

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Theresa Imperial](#)
Subject: CPC Calendars for February 20, 2020
Date: Friday, February 14, 2020 12:57:30 PM
Attachments: [20200220_cal.docx](#)
[Advance Calendar - 20200220.xlsx](#)
[Advance Calendar - 20200220.xlsx](#)
[CPC Hearing Results 2020.docx](#)

Commissioners,
Attached are your Calendars for February 20, 2020.

Commissioner Imperial,
You were not yet seated on Feb. 6th. In order to participate next Thursday on the 1735 Polk Street matter, you must review the previous hearing and materials.

Enjoy the long weekend,

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039
Date: Friday, February 14, 2020 11:32:40 AM
Attachments: [BellTower_Support.pdf](#)
[ParkerAustin_Support.pdf](#)

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From: Chris Vance <vance13@gmail.com>
Sent: Thursday, February 13, 2020 11:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Letters of Support, 1735 Polk - CUA Application# 2019-014039

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Good Afternoon Secretary/Bridget,

Attached is 2 more letters of support.

Have a great day.

Chris

Chris Vance
Managing Partner


415.640.3756 cell
415.520.0757 fax

districtsf.com
districtoak.com
districtsj.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-012576CUA - Grateful Dog
Date: Friday, February 14, 2020 11:32:18 AM

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From: Larissa Siegel Solomon <larissasiegel@gmail.com>
Sent: Thursday, February 13, 2020 5:07 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Michelle Wohl <michellewohl@gmail.com>; Stephanie Dintcho <stephanie2044a@gmail.com>
Subject: 2018-012576CUA - Grateful Dog

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To Whom It May Concern:

This is in regards to Grateful Dog's request for a permit to allow expansion in the Cow Hollow neighborhood

As a local resident and neighbor of 22 years, I would like to alert you that the Grateful Dog is a public nuisance, a health hazard and a nightmare to be a neighbor to. The business is irresponsible, unsanitary, and disruptive. They do not have well trained employees to care for their animals. I can always here employees angrily yelling at the dogs and the dogs are often barking/crying and sound like they are in distress. As a dog lover and owner, I find it emotionally distressing to hear dogs barking for hours and crying because of being left outside. When I hear a human yell at the dogs it hurts my heart. I have to believe that if any client really understood what their dog's experience was during the day at Grateful Dog they would withdrawal their business.

The postage stamp size of a yard is overcrowded and the business has not abided by any

rules set by the city. They have been operating with dogs in the yard without a permit – and blatantly disregarding the requirement by posting pictures of up to 15 dogs in the yard on social media.

Anytime you contact the business to complain about the noise or smell they are dismissive of your complaint. The dogs use the back yard as a relief area and the yard smells like urine and creates a mass of flies that are on the fence between their yard and my yard.

This is an irresponsible business, and I have no reason to believe that they will become any more responsible, or respectful of their neighbors. While we San Franciscans love our dogs, and often need day-care for them, residents should be protected from this business and the business owners should not be allowed to profit from their negligent business practices. Please do the right thing and reject their permit.

Thank you for your consideration,

Larissa Siegel Solomon
Resident of Cow Hollow and neighbor to Grateful Dog

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Langlois, Lily \(CPC\)](#)
Subject: FW: The hub support - 100% supportive of rezone and upzone
Date: Friday, February 14, 2020 11:32:05 AM

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From: Patrick Chang <p.chang@samsungnext.com>
Sent: Thursday, February 13, 2020 7:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: The hub support - 100% supportive of rezone and upzone

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

Hi,

Sorry for the late message, I am currently in India for work and could not make the recent planning commission hearing regarding the Hub.

I wanted to write and voice my opinion regarding this matter. I live in District 6 and I am a home owner. I used to live in 140 South Van Ness for a few years and have seen the neighborhood change for the better with the development.

I am 100% supportive of all the rezoning and upzoning. I am actually sad that there is NOT MORE density and MORE of the buildings being over 600 ft tall. I believe that the Hub as part of the market octavia plan will transform the neighborhood.

I hope for an expeditious approval. This is in my mind a no brainer.

IT was once a very scary neighborhood especially with the crime and murder of a body stuffed in a luggage that was found nearby.

San Francisco and the bay area is in a major housing crisis and we continue to fear development and building. We let the voices of selfish individuals who care about their views or old neighborhood characteristic change prevent other ppl from finidng homes or easing the pressure on price in the housing crisis.

Bringing density into the city also allows for ppl to spend more money at local businesses. Restaurants are dying because people are not around or eating out. You need a larger supply of people to support businesses.

Developers are not the devil in this city, and developers are also not charities. We cannot lure investor money into this city because we are so anti development as a city. We restrict all these developers with fees and limits. The only way to make the math work for developers is to allow density.

Please consider West SOMA as the next area for development

1. Matching height limit of 600ft or completely removing height limits in West Soma to match The Hub and Central soma.
2. PDR and low risk of displacement, this gives it the best opportunity to build massive buildings to increase supply. Mixed use and inclusionary housing. More denisty = more possible units = more possible inclusionary housing. Inclusionary housing is the best opportunity for low income. It helps them for multiple generations out. It is significantly better than concentrated low income such as 100% affordable housing projects.
3. ease crime: West SOMA has become ground zero for Crime given the low density and low development in the area.

In a study of NYC< development and rezoning were huge aspects of making the city safe. <https://www.amazon.com/City-That-Became-Safe-Lessons/dp/0199324166> Condo owners, and business owners felt more ties to the community and were bought in to improve the neighborhood and city. We need more Condos and more home owners and business owners densely populated

Businesses are dying in west soma and west soma has become a no mans land between cewntral soma and the hub. It has now become what the hub used to be, a place where ppl avoided between neighborhoods

PLEASE CONSIDER WEST SOMA as the next upzone/rezone opportunity area. It only works if height limits are removed and have BIG projects such as Related, 1 oak, and more in WEST SOMA.

Thanks

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-012576CUA - Grateful Dog
Date: Friday, February 14, 2020 11:31:51 AM

*Jonas P. Ionin,
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From: Rowan Solomon <rowansolomon@yahoo.com>
Sent: Thursday, February 13, 2020 10:15 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: michellewohl@gmail.com; Larissa Siegel Solomon <larissasiegel@gmail.com>
Subject: 2018-012576CUA - Grateful Dog

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

Dear SF Planning Commission,

I am writing to you to implore you to deny the permit that the Grateful Dog is seeking to use their backyard. As a property owner the existence of this business diminishes the value of our property and makes for a very stressful environment. Our dear friend and neighbor can't use her beautiful yard due to incessant dogs barking, stench of urine and feces, employees yelling at the dogs (and banging pans) and the flies, which are everywhere. Our fence is kitty corner to their yard and we can see that it is used for the dogs to relieve themselves all day. This yard isn't big enough for the dogs to get any exercise or play, it is simply used as a bathroom.

Both the health inspector and city planner, David Weissglass, were supposed to help provide some oversight to this business but to no avail.

Please know that these are irresponsible and inconsiderate neighbors and do not run a business that is a healthy environment for the dogs or for their human neighbors. Please do something to stop their growth and demand that they follow the law and act in accordance with recommendations of Animal Care and Control.

Sincerely,

Rowan Solomon
Property owner, [3126 Laguna Street](#)

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039
Date: Friday, February 14, 2020 11:31:45 AM
Attachments: [Merchants MRW SupportLetter.pdf](#)

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From: Chris Vance <vance13@gmail.com>
Sent: Friday, February 14, 2020 9:05 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Letters of Support, 1735 Polk - CUA Application# 2019-014039

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Good Morning Secretary,

Please see attached. There are 8 more letter of support attached from Merchants on Polk Street.

Have a great day.

Happy Valentines Day,

Chris

Chris Vance
Managing Partner

415.640.3756 cell

415.520.0757 fax

districtsf.com

districtoak.com

districtsj.com

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Jardines, Esmeralda \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for the 657 Harrison project
Date: Thursday, February 20, 2020 11:58:37 AM

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

From: svilen.kanev@gmail.com <svilen.kanev@gmail.com>
Sent: Thursday, February 20, 2020 11:29 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for the 657 Harrison project

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

I'm a resident a few blocks away and want to express my support for the 657 Harrison project being discussed in the Planning Commission today. The project will bring 489 new homes to the area, much needed to compensate for San Francisco's jobs / housing imbalance.

Best,
Svilen Kanev
(310 Townsend St)

From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: February 20, 2020 hearing - 2018-007763DRP (66 Mountain Spring)
Date: Thursday, February 20, 2020 10:26:38 AM
Attachments: [21920 Planning Commission letter.pdf](#)

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From: Meg Niver <meg.niver@gmail.com>
Sent: Wednesday, February 19, 2020 3:21 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: February 20, 2020 hearing - 2018-007763DRP (66 Mountain Spring)

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Gentlemen:

Attached please find our letter to President Koppel and the Commissioners in connection with tomorrow's hearing on the six requests for discretionary review filed regarding the above-referenced project. I apologize that we were not able to submit this letter sooner, and I will be happy to bring copies to the hearing tomorrow if that will be helpful.

Best regards,

Meg Niver

From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#); [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: In support of One Vassar
Date: Thursday, February 20, 2020 10:24:32 AM
Attachments: [Sonya Clark-Herrera \(1\).docx](#)

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From: sonya clark-herrera <sclarkherrera@gmail.com>
Sent: Thursday, February 20, 2020 9:12 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>
Subject: In support of One Vassar

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

Dear Esmeralda and Jonas,
Enclosed for your consideration is a letter of support for the One Vassar development.
Best regards,
Sonya

--

Sonya Clark-Herrera

From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: FW: CCDC Letter of Support for One Vassar to Planning Commission 2.20.2020
Date: Thursday, February 20, 2020 10:23:49 AM
Attachments: [CCDC Letter of Support for One Vassar to Planning Commission 2.20.2020.pdf](#)

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From: Jason Chommanard <jason.chommanard@chinatowncdc.org> **On Behalf Of** Malcolm Yeung
Sent: Thursday, February 20, 2020 10:10 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>;
Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>;
Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC)
<dennis.richards@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC)
<jonas.ionin@sfgov.org>
Subject: CCDC Letter of Support for One Vassar to Planning Commission 2.20.2020

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

Dear Commission President Koppel and Planning Commissioners,

Please find Chinatown CDC's letter in support of One Vassar for today's meeting attached.

Thanks,

Malcolm Yeung | Deputy Director
Chinatown Community Development Center
myeung@chinatowncdc.org | 415-742-1654
<https://www.chinatowncdc.org>

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1776 Green Street
Date: Wednesday, February 19, 2020 3:13:37 PM

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From: May, Christopher (CPC) <christopher.may@sfgov.org>
Sent: Wednesday, February 19, 2020 3:12 PM
To: richard@lozeaudrury.com; toyer@lozeaudrury.com; ykimellis@yahoo.com;
melfrewhite@gmail.com; sabbott@shermanschool.org; melissa.mountain@gmail.com;
vyeh76@gmail.com; parkerh1@sfsud.edu; janelsonbarr@gmail.com;
kevin.delmore@sothebyhomes.com; jim@pacificrimdesign-build.com; randyrbw@gmail.com;
ben@yesinmybackyard.org; tinbody@rockpointgroup.com; anthony.madama@gmail.com;
conor.fam@cbe.com; Dizikes, Cynthia <CDizikes@sfchronicle.com>; Camack2@comcast.net;
jane@janekim.org; letitia.yang@gmail.com; karaline.nolen@gmail.com; sdmansoir@gmail.com;
amcdona52@gmail.com; jack.leroy@gmail.com; May, Christopher (CPC)
<christopher.may@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-
jonckheer@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sheyner, Tania (CPC)
<tania.sheyner@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Lewis, Don (CPC)
<don.lewis@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; CPC-Commissions
Secretary <commissions.secretary@sfgov.org>; Herzstein, Daniel (BOS)
<daniel.herzstein@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Peskin, Aaron (BOS)
<aaron.peskin@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Hernandez, Mauricio (DBI)
<mauricio.hernandez@sfgov.org>; Hui, Tom (DBI) <tom.hui@sfgov.org>; Lee, Patty (DBI)
<patty.lee@sfgov.org>; Murray, John (DBI) <john.patrick.murray@sfgov.org>; O'Riordan, Patrick
(DBI) <patrick.oriordan@sfgov.org>; Sweeney, Edward (DBI) <edward.sweeney@sfgov.org>;
Malchow, Carl (DBI) <carl.malchow@sfgov.org>; Cushing, Stephanie (DPH)
<Stephanie.Cushing@sfdph.org>; Kagan, Rachael (DPH) <rachael.kagan@sfdph.org>; Slattengren,
Beronica (DPH) <beronica.slattengren@sfdph.org>; Awwad, Mamdouh (DPH)
<mamdouh.awwad@sfdph.org>; Tabora, Czarina (DPH) <czarina.tabora@sfdph.org>; Vien, Veronica
(DPH) <veronica.vien@sfdph.org>; Patil, Sneha (DPH) <sneha.patil@sfdph.org>; Fosdahl, Patrick
(DPH) <Patrick.Fosdahl@sfdph.org>; jpickford@localcapgroup.com; jcorzine@localcapgroup.com;
wlipner@localcapgroup.com; nicholas.targ@hklaw.com; gkleman@sutroarchitects.com;
marc@allwest1.com; Iniles@AllWest1.com
Subject: 1776 Green Street

To all interested parties:

The conditional use and variance approvals for the project at the above-referenced site will be proposed for continuance at the February 27 Planning Commission hearing. We do not have a confirmed date at this time; however, interested parties will be notified of the hearing prior to the new hearing date. The item is being continued due to hazardous materials investigation below the sidewalk in front of the project site that is related to underground storage tanks removed in 2016. The Planning Department has rescinded the categorical exemption/common sense exemption that was issued on November 27, 2019, and will issue a new environmental determination for the project prior to approval. The Approval Action for the project will be the conditional use approval by the Planning Commission.

It is also noted that Richard Drury of Lozeau Drury LLP, on behalf of The Hollow Revolution, filed an appeal of the categorical exemption for the proposed project at 1776 Green Street with the Office of the Clerk of the Board of Supervisors on February 4, 2020. As was explained in the Categorical Exemption Appeal Timeliness Determination that was transmitted to the Clerk of the Board on February 12, 2020 the Planning Department found that this appeal is not ripe for review because the approval action for this project has not yet occurred.

If you have questions about environmental review for this project, please contact Jeanie Poling at Jeanie.poling@sfgov.org or 415 902-2564.

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Wednesday, February 19, 2020 2:51:32 PM

*Jonas P. Ionin,
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From: Daniel Byrne <dannytbyrne@gmail.com>
Sent: Wednesday, February 19, 2020 12:31 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; 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>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; thrsimperial@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'm writing to **oppose** the project at 2169 26th Avenue.*

My name is Daniel Byrne and I have been native resident of the sunset for 28 years. I've live in San Francisco during a time of rapid change some good, some bad. I and others oppose the construction of the monster homes on 26th Avenue. I have seen the other monster homes built in the sunset that become party houses for college students. Disrupting the neighborhood and causing problems. Thats what these monster developments do. These houses are not going to add to low income or moderate priced housing supply. 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 averaging 1500 square feet. The proposed homes will not add

to the character of our neighborhood and certainly disrupt the cohesive look and feel of our block.

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely, Daniel Byrne

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: FW: Please support One Vassar construction
Date: Wednesday, February 19, 2020 2:51:19 PM

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www.sfplanning.org

From: Vlad Zavidovych <vlad.zavidovych@gmail.com>
Sent: Wednesday, February 19, 2020 12:54 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; theresa.imperial@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support One Vassar construction

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

Dear Representatives,

I'm a San Francisco resident. We have a housing crisis that forces people onto the streets. Please show compassion to the less fortunate people sleeping in the streets and support unconditional construction of One Vassar without delay in order to increase housing supply and reduce prices for ALL San Franciscans.

Wellbeing of humans sleeping on the streets should come before the rent-seeking profits of landlords resisting construction.

Thank you

Vlad Zavidovych
299 Fremont St
San Francisco CA 94105

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSE 2169 26th Ave.
Date: Wednesday, February 19, 2020 2:50:55 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Marianne Mullen <mariannemullen1719@gmail.com>
Sent: Wednesday, February 19, 2020 12:55 PM
To: CPC-Commissions Secretary <commissions.secretary@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>; Theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: OPPOSE 2169 26th Ave.

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

Commissioners:

As a long time resident of this neighborhood, I strongly oppose the new construction proposal at 2169 26th Avenue. San Francisco needs moderately priced, affordable housing, NOT another luxury monstrosity by an out of town developer.

- ** As proposed: does NOT follow Planning Dept. Residential guidelines that state design of new buildings and renovations to existing buildings be compatible with nearby buildings,
- ** As proposed: NEGATIVELY impacts 2nd and 3rd generation, SF homeowners,
- ** We/SF Does NOT need another possible Airbnb as present property owner has had,

I and many neighbors encourage the Commission to take Discretionary Review, adopt recommendations proposed by RDAT, MODIFY the project to eliminate the unnecessary, rear extensions, decks, and balconies, insist developer to honor previous modifications regarding front set back and flipping of bay to allow continuing of light to neighboring houses.

Please support and stand up for San Franciscans and oppose this project.

Sincerely,
Marianne Mullen

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Theresa Imperial](#)
Subject: FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039
Date: Wednesday, February 19, 2020 2:50:44 PM
Attachments: [Doc - Feb 19 2020 - 11-36 AM.pdf](#)

*Jonas P. Ionin,
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Chris Vance <vance13@gmail.com>
Sent: Wednesday, February 19, 2020 1:26 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Letters of Support, 1735 Polk - CUA Application# 2019-014039


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Good Afternoon Secretary,

Please see attached letter of Support.

Chris

Chris Vance
Managing Partner


415.640.3756 cell
415.520.0757 fax
districtsf.com
districtoak.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON GOVERNOR GAVIN NEWSOM'S STATE OF THE STATE
Date: Wednesday, February 19, 2020 2:49:52 PM
Attachments: [02.19.20 Governor Newsom's State of the State.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, February 19, 2020 12:50 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON GOVERNOR GAVIN NEWSOM'S STATE OF THE STATE

FOR IMMEDIATE RELEASE:

Wednesday, February 19, 2020

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

***** STATEMENT *****
MAYOR LONDON BREED ON
GOVERNOR GAVIN NEWSOM'S STATE OF THE STATE

San Francisco, CA — Mayor London N. Breed today issued the following statement following Governor Gavin Newsom's State of the State address:

“Governor Newsom’s remarks today touched on many of the issues that are at the forefront of what we’re working on in San Francisco—from housing and homelessness, to behavioral health and conservatorship. I’m grateful for the Governor’s leadership on these critical issues, and for his willingness to respond to our housing shortage and homelessness crisis with the urgency they demand.

I agree with Governor Newsom that we need more housing—for people of all income levels, in San Francisco and throughout California. We especially need to build multi-family housing in urban areas and close to transit, and we need to eliminate the red tape that so often gets in the way of creating new homes. We know that the ultimate answer to homelessness is more housing, and I was glad to hear the Governor’s support of ongoing resources for everything from Navigation Centers to affordable housing, which will help San Francisco continue the

progress we're making in helping our unhoused residents off the street and into shelter and services.

I also want to thank the Governor for his support of expanding conservatorship laws throughout the state so that we can help people suffering from severe mental illness and addiction into treatment. San Francisco is implementing our conservatorship program with the limited tools available to us, but we need to remove some of the most onerous restrictions that allow people to continue to suffer without getting care and housing.

I look forward to working with the Governor's office and our state delegation in Sacramento to continue to advance policies that will help us build more housing and take care of our most vulnerable residents."

###

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Ave
Date: Wednesday, February 19, 2020 10:40:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: JEANNE SONNENBLICK <j1-2sonnenblick@sbcglobal.net>
Sent: Wednesday, February 19, 2020 10:27 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2169 26th Ave

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Salutations:

I'm writing to OPPOSE the project at 2169 Avenue.

As along time resident of the Sunset District, I find it very distressing that projects of this size are being allowed.

While we understand that more housing is needed, these almost 4,000 sq. ft. homes will NOT add to the housing supply & definitely don't represent anything affordable.

We encourage the commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify this project to eliminate the rear extensions, decks, & balconies, & direct the sponsor to honor the modifications he proposed regarding the front set back of the building & flipping of the bay to allow light to the neighboring balcony.

Sincerely,

Jeanne Sonnenblick

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2018-010655DRP / 2169 26th Avenue
Date: Wednesday, February 19, 2020 10:40:11 AM
Attachments: [2018-010655DRP 2169 26th Avenue.msg](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Maelig <maelig@ymail.com>
Sent: Wednesday, February 19, 2020 10:25 AM
To: 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>; theresa.imperial@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.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2018-010655DRP - 2169 26th Avenue
Date: Wednesday, February 19, 2020 10:39:15 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Westside = best side! <westsidebestsidesf@gmail.com>
Sent: Wednesday, February 19, 2020 10:29 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: 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.

Dear David,

When reviewing the agenda for tomorrow's Planning Commission meeting, we were very surprised to notice that NONE of our members' letters made it to the packet.

Worst, the "Public Comment" section of the analysis in the packet makes it look like there was no communication received in opposition to the DR and in favor of the project.

However, we know for a fact that you received the following emails doing just this:

- Maelig Morvan (February 19, 2020)
- Al Sargent (January 12, 2020)
- Staly Chin (January 6, 2020)
- John Zwolinsky (December 24, 2019)
- Brendan Duong (December 17, 2019)
- Rebecca E. Skinner (December 17, 2019)
- Divya Parmar (December 17, 2019)
- Amy Chen (December 17, 2019)

- Rob Warnock (December 17, 2019)
- Phillip Kobernich (December 17, 2019)
- Milo Trauss (December 17, 2019)
- Sylvia Lee (December 17, 2019)
- Matt Brezina (December 17, 2019)
- Brian Heung (December 17, 2019)
- Mark Hogan (December 17, 2019)
- Frank Noto (December 17, 2019)
- Lynley Closson (December 17, 2019)

And probably a few others on which we were not Cc'ed. All those folks are neighbors with **Westside = best side!**, our neighborhood association. Our neighborhood association, which covers the Sunset and Parkside Districts, also formally opposes this delirious DR request and supports Kai Chan's proposal to increase the number of homes on this ridiculously large parcel up to the maximum allowed. We will send a formal letter later.

Please include those letters from neighbors into the packet, and make sure to update the Public Comment section in the analysis, to show the Commissioners that there is broad neighborhood support for this project at 2169 26th Avenue.

Thanks,

Jimmy La

Westside = best side! volunteer community organizer

From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#); [Tong, Reanna \(CPC\)](#)
Subject: FW: Item 10a - Bayview Industrial Triangle Zoning Update
Date: Wednesday, February 19, 2020 10:38:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kate McGee <kate@kmplanningstrategy.com>
Sent: Wednesday, February 19, 2020 10:24 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; theresa.imperial@sfgov.org
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Item 10a - Bayview Industrial Triangle Zoning Update

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

Dear Commissioners,

I am the Planning representative for the 32 stakeholders (owners, merchants, and tenants) of the Bayview Industrial Triangle (BIT) that signed the letter dated January 14th requesting that the Department consider mixed-use zoning for the area. The letter includes an analysis of the area drawing from assessor, DPW, and Planning Department data and provides community-driven goals namely: density to activate the commercial uses along Third and to create a safer neighborhood for residents; flexibility to allow for commercial, R&D, and housing uses; and streetscape improvements such as a green corridor along Jerrold Avenue from the T-line to the produce market. The letter is in your packet and includes as an exhibit letters of concern that were addressed to Supervisor Walton in the fall.

On January 22, I submitted comments to Planning in response to the Notification of Project Receiving Environmental Review (the last 6 pages in your case packet). The last page identifies a potential loss of 1,233 housing units from ever being built because the proposed PDR-1-G zoning prohibits housing (at 2.4 people per unit, that's almost 3,000 people not being housed). At a 20% affordable housing rate, that's roughly 600 people that would have qualified for affordable housing that won't be housed. This number does not include any of the State or Local density bonus programs that will also no longer be applicable, so in reality, there is even more affordable housing potential

here that won't be realized. One parcel is approximately 34' from a transit stop. In addition, stakeholders agree to no net loss of PDR.

The request by the community is to consider flexible zoning given the context of the BIT (such as UMU or something similar) for the parcels currently proposed for PDR-1-G zoning (the parcels not fronting Third Street).

Please feel free to call or email me with any questions you may have regarding this item.

Thank you for your time and attention to this matter.

Sincerely,

-Kate.

Kate McGee

KM Planning Strategy
415.298.5219

<http://www.kmplanningstrategy.com>

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: 26th AV
Date: Wednesday, February 19, 2020 10:04:39 AM
Attachments: [2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[Oppose the project at 2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th avenue .msg](#)
[No on 26th ave build .msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[Hotel Council Support for One Vassar Project .msg](#)
[2169 26th Avenue..msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169-26th AVE..msg](#)
[2169 26th Ave San Francisco.msg](#)
[2169 26th Ave San Francisco.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th ave .msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th ave .msg](#)
[2169 26th Avenue..msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[Fwd 2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Avenue.msg](#)
[2169 26th Ave.msg](#)

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 463 Castro Street (Flying Falafel)
Date: Wednesday, February 19, 2020 10:01:57 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Tim Hughes <hughestimk@yahoo.com>
Sent: Tuesday, February 18, 2020 9:31 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>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: 463 Castro Street (Flying Falafel)

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

Dear Commissioners, I'm writing to urge you to not take Discretionary Review on 463 Castro Street and approve the project as proposed. This is very transparently an attempt on the part of one business to block a competitor from entering the market and offering a better product. We should not be using our public processes to enrich private interests at the expense of our residents, small businesses, and neighborhoods. Thank you,

Tim Hughes

[Sent from Yahoo Mail on Android](#)

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 3700 California Street/February 27, 2020 Planning Commission
Date: Wednesday, February 19, 2020 10:00:59 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: May, Christopher (CPC) <christopher.may@sfgov.org>
Sent: Wednesday, February 19, 2020 8:42 AM
To: Kathy Devincenzi <krdevincenzi@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; theresa.imperial@sfgov.org; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Matt Field <Mfield@tmgpartners.com>; Denise Pinkston <DPinkston@tmgpartners.com>; Richard Frisbie <frfbeagle@gmail.com>
Subject: RE: 3700 California Street/February 27, 2020 Planning Commission

Hi Kathy,

Thank you for your letter of support for the project at 3700 California Street. I will see to it that a copy of it is kept on file and that the Planning Commissioners are made aware of it at next week's hearing.

Regards,

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Tuesday, February 18, 2020 2:02 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>;

Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; theresa.imperial@sfgov.org; May, Christopher (CPC) <christopher.may@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>

Cc: Matt Field <Mfield@tmgpartners.com>; Denise Pinkston <DPinkston@tmgpartners.com>; Richard Frisbie <frfbeagle@gmail.com>

Subject: 3700 California Street/February 27, 2020 Planning Commission

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

To: San Francisco Planning Commission

Please see attached letter of support for 3700 California Street Project from Laurel Heights Improvement Association of SF, Inc.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039
Date: Wednesday, February 19, 2020 10:00:46 AM
Attachments: [NaraSushi_Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Chris Vance <vance13@gmail.com>
Sent: Wednesday, February 19, 2020 9:15 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Letters of Support, 1735 Polk - CUA Application# 2019-014039

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


Good Morning Secretary,

Please see attached Letter of Support for our project.

Thanks,

Chris

Chris Vance
Managing Partner


415.640.3756 cell
415.520.0757 fax

[districtsf.com](#)
[districtoak.com](#)
[districtsj.com](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SFMTA BOARD OF DIRECTORS APPROVES TRANSIT QUICK BUILD PROGRAM
Date: Wednesday, February 19, 2020 9:49:20 AM
Attachments: [02.19.20 Transit Quick Build Approval.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Wednesday, February 19, 2020 9:33 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SFMTA BOARD OF DIRECTORS APPROVES TRANSIT QUICK BUILD PROGRAM

FOR IMMEDIATE RELEASE:

Wednesday, February 19, 2020

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

***** PRESS RELEASE *****
**SFMTA BOARD OF DIRECTORS APPROVES TRANSIT
QUICK BUILD PROGRAM**

After the successes of the Vision Zero Quick Build program, SFMTA launches a parallel effort to deliver faster transit improvements

San Francisco, CA — The San Francisco Municipal Transportation Agency (SFMTA) Board of Directors approved a Transit Quick Build Program on Tuesday, which streamlines the ability for the agency to deliver simple transit reliability improvements on the system's most critical transit corridors. This program is modeled after a similar Quick Build program that Mayor London N. Breed championed to improve street safety with easy-to-implement, low-cost measures.

“San Francisco deserves a world-class transit system,” said Mayor Breed. “While it will take time to work through some of the systemic challenges our system faces, including operator shortages and infrastructure, we should waste no time in making the small, simple changes that can improve the transit experience for everyday riders. I am excited to see the SFMTA take the lessons learned from their existing Quick Build program and apply it across the agency.”

The expedited rollout of this program was one of the recommendations of the Transit Reliability Working Group, whose sponsors included Mayor Breed, Supervisor Rafael Mandelman, and Supervisor Aaron Peskin. This will be among the first of the recommendations implemented since the Working Group's [findings and recommendations](#) were released three weeks ago.

The Transit Quick Build program will provide the agency more flexibility to implement street changes that support more reliable transit, such as queue jump lanes and improved stop accessibility. These changes will be focused on the most critical transit corridors as part of the [Muni Forward Program](#) and the top 10 delay "hot spots" around the network. As an example, the average speed of transit vehicles on some of the eligible segments are as slow as 4 miles per hour.

"Where we have made Muni Forward upgrades, ridership is increasing. The 5-Fulton is a prime example of a line which has netted a 60% increase in ridership coupled with a 40% decrease in collisions," said Jeffrey Tumlin, SFMTA Director of Transportation. "By approving a quick-build approach to these transit improvements, we're able to accelerate the work to enhance the reliability of Muni service in our transit-first city."

The SFMTA is working to pursue quick-build efforts to make our streets safer and to get transit moving," said Gwyneth Borden, Vice Chair of the SFMTA Board of Directors and Co-Chair of the Transit Working Group. "We know our transportation improvements often take too long and we are excited to bring forward this recommendation from the Transit Reliability Working Group to the SFMTA Board in less than a month's time."

"As part of the Transit Reliability Working Group, we advocated for this effort and are happy that it is rolling out so soon with Mayor Breed's support," said Cat Carter, Acting Executive Director at the San Francisco Transit Riders. "Where we have invested in transit street priority, Muni moves faster and more reliably. We know what works, and we need the flexibility to roll out more of these improvements so riders aren't waiting years for proven solutions to get them where they need to go."

"I'm ecstatic to see SFMTA staff, with Director Tumlin's leadership, proceed with the recommendations from the Transit Reliability Working Group" said Queena Chen, member of the SFMTA Citizens Advisory Council and of the Transit Working Group. "I look forward to seeing more of our recommendations being implemented alongside community feedback to continue to gain public trust around Muni service."

Mayor Breed has continuously championed improved Muni service and reliability. Since becoming Mayor, the SFMTA has completed the replacement of the entire bus fleet and has begun the transition of all of its light rail vehicles. In addition, Mayor Breed has advocated for street design improvements to ensure San Francisco lives up to its goal of being a Transit First city. This includes the closure of Market Street to private vehicles to speed up transit times and supporting creative partnerships, like ticket bundling at the Chase Center, to increase transit ridership across the City.

####

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26thAve
Date: Tuesday, February 18, 2020 2:37:48 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Denis Francis <donnca@sbcglobal.net>
Sent: Tuesday, February 18, 2020 2:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26thAve

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 long time resident at the 2100 block of 26th Ave, I am appalled that a project of this size is being allowed. This project is totally out of character with our street and neighborhood. While we understand the need for more housing in San Francisco, it should still fit in with the character of the neighborhood.

The proposed homes are too large. They impose at street level and they do nothing to enhance the neighborhood. The Planning Department's residential guidelines state that the design of new buildings and reservations to existing buildings be compatible with nearby buildings. The proposed buildings are not. They dwarf the adjacent homes. The two buildings are three story buildings that side by side present an unacceptable imposing bulk in the middle of the block, not on the corner where larger homes are traditionally located. The proposed buildings completely overwhelm neighboring properties, and provide little interest in architecture and/or design.

The proposed building plan indicate that rear additions will extend out into the backyard area with multiple decks and balconies. These extensions are incompatible with any homes on 26th Ave. There are no homes on the west side of 26th Ave that extends out beyond our common walls and these proposed homes should not be allowed to do so either. It sets a destructive precedent and is something we, as neighbors are actively against.

We oppose the construction of the monster homes on 26th Ave. These houses are not going to add to

low income or moderate priced housing supply.

It has come to our attention that the project will include backyard extensions at the ground level in addition to the 2nd and 3rd stories. Three story homes are a rarity in this are, but two three-story homes, side by side, with backward additions is a 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 ares compromised by this project.

We encourage the commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify this project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building, and flipping of the bay to allow light to the neighboring balcony.

Sincerely,
Denis Francis
(Very concerned resident on 26th Ave for many years)

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Theresa Imperial](#)
Subject: FW: Letters of Support, 1735 Polk - CUA Application# 2019-014039
Date: Tuesday, February 18, 2020 2:37:43 PM
Attachments: [Support_021820.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Chris Vance <vance13@gmail.com>
Sent: Tuesday, February 18, 2020 2:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Letters of Support, 1735 Polk - CUA Application# 2019-014039

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Good Afternoon Secretary,

Attached are 3 more letters of support from Polk Street Merchants.

Thank you,

Chris

Chris Vance
Managing Partner


415.640.3756 cell
415.520.0757 fax

[districtsf.com](#)
[districtoak.com](#)
[districtsj.com](#)

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th ave
Date: Tuesday, February 18, 2020 12:36:21 PM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Bob Barnes <mcbbw@yaho.com>
Sent: Monday, February 17, 2020 1:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@sfgov.org;
Winslow, David (CPC) <david.winslow@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 oppose the project at 2169 26th Avenue.

I have lived and worked in San Francisco for over fifty years. As a long time resident of San Francisco, I find it upsetting that Housing units of this size are being permitted in what has been historically a working class single family residential neighborhood. I do understand the affordable housing shortage in San Francisco but these units are almost 4,000 square foot each and are being built solely for the owner's family members which will have little or no impact on improving the San Francisco Housing shortage.

I encourage the commission to take Discretionary Review, adopt the recommendation proposed by RDAT, modify this project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modification he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Respectfully Submitted
Robert Barnes

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: One Vassar Project - Letter of Support
Date: Tuesday, February 18, 2020 12:36:11 PM
Attachments: [One Vassar Letter of Support SFMOMA Final.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

From: Noah Bartlett <nbartlett@SFMOMA.org>
Sent: Monday, February 17, 2020 1:29 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>
Subject: One Vassar Project - Letter of Support

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

Dear Commission President Koppel and esteemed Commissioners:

Attached you will find a letter of support for the One Vassar Project from the San Francisco Museum of Modern Art.

Please feel free to contact me with questions.

Best,

Noah Bartlett
Chief Facilities Officer

San Francisco Museum of Modern Art
Tickets available at SFMOMA.org

415.357.4196
nbartlett@SFMOMA.org
151 Third Street | San Francisco, CA 94103

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From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition to 2169 26th Ave
Date: Tuesday, February 18, 2020 12:35:59 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

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From: Christine Claire <christineclaire264@gmail.com>
Sent: Monday, February 17, 2020 12:35 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>; thrsimperial@gmail.com
Subject: Opposition to 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.

I am a third generation Sunset resident and fourth generation San Franciscan. I love the Sunset's quirky charms and believe that the neighborhood is in need of protection and support against outside developers who are profit driven and ignorant of the community and what makes the Sunset a great place to live.

This project is completely out of character with the rest of the block and neighborhood at large. It is distressing that the City would allow an outside developer push through plans that so negatively impact the vibe of the Sunset. Two, side by side, nearly 4,000 sq foot homes? In the middle of the block, that extend not only upwards, but to the front AND to the back of the homes around them? This massive duo would dwarf the homes nearby, reduce value of the neighboring properties (who wants to live next to a huge mansion that cast their property in shadow?), and look completely out of place.

These mansions do not add any affordable housing to market. All in all, this project screams "not good for the Sunset!" and it's definitely not good for 26th Ave.

I encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you, Christine

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:35:46 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kevin Callaghan <kcallaghan17@gmail.com>
Sent: Monday, February 17, 2020 12:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; 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>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; theresa.imperial@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.

The proposed project at the above address is too large and audacious for the 2100 block of 26th Avenue. This pocket of homes enhances the entire sunset district with a comfortable, welcoming feeling. The proposal does not meld with the existing architecture and character of the neighborhood. I am opposed to "Monster" homes in all areas of SF. All new and remodeled buildings should fit and meld into the existing neighborhood. I have lived in the Sunset District my whole life ((65+ years) and would like to see the beautiful character of 26th Avenue maintained.

I encourage the Commission to take Discretionary Review, adopt the recommendations proposed by the RDAT, and modify this project to eliminate the rear extensions, decks, and balconies. I also encourage the Commission to direct the project sponsor to honor the modifications he proposed regarding the front set-back of the building and flipping of the bay to allow light to the neighboring balcony.

If you have any questions, please feel free to contact me.

Kevin T. Callaghan
2675 20th Avenue
San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Ave
Date: Tuesday, February 18, 2020 12:35:36 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Loretta Roddy <lcroddy@gmail.com>
Sent: Monday, February 17, 2020 12:13 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Ave

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

I have lived in the Sunset my entire life - gone to school here, support local businesses, volunteer at neighborhood events and in organizations like NERT, and I can say it's my favorite place in the world. I am committed to making the neighborhood the best it can be and keeping it's character and charm intact against those who view it as their next paycheck.

The developer-owner from LA, who does not live in SF, is a strictly profit motivated individual who has been difficult for the neighbors to work with. He does not care for the Sunset or San Francisco, nor does he have any interest in building something complimentary to it's charm and character. His sole aim to build two mega-houses that earn him the most square-footage possible - because to a developer, square-footage translates to \$\$\$\$. This is not adding affordable housing to the City's inventory - what is affordable about a 4,000 sq ft home? The design is absolutely silly, with it's excessive number of bedrooms, multiple family rooms, giant balconies, etc, and proves the developer is looking for the maximum payout at all costs, including at the expense of the neighbors

and neighborhood.

This project should be opposed as it does not keep in character with the surrounding block, it does not protect open space in the rear yards, and it is an unacceptable hulking mass at the front street levels.

I encourage the Commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you for your time and consideration.

Loretta Roddy

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169-26th Avenue
Date: Tuesday, February 18, 2020 12:35:26 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kathy Callaghan <kepamo@aol.com>
Sent: Monday, February 17, 2020 11:47 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; miliicent.johnson@sfgov.org; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; theresa.imperial@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.

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

I have been a resident of the Parkside district for 60+ years and would like to see the unique qualities of the neighborhood maintained. 26th Avenue is a charming block with well-maintained single-family homes. The proposal just does not fit in with the block.

I encourage the Commission to take Discretionary Review, adopt the recommendations proposed by the RDAT, modify the project to eliminate the rear extensions, decks, and balconies. I would also like you to direct the project sponsor to honor the modifications he proposed regarding the front set-back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,
Kathleen N. Callaghan
2675-20th Avenue
San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: I'm writing to oppose the project at 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:35:15 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Lisa Buckley <lisa@buckleydesign.com>
Sent: Monday, February 17, 2020 10:17 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: I'm 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.

As a former resident of 2162 26th Avenue I am disappointed to learn the plans to renovate **2169 26th Ave** will diminish the quality of life for the residents of 26th Avenue. The former owner of **2169 26th Avenue** appreciated the natural beauty of the landscape and ocean views and shared that appreciation with her neighbors by not encroaching on or hindering exposure to natural light and sweeping ocean views. I urge you to consider the greater good of the community and retain the rights of all residents of this unique San Francisco urban landscape.

I encourage the Commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, balconies, and direct the project sponsor to honor the modifications proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Kind regards,

Lisa Buckley

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169-26th Av
Date: Tuesday, February 18, 2020 12:35:06 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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From: joemort50@aol.com <joemort50@aol.com>
Sent: Monday, February 17, 2020 9:57 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com
Subject: 2169-26th Av

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. I am a lifelong resident of San Francisco and live in the Sunset District. Our 3 adult children also live in this area.

The project at 2169-26th ave does nothing to enhance the lifestyle of the neighborhood, or take into account the want and needs of the residents of this block or the neighboring area. The only people who will benefit by this project are the speculators who purchased this property.

This lifelong SF and Sunset District resident 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.

Thank you,
Carol Moriarty
2631-34th ave

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue San Francisco, CA 94116
Date: Tuesday, February 18, 2020 12:34:55 PM
Attachments: [image001.png](#)
[image003.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Dennis Phillips <dphillips@theregisschool.org>
Sent: Monday, February 17, 2020 9:37 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue San Francisco, CA 94116

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

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

As a former resident of 2162 26th Ave I was disappointed to learn the plans to renovate at **2169 26th Ave** will diminish the quality of life for other residents on 26th Ave. The former owner of **2169 26th Ave**. appreciated the natural beauty of the landscape and shared that appreciation with her neighbors by not encroaching or hindering exposure to the natural sunlight and stunning ocean views. I urge you to consider the greater good of the community and retain the rights of all residents of this unique San Francisco urban landscape.

I encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,

Dennis Phillips

DENNIS P. PHILLIPS | HEAD OF SCHOOL

The Regis School of the Sacred Heart

7330 Westview Drive, Houston, TX 77055

713.682.8383



Educating Scholars and Gentlemen
in the Sacred Heart Tradition



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From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:34:14 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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jonas.ionin@sfgov.org
www.sfplanning.org

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

From: mag26th@gmail.com <mag26th@gmail.com>
Sent: Sunday, February 16, 2020 5:58 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org
Subject: Re: 2169 26th Avenue

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Sent from my iPad

>
>
> 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 a southern exposure could lead to mold in the southern walls of homes which is detrimental to health.
>
> Extending these two proposed homes beyond the common walls of the existing homes, with multiple decks and balconies is an invasion of privacy.
>
> We encourage the commission to take discretionary review, adopt recommendations proposed by RDAT and

modify this project to ELIMINATE the rear extensions, decks and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

>

> Thank you

>

> Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:33:58 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: joemort50@aol.com <joemort50@aol.com>
Sent: Sunday, February 16, 2020 5:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com
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 and was born and raised in the Sunset District. My three adult children live in the Sunset. My grandchildren are being raised 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.

Two monster houses built side by side mean one thing - speculation and sale to the highest bidder. There will be more cars on the block, less parking, more water usage that will go directly into our already over-taxed sewer system, as well as obstruction of the fabulous views of Ocean Beach, the Lake Merced area, and the Marin headlands. The only people who will benefit by this project are the speculators who purchased this property. Not one person who presently resides in this neighborhood will benefit. Allowing this project to proceed as planned will not only negatively impact this block and neighborhood but also set a dangerous precedent for future, even larger projects.

This lifelong Sunset and San Francisco resident and his family urges the Commission to take Discretionary Review and modify this project to eliminate the rear extension and implement the

recommendations proposed by the Design Review Team.

Sincerely,

Joseph P. Moriarty
2631 24th Av.

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:33:48 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: slandi50 <slandi50@aol.com>
Sent: Sunday, February 16, 2020 12:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Moore, Kathrin (CPC) <kathrin.moore@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>; theresa.imperial@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 oppose the construction of the monster homes proposed at 2169 26th 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 26th 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.

We encourage the commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely

Steve Landi

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169-26th ave
Date: Tuesday, February 18, 2020 12:33:36 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: mdowning1567@aol.com <mdowning1567@aol.com>
Sent: Sunday, February 16, 2020 10:54 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com@aol.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169-26th ave

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Dear Commissioners,

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

I am a sixty three year resident of the Sunset and a concerned neighbor. The scale of the proposed project is a troubling departure from the character of the neighborhood we love. Little to no effort has been made to downsize the project or to ameliorate the concerns of the residents of 26th ave. These concerns must be addressed by the Commission before project approval is allowed.

I encourage the Commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,

Michael Downing
1567-37th ave
SF

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:33:23 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: micio14@aol.com <micio14@aol.com>
Sent: Sunday, February 16, 2020 10:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Fung, Frank (CPC) <frank.fung@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.

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 Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you
Alma Landi

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:33:11 PM
Attachments: [image001.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Lyon, Nancy <Nancy.Lyon@usfoods.com>
Sent: Sunday, February 16, 2020 10:08 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commisioners,

I'm writing to OPPOSE the project at 2169 29th Avenue.

I lived in the Sunset District for many years and I oppose the construction of the monster homes on 26th Ave. The proposed buildings completely overwhelm neighboring properties and provide little visual interest in architecture and/or design.

I encourage the commission to take Discretionary Review, adopt the recommendations, proposed by RDAT, modify the project to eliminate the rear extensions, decks and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Nancy Lyon | Territory Manager

| ,

O 707.337.0209 | M 707.337.0209

nancy.lyon@usfoods.com



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From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:33:00 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: 26th Avenue Neighbor <help26ave@gmail.com>
Sent: Sunday, February 16, 2020 8:50 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org
Subject: 2169 26th Avenue

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To the Commissioners of the Planning Department:

I am writing to you to voice my opposition to the demolition project at 2169 26th Avenue. We are the neighbors right next door, to the north and uphill from the subject property, and we have a lot to lose if this property is allowed to move forward as currently proposed. We want to emphasize that we are NOT trying to derail the owner's ability to build 2 homes on the site; it makes sense to have 2 homes where only 1 is now. We are merely trying to preserve some amenities that the Residential Design Guidelines ensure are areas where neighbors should compromise, mainly light and privacy.

We feel that we have negotiated in good faith with the project sponsor and we've considered many positive proposals. Unfortunately, our negotiations broke down when we could not ABSOLUTELY assure that we could get all of the DR filers to withdraw their appeals in exchange for some revisions to the plans. We put in a lot of effort and spent hours with neighbors, but the plans/proposals changed so many times that everyone was left with the feeling that the owner was not operating in good faith.

We trust that the commissioners will see that the project sponsor/owner, 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 at the hearing on February 20th to have the project sponsor implement the revisions put forth by the Design Review Team. Please take DR and have the project sponsor implement the changes that he proposed to the front of the property, pushing the building back so that it's not blocking light to our balcony and flipping the bay on the north property to the south side. Please take DR and eliminate or seriously modify the extensions/decks/balconies at the rear that greatly impact our mid-block open space.

Best regards,
Eileen Roddy
2163 26th Avenue

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:32:49 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: glenn Downing <gdowning10@yahoo.com>
Sent: Sunday, February 16, 2020 6:43 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; thrsimperial@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

I'm writing to oppose the project at [2169 26th](#) avenue. As a native San Franciscan, I believe this project will negatively affect the charm and character of the Sunset District.

Growing up in this neighborhood, I find it very distressing that projects of this size are being allowed. They are totally out of character with 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.

In particular, I object to the size of the proposed homes. They are TWO, three-story buildings that, side by side, present an unacceptable, imposing bulk on 26th Avenue – in the middle of the block, NOT on the corner, where larger homes are traditionally located. The proposed buildings completely overwhelm neighboring properties and provide little visual interest in architecture and/or design.

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you for your time,

Sincerely,

Glenn Downing

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:32:22 PM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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From: Tricia Moriarty <tmoriarty1@gmail.com>
Sent: Monday, February 17, 2020 1:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

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

It has come to our attention that this project will include backward extensions at the ground level in addition to the 2nd and 3rd stories. Three story homes are a rarity in this area, but two three-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 Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,
Tricia Moriarty

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:32:13 PM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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From: Bridget Roddy <bcroddy@gmail.com>
Sent: Monday, February 17, 2020 3:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; 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 grew up on 26th Ave, and my parents and brother still live in the house next to the proposed project. I have also recently bought a house in the Sunset. 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.

We are not objecting to two houses being built in the place of one, nor are we objecting to the third stories being built on these two new houses. We are simply asking that the project be

designed in a way to minimize the negative impacts on the neighbors.

The height and depth of the project will negatively affect the enjoyment of the neighbors' garden areas, block natural light, and impose on the privacy of the open spaces. 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. 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.

Over the past few months, my parents, Jim and Eileen Roddy, along with other neighbors on 26th Ave, have been trying to work with the project sponsor; however, it does not seem like he is acting in good faith. He has repeatedly agreed to compromises, then draft plans that blatantly reverse what was agreed on.

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,

bridget rodgy

2215 47th Ave

(415)412-3016

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:32:03 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: DONNA BRUNO <casa26@comcast.net>
Sent: Monday, February 17, 2020 4:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@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.

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.

The proposed project is for two 4000 square foot monster homes, in the middle of the

block, which will dwarf the adjacent 1500 square foot homes. Approval of this project would set a dangerous precedent for the mid-Sunset.

We encourage the commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify this project to eliminate the rear extensions, decks and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Yours,
Donna Bruno
2135 26th Avenue, San Francisco

From: [CPC-Commissions Secretary](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2/20 Item 14: SPUR supports One Vassar
Date: Tuesday, February 18, 2020 12:31:50 PM
Attachments: [SPUR supports One Vassar.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kristy Wang <kwang@spur.org>
Sent: Monday, February 17, 2020 4:20 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; esmerelda.jardines@sfgov.org; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Sharon Lai (Onevassar) <sl@onevassar.com>; ajohn-baptiste <ajohn-baptiste@spur.org>; Nick Josefowitz <njosefowitz@spur.org>
Subject: 2/20 Item 14: SPUR supports One Vassar

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

Dear Planning Commissioners:

One Vassar LLC presented the One Vassar project to SPUR's Project Review Advisory Board at our February 5, 2020 meeting for review and consideration. **The SPUR Project Review Advisory Board finds this development proposal to be an appropriate set of uses for this location and endorses the development of One Vassar at 400 2nd Street, 645 Harrison Street and 657 Harrison Street.**

SPUR affirms that One Vassar:

- Is located at an appropriate location for development, near major transit and infrastructure and not on a greenfield site.
- Provides an appropriate mix of land uses of residential, office, hotel, retail, PDR and childcare, contributing to a diverse stock of housing, fostering economic development and providing

amenities and services to the surrounding community.

- Provides sufficient density
- Creates a good place for people and contributes to a walkable environment with active ground floor uses and retail along the street frontages

We are impressed with this project's proposed mix of uses – housing, office, hotel, retail (including the market hall), PDR and childcare – many of which address some of the urgent needs of San Francisco and San Franciscans today. The open design and mix of uses at the ground plane of this project are likely to lead to a healthy level of pedestrian activity. The Central SoMa Plan is one of the most important planning efforts in the Bay Area today, and One Vassar helps to realize the place-making and public benefits envisioned by the plan, as well as connecting to adjacent Rincon Hill and Transbay districts.

Please see attached letter for complete review of this project. Thank you.

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

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From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:31:33 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Sharon Campbell <sharoncampbellsfo@gmail.com>
Sent: Monday, February 17, 2020 4:52 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

I'm writing to **oppose** the project at 2169 26th Avenue. As a longtime resident of San Francisco, I find it very distressing that projects of this size are being allowed. In particular, I object to the size of the proposed homes. They are TWO, three-story buildings that, side by side, present an unacceptable, imposing bulk on 26th Avenue – in the middle of the block, NOT on the corner, where larger homes are traditionally located. The proposed buildings completely overwhelm neighboring properties and provide little visual interest in architecture and/or design. They are totally out of character with the neighborhood and don't add anything to the aesthetics of the area. 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 and they definitely don't represent anything affordable

I encourage the commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify this project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony. Thank you for your time and attention to my concerns.

Regards,
Sharon L. Campbell

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition to 2169 26th Ave
Date: Tuesday, February 18, 2020 12:31:27 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Giana Lando <gianalando@gmail.com>
Sent: Monday, February 17, 2020 5:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com
Subject: Opposition to 2169 26th Ave

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Dear Commissioners,

I am writing to **oppose** the project at [2169 26th Ave.](#)

I am a lifelong Sunset resident, and while I am fully supportive of working to help alleviate the affordable housing shortage in San Francisco, this is not how it should be done. The project as it is proposed is not consistent with the existing structures and nature of the block. The proposed design appears to be focused solely on maximizing the square footage of the houses without adding meaningful useable/livable space. One can only assume that is to boost the potential ticket price for selling the house.

These houses represent an unacceptable mass that negatively imposes on the neighbors at both the street and the rear. The rear extensions on the second and third level with decks then added on will hang out over the neighboring yards, blocking light and decreasing privacy.

The convoluted progression of the building plans over the past few months has done little to assuage the neighbors' concerns. The project sponsor has been deceptive in his communication and refusing to commit to work towards a compromise.

We encourage the Commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,

Giana Lando

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:31:22 PM

*Jonas P. Ionin,
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From: Marina Baumann <marinalbaumann@gmail.com>
Sent: Tuesday, February 18, 2020 1:13 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,
I'm 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.

Furthermore, the proposed homes are too large. They impose at the street level and do nothing to enhance the neighborhood. The Planning Department's Residential Guidelines state that the design of the 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. The Sunset District is a place where single family homes of a moderate size are the character we want to protect.

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you,
Marina Baumann

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Ave
Date: Tuesday, February 18, 2020 12:31:06 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Michael McClure <mmccclure4@gmail.com>
Sent: Monday, February 17, 2020 6:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Ave

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Dear Commissioners,

I am writing to **oppose** the 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 Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you for your time,

Michael McClure

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:31:00 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: TIM MAGGIE MURTAGH <murtagh665@comcast.net>
Sent: Tuesday, February 18, 2020 6:30 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@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. This project is of mass scale and out of character among a block of single family dwellings in the Sunset District. I am a 60 year lifelong Sunset District resident and the height and depth of these homes in the middle of the block do not benefit any neighbors or contribute to the neighborhood environment. It also greatly concerns me that these massive designs will take up open space and block lighting of the open space that does remain. Our local ecosystems rely on these backyards to sustain themselves throughout the year, and I believe this could possibly impact our changing environment.

I consider myself a common sense person and greatly understand the need to increase housing here in San Francisco and on the Westside. I only hope in well planned and considerate projects that make a better quality of life impact to all of our community. I also believe there other ways to increase housing without being so massive and light blocking. Over the past few years I have toured many open homes in the Sunset that have been modernized and reinvented. These homes increased

square footage by incorporating much of the garage in the envelope of the home without impacting open space or blocking light. In closing the two proposed massive homes at 2169 26th Ave do not qualify as benefitting The Sunset District and may have negative environmental impacts and that would not benefit the Westside community.

I encourage the commission to take this Discretionary Review adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks and balconies, and direct the project sponsor to honor the modifications he purposed regarding the front set back of the building and flipping of the bay to allow light to neighboring balcony.

Sincerely,
Magaret Murtagh
415-760-6106

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:30:55 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Michele Trierweiler <mmtrier@pacbell.net>
Sent: Tuesday, February 18, 2020 6:53 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; theresa.imperial@sfgov.org; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

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

Multiple attempts have been made to negotiate with the owner, but he is a developer from Los Angeles and doesn't care for the Sunset District or San Francisco. He is only focused on square footage and profit. He hasn't been forthcoming with information or alternatives that might lessen the impact of his project to neighbors. Architects have reviewed his plans and have stated that they scream "DEVELOPMENT!", not a carefully planned home for his sons or family. The owner was renting rooms out through AIRBNB, further alienating neighbors and proving that his motive is strictly profit.

We encourage the Commission to take Discretionary Review, adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely Michele Trierweiler

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:30:49 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Frances Downing <frances.downing2@gmail.com>
Sent: Tuesday, February 18, 2020 7:58 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

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

I am 30 year Sunset district resident and consider the neighborhood an integral part of my identity. My family home is located in the Sunset, as well as my elementary and high schools. The neighborhood and its people have a unique personality and I believe this project would be a huge detriment to the residents of 26th Ave and the neighborhood as a whole.

I encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Sincerely,

Frances Downing

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th AVE
Date: Tuesday, February 18, 2020 12:30:24 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Aimee Bidegainberry <abidegainberry@gmail.com>
Sent: Tuesday, February 18, 2020 9:56 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th AVE

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Dear Commissioners,

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

I was raised on 26th Ave, down the block from 2169, and my family still lives there. I am a third generation San Franciscan, and I understand the importance and value of building new homes that mesh with the existing aesthetic of and design in relation to the neighboring buildings. I often walk around the Sunset district and am saddened by the new large buildings that have changed the look and feel of the neighborhood I grew up in.

The current proposed project does not make sense for our neighborhood. It not only imposes unnecessarily on the neighbors, but it does NOT adhere to the Planning Department's Residential Guidelines. No house on the block has rear extensions that protrude past the common rear wall and into the mid-block open space. These huge structures will diminish the natural light and the privacy of the surrounding homes and yards. (all reasons why we bought

homes in the Sunset neighborhood) These new structures are being built as single-family homes, so stretching out every last possible bit of square footage will not appreciably add to the affordable housing supply in San Francisco; it simply adds size for the sake of size.

The project sponsor is a developer from Los Angeles who has shown blatant disregard for working with the neighbors to reach a compromise.

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

Thank you for your consideration.

Sincerely,

Aimee Bidegainberry

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue
Date: Tuesday, February 18, 2020 12:30:13 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: therdow@aol.com <therdow@aol.com>
Sent: Tuesday, February 18, 2020 10:36 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; thrsimperial@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; joel.koppel@sfgov.org; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 2169 26th Avenue

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Dear Commissioners,

*I'm writing to **oppose** the project at [2169 26th Avenue](#).*

The reason that I oppose this project is because it will negatively impact the homes of all other taxpaying occupants on this block and parallel blocks. It does not contribute to solving the City's housing crises, and it exacerbates our housing-affordability problem.

The current home, which is in the middle of the block, is 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 desirable. 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 modify this project to eliminate the rear extensions and implement the recommendations proposed by the Design Review Team.

Sincerely,

Theresa Downing
SF Sunset District resident for over 50 years

Sent from AOL Mobile Mail
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From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2169 26th Avenue/ OPPOSED TO 2169 26th AVE Project
Date: Tuesday, February 18, 2020 12:30:05 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Mary Barnes <roddybarnes@yahoo.com>
Sent: Tuesday, February 18, 2020 10:52 AM
To: 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>; thrsimperial@gmail.com; Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2169 26th Avenue/ OPPOSED TO 2169 26th AVE Project

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

2169 26th Avenue

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

We encourage the Commission to take Discretionary Review , adopt the recommendations proposed by RDAT, modify the project to eliminate the rear extensions, decks, and balconies, and direct the project sponsor to honor the modifications he proposed regarding the front set back of the building and flipping of the bay to allow light to the neighboring balcony.

*Thank you ,
Mary Barnes*

From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: One Vassar Project Letter from the Yerba Buena Community Benefit District
Date: Tuesday, February 18, 2020 12:29:29 PM
Attachments: [One Vassar Letter, YBCBD - 2.18.20.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Cathy Maupin <cmaupin@ybcbd.org>
Sent: Tuesday, February 18, 2020 12:27 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: One Vassar Project Letter from the Yerba Buena Community Benefit District

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Dear Commission President Koppel and esteemed Commissioners,

Attached you will find a letter with recommendations for the public realm improvements of the One Vassar Project from the Yerba Buena Community Benefit District. We appreciate your consideration.

Please feel free to contact me with any questions.

Thanks,

Cathy

Cathy Maupin
Executive Director
Yerba Buena Community Benefit District

5 Third Street, Suite 914
San Francisco, CA 94103
P: 415-644-0728 x 2
F: 415-644-0751
E: cmaupin@ybcbd.org
W: www.ybcbd.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Project at 667 Mississippi Street (please look at their permit documents!)
Date: Tuesday, February 18, 2020 12:19:54 PM
Attachments: [image001.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

From: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Sent: Monday, February 10, 2020 7:36 AM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Fwd: Project at 667 Mississippi Street (please look at their permit documents!)

FYI

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From: Friends Of Mississippi <friendsofmississippistreet@gmail.com>
Sent: Sunday, February 9, 2020 10:49:43 PM
To: Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; theresa@bishopsf.org <theresa@bishopsf.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>
Subject: Project at 667 Mississippi Street (please look at their permit documents!)

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

Hello Commissioners and Senior planning members, and Supervisor Walton,

Commissioners, thank you for your feedback and recommendations at last week's DR on the Cannabis Lounge/Dispensary proposal on Mississippi Street. We hope to have some resolution via

mediation prior to the continuance scheduled March 19th but may also see you all there if items are not in complete alignment. We've included Theresa Imperial and Dennis Richards as we believe they will be part of the March 19th continuance.

Milicenta asked the project sponsor to provide building elevation renderings to better explain the facade. Stay Gold (415 Native LLC) provided renderings of a much improved facade, a week before the 311 was issued which did not align to the permit documents and elevations (showing no change). This was something which raised a red flag for the neighbors early on and was asked from the community on numerous occasions. We have no real idea of what to expect on many fronts the building, the operator, the hours, how they will perform, etc. Rather than provide renderings is it worth asking them to revise their drawings? We asked the senior planner about this at the initial 311 and it was stated that they maybe wanting to do this work at a later date but the project sponsor provided no clear response to what the actual elevation would be and the permit documents show no commitment to any improvements. But this is minor in comparison to some other items which have unearthed.

For better or worse, this email address has received tips and insights on the 667 Mississippi site, such as the superior court litigation for fraud and breach of contract of the project sponsor of this site, and now more about this current permit and process. As the commissioners have heard, there has been a consistent misleading narrative being sold to the neighbors, and now a different one sold to the commissioners (they claim to be renters in the DR response packet, however their literature from Andrea Bakers leads the neighbors to believe they own the property). We urge the commissioners and senior level planning staff take a closer look at the permit que and the permit drawings, for both planning and building - and historically. Similarly 313 Ivy, the recently approved Hayes Valley location, which was approved earlier, has some questionable documentation or lack of documentation.

Looking at the 311 drawings, neighbors were amazed at the lack of information on their documents. Now looking at it more closely folks are again scratching their heads. In light of their current litigation there maybe a good possibility that there is direct intention in omission of information for expediting the permit process more quickly for the remaining departments - or just overall avoidance of steps as some neighbors have hinted as a possibility. They have consultants or friends such as Amy Lee (the previous head of the DBI) so one would think understanding the requirements for a permit would be clear. The lack of information in the drawings could work extremely conveniently in the advantage of the project sponsor.

We have asked the senior planner about this as well on previous occasions, and Michael Christiansen mentioned these were items that this would be addressed in building department review - but if the drawings don't show the right information there really is nothing to review (consider the fact that land use changes are not included in the set nor are any occupancy type changes - this means any improvements for life safety are significantly reduced when going from manufacturing to retail mercantile). In light of the property owners investigation for fraud, we felt the need to bring up this as well. Once this moves out of planning and into building department purview- the history of the land use and occupancy use change will no longer be shown as clearly and the current drawings in the building department appear like existing conditions which somehow miraculously had retail and

consumption already in place. It's worth noting that the same architect provided support for their 313 Ivy sheet, clearly we do not want to dig into that too much, but it was also lacking project data information and existing and new that again may assist the project sponsor in getting final occupancy in a new use building. People short cut the system as much as possible, but this would be ignoring life safety improvements that a double height masonry building with single pane double height glazing on the frontage may be required to improve when more people are expected to be inside than it's previous manufacturing use required. Maybe it's nothing but please take a look at this, it seems like a dangerous way to let things be permitted from both a life safety standpoint as well as one of equity to other businesses.

When speaking of equity, one would expect that all people and businesses should be playing by the same standards and rules. This would provide some pretty extensive advantages. As mentioned in the DR there are other amenities and businesses that many neighbors need, that can not even get zoning permissions in this neighborhood but we have 5 cannabis retailers in a 4 block radius most of them with lounges, but zero groceries, pharmacies, schools K-12, or community/child amenity spaces in this new cannabis and bar zone which will be hitting the eastern potrero hill and dogpatch all at once.

Again we asked the senior planner about this and our concerns were dismissed. Since time is limited at the DR, this is obviously not a forum to discuss items such as permit process and documentation control, we wanted to get guidance from the commissioners and higher level planning members and supervisors as to what and how this addressed as planning via the senior planner has ignored this item of what appears to be a somewhat illegal process. If you all think this is serious, please take it to the right people to be addressed. The gate keeping for the information of these documents is clearly sliding through. Maybe this is systemic, and needs an overall scrubbing which is not the battle this neighborhood is trying to fight. We would like to focus on the land use concerns at hand and why we think this retailer in this location with the given context is extraordinary.

We will see you March 19th.
Friends of Mississippi

Potrero/Dogpatch future Cannabis quadrant there are:

- 5 Cannabis Retailers Processing, in Construction, or Operating
- 8 bars and breweries
- 0 Grocery Stores
- 0 Pharmacies
- 0 Banks
- 0 K-12 Schools
- 0 Community / recreation centers or child amenity spaces

Uses:
 -smoking lounge
 -dispensary
 -manufacturing
 -distribution



From: [Ionin, Jonas \(CPC\)](#)
To: [Theresa Imperial](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Support 2012.1384ENX/OFA/CUA/VAR: 400 2nd Street, One Vassar, 645 and 657 Harrison
Date: Tuesday, February 18, 2020 12:00:18 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Alice Rogers <arcomnsf@pacbell.net>
Sent: Friday, February 14, 2020 1:24 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Sharon Lai (Onevassar) <sl@onevassar.com>
Subject: Support 2012.1384ENX/OFA/CUA/VAR: 400 2nd Street, One Vassar, 645 and 657 Harrison

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

Dear President Koppel, Vice President Moore, and Commissioners Diamond, Fung, Johnson and Richards,

I am writing in support of the wealth of community benefits this project will bring to our neighborhood, and the rich mix of uses that should contribute to the lively public realm to which we aspire here in the Central SoMa area. The childcare facility, food hall, mix of open space offerings and attention to pedestrian amenities are particularly needed.

The project sponsors have initiated and maintained communications with neighbors over the long gestation of the project, and have already improved an adjacent mid block crosswalk at neighbors' request to improve safety for the many who walk in this area.

Though road congestion is well beyond capacity in Central SoMa, this site is well-situated to be served by existing transit lines and good connections to the north, east and south bay areas.

I encourage your thoughtful review of this project, and your support.

Sincerely,
Alice Rogers

.....
Alice Rogers
10 South Park St
Studio 2
San Francisco, CA 94107

cc: Jonas Ionin
Sharon Lai

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** MEDIA ADVISORY *** MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR TUESDAY, FEBRUARY 18, 2020
Date: Tuesday, February 18, 2020 11:52:39 AM
Attachments: [02.18.20 Public Schedule Media Advisory.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, February 17, 2020 6:11 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** MEDIA ADVISORY *** MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC EVENTS FOR TUESDAY, FEBRUARY 18, 2020

FOR IMMEDIATE RELEASE:

Monday, February 17, 2020

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

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

**MAYOR LONDON N. BREED'S SCHEDULE OF PUBLIC
EVENTS FOR TUESDAY, FEBRUARY 18, 2020**

-
11:30 AM

Mayor London Breed to join Supervisor Rafael Mandelman, City officials, and community members to kick off the 50th Anniversary of San Francisco's Pride Parade and Celebration.

San Francisco City Hall
Mayor's Balcony

Note: Mayor's schedule is subject to change.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SAN FRANCISCO PRIDE CELEBRATE 50TH ANNIVERSARY OF LGBTQ PRIDE
Date: Tuesday, February 18, 2020 11:51:25 AM
Attachments: [02.18.20 Pride Kick-Off.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Tuesday, February 18, 2020 11:48 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SAN FRANCISCO PRIDE CELEBRATE 50TH ANNIVERSARY OF LGBTQ PRIDE

FOR IMMEDIATE RELEASE:

Tuesday, February 18, 2020

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

***** PRESS RELEASE *****
MAYOR LONDON BREED AND SAN FRANCISCO
PRIDE CELEBRATE 50TH ANNIVERSARY OF LGBTQ PRIDE

San Francisco Pride and community partners are planning anniversary events throughout 2020, culminating in San Francisco's Pride Celebration and Parade in June. More than a million people are expected to join the celebrations.

San Francisco, CA — Mayor London N. Breed today celebrated 50 years of LGBTQ Pride and kicked off the 2020 festivities with a press conference at San Francisco City Hall, along with Supervisor Rafael Mandelman, San Francisco Pride, the Office of Transgender Initiatives, and City officials.

“LGBTQ Pride Month is one of my favorite times of year, because it is truly San Francisco at its best. It is a celebration of the community’s hard-fought progress and the legacy of strength, resilience, and leadership against all odds,” said Mayor Breed. “Today, we are kicking off the historic anniversary of 50 years of Pride. It is an important milestone of our achievements and a reminder of the work will still have ahead to reach full equality.”

This year marks half a century since what was originally known as “Gay Freedom Day” celebrated its “Freedom Day Revolution.” After 50 years of Pride, 2020 is a time to reflect on the remarkable successes the LGBTQ movement has seen and the challenges it continues to face.

The 50th anniversary Celebration and Parade, with the theme “Generations of Hope,” will fill the streets of downtown San Francisco from the Embarcadero to City Hall on Saturday and Sunday, June 27 and 28, 2020. This year’s events will be supported by SF Pride’s new Executive Director, Fred Lopez.

“San Francisco Pride is one of the largest celebrations of LGBTQ community and culture in the world,” said Supervisor Mandelman. “Over the last five decades, San Francisco has been at the forefront of the fight for LGBTQ equality, and the 50th Anniversary of Pride gives us the opportunity to reflect on how far we have come and set the course for the next 50 years.”

“In looking back at the last 50 years of LGBTQ liberation, I am reminded how we stand on the shoulders of those that came before us,” said Clair Farley, Senior Advisor and Director of the Office of Transgender Initiatives. “From Harvey Milk to Marsha P. Johnson, from Compton’s to the Trans March, we have an incredible history and a responsibility to keep moving forward and addressing the inequities still facing trans people of color, our trans youth, and LGBTQ immigrants. Today we celebrate, tomorrow we get back to work.”

“We’re incredibly honored to have the support of the Mayor’s office, as well as all city agencies, to make San Francisco’s largest outdoor event possible,” said Fred Lopez, Executive Director of SF Pride. “It is only through collaboration and partnerships that San Francisco Pride can continue to thrive. We are working hard to make 2020 one of the most fabulous Pride celebrations San Francisco has ever seen.”

San Francisco Pride is now accepting nominations for Community Grand Marshals for the 2020 Parade and Celebration. Visit SF Pride to nominate local community leaders and learn about the festivities planned throughout 2020: www.sfpride.org/.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CALLS FOR PROPOSALS FOR CONGESTION PRICING, SUNDAY & WEEKEND METERS
Date: Tuesday, February 18, 2020 10:55:44 AM
Attachments: [02.18.20 Transportation Pricing.pdf](#)
[Letter to SFMTA Board of Directors 021820.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, February 18, 2020 9:34 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CALLS FOR PROPOSALS FOR CONGESTION PRICING, SUNDAY & WEEKEND METERS

FOR IMMEDIATE RELEASE:

Tuesday, February 18, 2020

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

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

**MAYOR LONDON BREED CALLS FOR PROPOSALS FOR
CONGESTION PRICING, SUNDAY & WEEKEND METERS**

*Letter to SFMTA Board of Directors urges new proposals to address challenges around
congestion and sustainability and to improve San Francisco's transportation system*

San Francisco, CA — Mayor London N. Breed today sent a letter to the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, urging them to address the growing congestion on San Francisco's streets by developing proposals for congestion pricing and Sunday and weekend parking meters. Mayor Breed cites these two proposals as crucial to help San Francisco achieve a safer and more equitable transportation system.

These two proposals are part of a broader Curb Management Strategy that the SFMTA Board of Directors is considering today at its Board of Directors Meeting. The SFMTA Board will hold a hearing on the Curb Management Strategy today at 1:00 pm in Room 400 of City Hall.

In her letter to the Board of Directors, Mayor Breed states:

San Francisco needs to be bold as we rethink and invest in our transportation infrastructure. Our population is growing yet our roads cannot get any wider, nor can we add additional curb space for parking. We need to use data and smart policy to better use the infrastructure we have, and ensure that we are planning for and investing in the transportation infrastructure for the future.

Mayor Breed specifically calls for the SFMTA to work with lower-income communities and faith-based communities to ensure that these proposals are developed with fairness and equity at the forefront of any decisions.

The Curb Management Strategy makes several recommendations for the SFMTA Board to consider, which can be read here: <https://www.sfmta.com/reports/2-18-20-mtab-item-13-curb-management-strategy>

Congestion Pricing

Gridlock on San Francisco's streets impacts residents, workers, businesses, families, first responders, and so many more competing for limited space on our streets, especially in our downtown and South of Market areas. Pricing strategies have been developed by peer cities across the world to address these challenges.

In her letter, Mayor Breed says that while it is important that SFMTA and the San Francisco County Transportation Authority (SFCTA) develop a congestion pricing proposal that addresses the congestion on our streets, there must be focus on fairness and equity. This includes studying the impacts on those who are least able to pay or have limited transportation options. Also, any revenues must be directed into building out San Francisco's transportation system that expands San Francisco's subway system while also focusing on the whole system overall with a focus on underserved and growing neighborhoods.

Initially the SFMTA and SFCTA were scheduled to have recommendations back by the end of the year, but Mayor Breed has asked them to expedite that process and have them back by August.

Sunday and Evening Meters

San Francisco's current demand-based parking meter pricing ensures that on-street parking spaces are available to people visiting neighborhoods or local businesses. While historically these meters have stopped at 6:00 pm and on Sundays, people still need parking availability during those times as businesses and restaurants are still operating. Without metering creating parking turnover, vehicles stay parked. This leads to more congestion, emissions, and safety issues as people double park or circle the block looking for parking.

Mayor Breed's direction is to develop a Sunday and weekend metering plan in areas where it is needed. She wants to develop a plan that is sensitive to the needs of faith-based communities with a goal to develop a metering plan that helps create turnover where it is needed.

In her letter, Mayor Breed also states:

San Francisco has changed considerably over the past decade. We have experienced unprecedented growth in both population and jobs, paired with more options to move around the City like bikeshare and scooters. Just as the needs of our streets have changed, we must be willing to do things differently to achieve our mobility objectives. The Curb Management

Strategy recommendations ensure San Francisco is using its limited street space to achieve our collective goals: a safe and equitable transportation system that supports the City today and into the future.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Prop F, Nuru, Reservoir
Date: Tuesday, February 18, 2020 10:54:47 AM
Attachments: [2020-2-6 Prop F-Chron, Reservoir.docx](#)

*Jonas P. Ionin,
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From: Ionin, Jonas (CPC)
Sent: Tuesday, February 18, 2020 10:53 AM
To: Dennis Richards (dennis.richards@sfgov.org) <dennis.richards@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>
Subject: FW: Prop F, Nuru, Reservoir

*Jonas P. Ionin,
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From: aj <ajjahjah@att.net>
Sent: Saturday, February 15, 2020 3:33 AM
To: BRCAC (ECN) <brcac@sfgov.org>; Amy O'Hair <sunnyside.balboa.reservoir@gmail.com>; Michael Ahrens <mikeahrens5@gmail.com>; Maurice Rivers <jumpstreet1983@gmail.com>; bd@brigittedavila.com; rmuehlbauer@live.com; Howard Chung <hnychung@yahoo.com>; marktang.cac@gmail.com; Christine Godinez <cgodinez@lwhs.org>; Jon Winston <jon.winston.brcac@outlook.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; Shaw, Linda (MYR) <lshaw@ccsf.edu>; Shanell Williams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Alex Randolph <alexrandolph@ccsf.edu>; J. Rizzo <jrizzo@ccsf.edu>;

Thea Selby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; Mark Rocha <mrocha@ccsf.edu>; Leslie Milloy <lmilloy@ccsf.edu>; Marian Lam <mlam@ccsf.edu>

Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Lam, Jenny (MYR) <jenny.h.lam@sfgov.org>; Joe Fitzgerald Rodriguez <joe@sfmediaco.com>; Laura Waxmann <lwaxmann@sfmediaco.com>; dfracassa@sfchronicle.com; roland.li@sfchronicle.com; jdineen@sfchronicle.com

Subject: Re: Prop F, Nuru, Reservoir

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BRCAC, BOT, Planning Commission, PUC, BOS:

Examiner's Joe Fitzgerald Rodriguez did an analysis of the latest on Nuru.

In view of the latest revelations regarding Mayor Breed's acceptance of a gift from a subordinate and in view of the appointment of developer-friendly Hillis as Planning Director, I wish to resubmit the following submission. Please take in under serious advisement:

On Thursday, February 6, 2020, 03:02:37 PM PST, aj <ajahjah@att.net> wrote:

BRCAC, BOT, Planning Commission, PUC, BOS:

DPW's Nuru alerted his superior in the City bureaucracy, City Administrator Naomi Kelly, about the FBI's corruption investigation. By doing so, Nuru took the bullet so that those in higher positions could evade being targeted in the corruption investigation.

Today's 2/6/2020 Chronicle has an article entitled "Suit Seeks to gut SF political ad measure" by Dominic Francasa. The article states: "A handful of prominent San Francisco political operatives are seeking to gut a ballot measure voters overwhelmingly passed last year that pulls back the curtain on who's paying for campaign advertisements."

Todd David, a prominent backer of the Balboa Reservoir Project, is quoted in the article opposing Prop F which requires disclosure of financial backers in election campaigns:

"The additional disclosure requirements strike me as being illegal," said Todd David, the group's principal officer and executive director of the Housing Action Coalition, an organization closely aligned with the mayor's office. "I'm very concerned that this limits the ability of campaigns, particularly small campaigns to communicate."

What this Todd David quote really means is that Housing Action Coalition's façade of being representative of the citizenry would be stripped away by disclosure that HAC is financially backed by big money developers. Prop F requirements would show that HAC is in reality a front group that actually represents the interests of big money

developers.

From the very beginning of the Balboa Reservoir public engagement process, the Reservoir Project has fundamentally been a done-deal. Planning Dept, PUC, and OEWD have confidently procedurally set up the ducks-in-a row with the CAC process, with the Balboa Park Area TDM, with the Fiscal Responsibility & Feasibility Report, and with the Planning Dept's biased SEIR which takes liberty to misinterpret the Balboa Park Station Program EIR.

The environmental review process requires that Planning Dept provide Responses to Comments (RTC). Planning Dept will publish the RTC's soon to fulfill the requirement. Unfortunately, there appears to be no requirement that Planning Dept provide valid, well-argued, and fact/evidence-based responses. Much of the Planning Dept RTC's consist of mere restatements and re-assertions already contained in the SEIR.

Planning Dept's FEIR (draft SEIR + RTC) fail the adequacy standard required for EIR's.

The corruption that the FBI was looking for via Nuru, likely existed in the behind-closed doors planning for the Reservoir Project by OEWD, Planning, and PUC.

I urge BRCAC, BOT, Planning Commission, PUC, and BOS to stop enabling, or at least question, possible corruption in the Reservoir Project steamroller to privatize public land.

Submitted on 2/6/2020:

Alvin Ja, District 7 resident