.

Mayor Breed announced that the City is projecting a budget shortfall of approximately \$420 million over the upcoming two budget years, out of an annual general fund budget of \$6 billion. The shortfall is the result of the rate of revenue growth slowing while costs are rising. The shortfall must be balanced by June 1<sup>st</sup>, 2020, when the proposed budget is submitted to the Board of Supervisors. Budget proposals from departments are due on February 21<sup>st</sup>, 2020. Following submission of the budget proposals, the Mayor's Budget Office will evaluate the requests and develop the Mayor's proposed balanced budget to submit to the Board.

Mayor Breed's top priority for the coming year is to provide housing, shelter and services for people who are struggling on our streets. This includes the Mayor's efforts to open 1,000 new shelter beds by the end of 2020 and expand the number of behavioral health beds and services. Mayor Breed also instructed department heads to prioritize funding for clean and safe streets, and healthy and vibrant neighborhoods, and to focus on being responsive to residents and supporting City workers who are trying to help people.

One of Mayor Breed's priorities for the coming year is Mental Health SF, which was approved unanimously by the Board of Supervisors on December 10<sup>th</sup>. Mental Health SF is an overhaul of San Francisco's mental health system and guarantees mental health care to San Franciscans who lack insurance or who are experiencing homelessness, with a focus on delivering services to the 4,000 people who are homeless and suffering from both mental health and substance use disorder. The implementation of Mental Health SF is expected to cost approximately \$100 million annually. Some elements of Mental Health SF may be funded in the FY 2020-21 and 2021-22 budgets, but the program will also largely require new revenue sources.

Mayor Breed and Board of Supervisors President Norman Yee have asked the Controller to convene a process to reform the City's business tax, which could provide a new revenue stream for Mental Health SF. The City Administrator and the Capital Planning Committee are also looking at moving up a Public Health Bond for the November 2020 election to help pay for capital improvements associated with Mental Health SF.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Regarding 2169 26TH AVENUE  
**Date:** Monday, December 16, 2019 4:15:22 PM

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*Jonas P. Ionin,  
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**From:** Scarlet Kim <scarlet\_h@yahoo.com>  
**Sent:** Monday, December 16, 2019 2:05 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Sung Kim <sunghkim@yahoo.com>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Regarding 2169 26TH AVENUE

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

Hello commissioners,

We are neighbors south of the subject property and are writing to voice our concerns. The proposed project violates the Residential Design Guidelines in that the size is not compatible with nearby buildings. These buildings are out of context with the surrounding homes on the block.

The rear extensions of the proposed plans are disrespectful of our mid-block open space. There are no rear additions of living space on our block that extend out beyond the common walls of adjoining properties and there are certainly NO third stories that extend out into our much valued open space. The proposed 3rd story balconies are unnecessary, creating privacy issues and adding to the protrusion into the mid-block open space.

Also the rear extensions will directly affect the lighting and the privacy of our specific home where the balconies and the windows will have direct access into our family room and the kitchen.

Thank you for reading and caring for our concerns.

Thanks!  
Scarlet



**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Regarding 2169 26TH AVENUE  
**Date:** Monday, December 16, 2019 12:48:47 PM

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*Jonas P. Ionin,  
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**From:** Sung Kim <sunghkim@yahoo.com>  
**Sent:** Monday, December 16, 2019 12:47 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Regarding 2169 26TH AVENUE

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Hello commissioners,

We are neighbors south of the subject property and are writing to voice our concerns. The proposed project violates the Residential Design Guidelines in that the size is not compatible with nearby buildings. These buildings are out of context with the surrounding homes on the block.

The rear extensions of the proposed plans are disrespectful of our mid-block open space. There are no rear additions of living space on our block that extend out beyond the common walls of adjoining properties and there are certainly NO third stories that extend out into our much valued open space. The proposed 3rd story balconies are unnecessary, creating privacy issues and adding to the protrusion into the mid-block open space.

Also the rear extensions will directly affect the lighting and the privacy of our specific home where the balconies and the windows will have direct access into our family room and the kitchen.

Thank you for reading and caring for our concerns.

Thanks!  
Sung Kim

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CPC Hearing December 19th Item No. 13  
**Date:** Monday, December 16, 2019 11:50:07 AM  
**Attachments:** [1369-1371 CUA.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Sunday, December 15, 2019 11:49 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>  
**Subject:** CPC Hearing December 19th Item No. 13

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

Dear President Melgar and Fellow Commissioners,  
I am resending my comments from the earlier hearing on this [CUA for 1369-1371 Sanchez Street](#) (between Chavez and 27th Streets).  
At the October hearing there was a stalemate on the vote as only four Commissioners were present. Additionally Commissioner Diamond had not been confirmed.  
I want to be sure that the three of you who were not in attendance in October, (President Melgar and Commissioners Johnson and Diamond) get a copy of my comments addressed to the Commission which were not in Thursday's packet or the October packet, but were referenced in the Staff Report and are attached. I hope you have time to read them.  
*I think the most important thing is to mitigate the nearly five year loss of housing by approving a good project. This project could be better than as currently proposed as I outline in the attached comments.*  
If you have time this week, I would also like to suggest that you please go to the site *in person* to get a better understanding of this Demolition. The photo in the October presentation doesn't fully

convey what happened at the site.

Thank you very much.

Sincerely,

Georgia Schuttish

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case #2019-020070CUA  
**Date:** Monday, December 16, 2019 11:49:44 AM  
**Attachments:** [Sterling Bank Oppose 20191216.pdf](#)

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Director of Commission Affairs

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

From: David Troup <[david@troup.net](mailto:david@troup.net)>  
Sent: Monday, December 16, 2019 12:19 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)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@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)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>  
Subject: Case #2019-020070CUA

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

Please find attached our letter OPPOSING the above-referenced project, Sterling Bank at 2100 Market St, which will be on the January 9, 2020 Planning Commission agenda.

Thank you,

David Troup  
Land Use Chair  
Duboce Triangle Neighborhood Association

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for December 19, 2019  
**Date:** Friday, December 13, 2019 2:14:38 PM  
**Attachments:** [20191219\\_closedsession.docx](#)  
[20191219\\_closedsession.pdf](#)  
[Advance Calendar - 20191219.xlsx](#)  
[2019 - CPC Hearing Schedule.pdf](#)  
[2020 - CPC Hearing Schedule.docx](#)  
[CPC Hearing Results 2019.docx](#)  
[20191219\\_cal.docx](#)  
[20191219\\_cal.pdf](#)

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Commissioners,  
Attached are your Calendars for December 19, 2019.

Please note the *Closed Session start time of 10:00 am.*

Commissioners Melgar, Johnson and Diamond,  
Please review the previous hearing and materials for 1369 Sanchez Street.

Commissioners Fung, Johnson, Richards and Diamond,  
Please review the previous hearing and materials for 3847-3849 18<sup>th</sup> Street.

Enjoy the weekend,

*Jonas P. Ionin,*  
*Director of Commission Affairs*

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING IN THE RICHMOND  
**Date:** Friday, December 13, 2019 1:44:33 PM  
**Attachments:** [12.12.19 Small Sites 369 3rd Ave.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Thursday, December 12, 2019 11:18 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING IN THE RICHMOND

**FOR IMMEDIATE RELEASE:**

Thursday, December 12, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES ACQUISITION AND  
PRESERVATION OF AFFORDABLE HOUSING IN THE  
RICHMOND**

*Twelve residential homes will remain permanently affordable thanks to the City's Small Sites Program*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Sandra Lee Fewer today announced the acquisition and preservation of 12 rent-controlled homes and one commercial space in the Richmond District. The building, located at 369 3<sup>rd</sup> Avenue, was preserved as affordable housing as part of the City's Small Sites program, which has stabilized over 500 San Francisco residents.

"We're in a housing crisis that is pricing out low-income and middle-income residents," said Mayor Breed. "We need to build more housing of all types, but we also need to make sure that we're protecting current tenants, and this acquisition ensures that 12 families in the Richmond will remain in their homes for years to come."

The apartments at 369 3<sup>rd</sup> Avenue currently serve low- to moderate-income households with a building-wide average of 73% of Area Median Income. Mission Economic Development Agency (MEDA) will acquire the property and preserve it as permanently affordable housing. The acquisition was financed with an \$8.2 million loan provided by the San Francisco Housing Accelerator Fund (SFHAF). The Mayor's Office of Housing and Community Development (MOHCD) expects to provide MEDA with permanent financing for the building in spring 2021, following the completion of critical repairs and upgrades.

"It is because of the Small Sites Program that we are able to purchase buildings like this to preserve affordable housing, stabilize tenants, and prevent displacement," said Supervisor Fewer. "We should be robustly investing in the Small Sites Program and capacity building so we can preserve more of these buildings and add to our stock of permanently affordable housing. I am so grateful to MEDA for stepping up and working with my office to save this building and keep all the tenants in their homes."

The rehabilitation plan includes approximately \$700,000 in crucial repairs to the building including seismic retrofitting and strengthening; updating electrical and building systems; and additional exterior renovations and improvements.

"We are thrilled to continue expanding our acquisition and preservation efforts across the City. 369 3<sup>rd</sup> Avenue is MOHCD's third acquisition in the Richmond District and fourth on the west side of the City," said MOHCD Acting Director Daniel Adams. "We recognize the need to preserve affordability and prevent displacement of San Francisco's long-term residents and are committed to the growth of our rapidly expanding Small Sites Program. Thank you to MEDA and the SFHAF for joining us once again in partnership to ensure these homes remain affordable for decades to come."

"We're excited to be able to provide the critical bridge funding to MEDA to secure the permanent affordability of these apartments in the second preservation deal in District 1," said Rebecca Foster, CEO of the San Francisco Housing Accelerator Fund. "Thank you, MEDA for stepping up, once again, to preserve small sites throughout the city; we look forward to continuing to partner with them and the Mayor's Office to build the capacity necessary to realize preservation in all of the city's neighborhoods."

The San Francisco Housing Accelerator Fund innovates smart approaches that put public, private, and philanthropic money to work to expand the supply of affordable housing in San Francisco. SFHAF was incubated in the Mayor's Office to address gaps in and complement the public sector's funding mechanisms. The fund was kick-started with investments from the City, Citi Community Development, Dignity Health, and The San Francisco Foundation. In less than three years of operation, SFHAF has raised and deployed over \$109 million to fund the preservation and construction of 433 permanently affordable units in San Francisco.

"369 3<sup>rd</sup> Avenue is a microcosm of the San Francisco tenant community, as the property is home to multi-generational, multi-ethnic families who organized to preserve their affordable housing," said Juan Diego Castro, MEDA Assistant Project Manager. "The Richmond District's median rent is twice that of this building. If these tenants were evicted by a different owner, they would not be able to stay in the city. Mission District-based MEDA is proud to partner with other San Francisco communities which can benefit from the Small Sites Program, and wants to thank MOHCD and SFHAF for their ongoing support to preserve



affordable housing across our city.”

“I am so grateful that MEDA, the City’s Small Sites Program, and Supervisor Sandra Lee Fewer and her team have done so much to help save families like ours in buildings like ours at risk of losing the tenants that help keep San Francisco whole,” said longtime 369 3<sup>rd</sup> Avenue resident, Chloe Jackman. “We must stop landlords who only care about lining their pockets and who have lost sight of the diversity and magic that has made this city so amazing. Thank you to everyone who helped make our building a safe and sacred space for the next 99 years. What a beautiful gift.”

Through the City’s acquisition programs, 35 buildings consisting of 290 units have been acquired, and another 15 buildings with 137 total units are in the pipeline. Over \$86 million of City funds have been committed for acquisition and preservation programs, and over 500 residents have been stabilized to date. In September, MOHCD issued a \$40.5 million Notice of Funding Availability for future Small Sites Program acquisitions and capacity building grants, which is part of Mayor Breed’s strategy to prevent displacement and expand the City’s affordable housing preservation pipeline.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1 Front Street - 2019-001995CUA  
**Date:** Friday, December 13, 2019 1:41:11 PM  
**Attachments:** [2019-001995CUA - 1 Front Street - CPC Packet - 19DEC2019.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:** Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>  
**Sent:** Thursday, December 12, 2019 10:57 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Subject:** 1 Front Street - 2019-001995CUA

Hi All,

Please find attached revised Draft Motion for 1 Front Street's Conditional Use Authorization request. Includes minor revisions to text only; revisions are for the inclusion of a 610 sq ft public café as part of the project's scope of work a few of the findings sections.

Best,

**Carolyn Fahey, Planner**  
**AICP, MURP, PhD**  
**Northeast Team | Current Planning Division**  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9139 | [www.sfplanning.org](http://www.sfplanning.org)  
<http://propertymap.sfplanning.org>

\*\*\*Out of the office Monday, December 23<sup>rd</sup> thru January 3<sup>rd</sup>, and will return Monday, January 6<sup>th</sup>\*\*\*

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: City Hall Holiday Fair - Sunday, December 15, 10 am - 2 pm  
**Date:** Friday, December 13, 2019 12:29:50 PM

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

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**From:** CPC.PlanningNews <planningnews@sfgov.org>  
**Sent:** Thursday, December 12, 2019 4:10 PM  
**To:** CTYPLN - CITY PLANNING EVERYONE <CPC.CityPlanningEveryone@sfgov.org>  
**Subject:** City Hall Holiday Fair - Sunday, December 15, 10 am - 2 pm

Please find an invitation and press release from Mayor Breed below for a Holiday Fair at City Hall this Sunday.



For Questions: (415) 554-5977 or [MONS@sfgov.org](mailto:MONS@sfgov.org)

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**From:** Press Office, Mayor (MYR)

**Sent:** Thursday, December 12, 2019 15:30

**To:** Press Office, Mayor (MYR) <[mayorspressooffice@sfgov.org](mailto:mayorspressooffice@sfgov.org)>

**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT CITY HALL

**FOR IMMEDIATE RELEASE:**

Thursday, December 12, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT  
CITY HALL**

*City Hall will be open this Sunday, December 15<sup>th</sup> for a free, family-friendly holiday celebration, featuring musical performances, face painting, and Santa's Workshop*

**San Francisco, CA** — This Sunday, December 15<sup>th</sup>, Mayor London N. Breed will host a Holiday Fair at City Hall. The Holiday Fair will take place from 10:00am until 2:00pm. The event is free and open to the public.

**Mayor London N. Breed's Holiday Fair**

When: Sunday, December 15, 2019  
10:00am until 2:00pm

Where: San Francisco City Hall  
1 Dr. Carlton B. Goodlett Place

"We're excited to open up City Hall this weekend and provide a fun, welcoming place for people to celebrate the holiday season," said Mayor Breed. "We'll have lots of activities and performances for people of all ages to enjoy—both in City Hall and across the street at the Winter Park. The Holiday Fair is open to all, so bring your family, friends, and neighbors!"

Part of City Hall will be transformed into Santa's Workshop, where children will have the opportunity to take pictures with Santa Claus. There will also be a letter-writing station, where kids can mail their letters to the North Pole. There will be numerous activities and performances taking place inside City Hall, including balloon artists and face painting. Carolers and Tap Dancing Trees will perform in the Rotunda.

"I'm looking forward to San Francisco families coming to City Hall for a wonderful holiday experience for kids of all ages, from face painting to train rides and Santa's workshop," said City Administrator Naomi M. Kelly. "City Hall is the people's palace and with Mayor Breed's leadership we will open it up for families in every neighborhood to take part in this holiday celebration."

In addition to the Holiday Fair at City Hall, there will be a variety of holiday activities throughout the day around Civic Center, including a 16-passenger train, which will operate on the Grove Street side of Civic Center Plaza. Ice skating, curling lessons, games, and other activities will be available at the Winter Park in Civic Center, and there will be a holiday train exhibit at the Main Library.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT CITY HALL  
**Date:** Friday, December 13, 2019 12:29:37 PM  
**Attachments:** [12.12.19 Holiday Fair at City Hall.pdf](#)  
[Holiday Fair Invitation English.png](#)  
[Holiday Fair Invitation Spanish.png](#)  
[Holiday Fair Invitation Chinese.png](#)

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*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Karunaratne, Kanishka (MYR) <kanishka.cheng@sfgov.org>  
**Sent:** Thursday, December 12, 2019 4:34 PM  
**To:** Anderson, Tara (DAT) <tara.anderson@sfgov.org>; Arntz, John (REG) <john.arntz@sfgov.org>; Asay, Greg (ADM) <greg.asay@sfgov.org>; Austin, Kate (ADM) <kate.austin@sfgov.org>; Badasow, Bridget (HSA) <bridget.badasow@sfgov.org>; Blackman, Sue (LIB) <Sue.Blackman@sfpl.org>; Boomer, Roberta (MTA) <Roberta.Boomer@sfmta.com>; Brown, Michael (CSC) <michael.brown@sfgov.org>; Cindy Gamez <gamezc@sfha.org>; Conefrey, Maureen (FIR) <maureen.conefrey@sfgov.org>; Corina Monzon (AIR) <corina.monzon@flysfo.com>; Dick-Endrizzi, Regina (ECN) <regina.dick-endrizzi@sfgov.org>; Donovan, Dominica (ECN) <dominica.donovan@sfgov.org>; Drain, Kahala (CFC) <kahala.drain@first5sf.org>; Ekberg, Natalie (HSS) <natalie.ekberg@sfgov.org>; Ethics Commission, (ETH) <ethics.commission@sfgov.org>; George Ishikata <george.ishikata@gmail.com>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Hom, Mary (CON) <mary.hom@sfgov.org>; Hood, Donna (PUC) <DHood@sflower.org>; Hosmon, Kiely (BOS) <kiely.hosmon@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; LaBarre, Elizabeth (HSA) <elizabeth.labarre@sfgov.org>; Larrick, Herschell (WOM) <Herschell.Larrick@sfgov.org>; lhathhorn@asianart.org; Liang, May (ECN) <may.k.liang@sfgov.org>; Linda Martin <martinl@sfha.org>; McGee, Melissa (HSA) <melissa.mcgee@sfgov.org>; Meyer, Catherine (HRC) <cathy.mulkeymeyer@sfgov.org>; Morewitz, Mark (DPH) <mark.morewitz@sfdph.org>; Nelson, Eric (ADM) <eric.nelson@sfgov.org>; Norris, Jennifer (WAR) <jennifer.norris@sfgov.org>; OCII, CommissionSecretary (CII) <commissionsecretary.ocii@sfgov.org>; Page\_Ritchie, Sharon (ART) <sharon.page\_ritchie@sfgov.org>; Pon, Adrienne (ADM) <adrienne.pon@sfgov.org>; Quesada, Amy (PRT) <amy.quesada@sfport.com>; Rogers-Pharr, Emily (PUC) <ERogersPharr@sflower.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Shore, Elena (ADM) <elena.shore@sfgov.org>; Silva-Re, Pauline (JUV) <pauline.silva-re@sfgov.org>; Stewart, Crystal (ADM) <crystal.stewart@sfgov.org>; Summers, Ashley (REC) <ashley.summers@sfgov.org>; Tom, Risa (POL) <risa.tom@sfgov.org>; Tyson, Anthony (HSA) <anthony.tyson@sfgov.org>; Valdez, Anthony (ENV)

<anthony.e.valdez@sfgov.org>; Varner, Christina (RNT) <christina.varner@sfgov.org>; Vaughn, Carla (PUC) <CVaughn@sfgov.org>; Walker, William (REG) <william.walker@sfgov.org>

**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT CITY HALL

Hello Commission Secretaries,

Please let your commissioners know they are invited to the Mayor's Holiday Fair this weekend.

Thank you,  
Kanishka

Kanishka Karunaratne Cheng 程嘉敏  
Director of Commission Affairs  
Office of Mayor London N. Breed  
415.554.6696 | [Kanishka.cheng@sfgov.org](mailto:Kanishka.cheng@sfgov.org)

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**From:** Press Office, Mayor (MYR) <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>

**Sent:** Thursday, December 12, 2019 3:30 PM

**To:** Press Office, Mayor (MYR) <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>

**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT CITY HALL

**FOR IMMEDIATE RELEASE:**

Thursday, December 12, 2019

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

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

## **MAYOR LONDON BREED ANNOUNCES HOLIDAY FAIR AT CITY HALL**

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**When:** Sunday, December 15, 2019  
10:00am until 2:00pm

**Where:** San Francisco City Hall  
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