

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)
Subject: FW: 4/23 PLANNING COMMISSION MEETING ITEM 2020-00021CUA
Date: Wednesday, April 08, 2020 6:05:16 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: Curtis Larsen <curtisarlarsen@hotmail.com>
Date: Wednesday, April 8, 2020 at 5:17 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Fw: 4/23 PLANNING COMMISSION MEETING ITEM 2020-00021CUA

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From: Curtis Larsen
Sent: Wednesday, April 8, 2020 5:14 PM
To: jonas.ionan@sfgov.org <jonas.ionan@sfgov.org>
Cc: rich.hillis@sfgov.org <rich.hillis@sfgov.org>; mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>; matt.haney@sfgov.org <matt.haney@sfgov.org>; gordon.mar@sfgov.org <gordon.mar@sfgov.org>; aaron.peskin@sfgov.org <aaron.peskin@sfgov.org>; dean.preston@sfgov.org <dean.preston@sfgov.org>; sandra.fewer@sfgov.org <sandra.fewer@sfgov.org>; hillary.ronen@sfgov.org <hillary.ronen@sfgov.org>; ahsha.safai@sfgov.org <ahsha.safai@sfgov.org>; catherine.stefani@sfgov.org <catherine.stefani@sfgov.org>; shaman.walton@sfgov.org <shaman.walton@sfgov.org>; norman.yee@sfgov.org <norman.yee@sfgov.org>; Ozzie <ozzierohm@sbcglobal.net>
Subject: 4/23 PLANNING COMMISSION MEETING ITEM 2020-00021CUA

Dear Planning Commissioners:

RE: 4/23 PLANNING COMMISSION MEETING ITEM 2020-000215CUA

As a resident directly impacted by the above agenda item for approving an illegal demolition

and construction of a new 4,000+ square foot structure at 4118 21st Street, I am writing to express concern as to why this particular item has been accelerated and placed on the 4/23/20 Planning Commission meeting agenda. In light of the "Essential Projects" criteria the Commission has established and the shelter-in-place limitations for public comment I am left wondering, why the rush?

This project clearly does not meet the "Essential Projects" criteria. Namely:

- No added affordable housing is under consideration
- Project does not add to housing stock: Illegal demolition removed two tenant-occupied units and is proposing two market-rate units
- Request is to legalize an illegal demolition
- A history of many questionable practices relating to this project including a previous Planning Commission denial on 9/19/19

Given the above, public and neighborhood input is vital and rushing this item to the 4/23/20 Planning Commission agenda creates unnecessary difficulties for many neighbors due to their varying individual technical abilities (accessing and participating in internet meetings, sending e-mails, etc.) versus being able to comment under regular hearing conditions.

I am asking for your help in having agenda item 2020-000215CUA moved to a later Planning Commission meeting date when standard hearing procedures will be in effect.

Regards,

Curtis Larsen
385 Eureka Street

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: 4/9 CPC - Revised Draft Motion_65 Ocean Ave IKA
Date: Wednesday, April 08, 2020 6:03:01 PM
Attachments: [Draft Motion_65 Ocean Ave IKA.pdf](#)

It appears there may have been issues with the previous attachment. Here is a .pdf version.

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From: "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>
Date: Wednesday, April 8, 2020 at 6:01 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: RE: 4/9 CPC - Revised Draft Motion_65 Ocean Ave IKA

Take 2.

Veronica Flores
415.575.9173

REDUCED CAPACITY DURING THE SHELTER IN PLACE ORDER -- The Planning Department is open for business. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our award-winning [Property Information Map](#) are available 24/7. Similarly, the [Board of Appeals](#) and [Board of Supervisors](#) are accepting appeals via e-mail despite office closures. To protect everyone's health, all of our in-person services at 1650 and 1660 Mission Street are suspended, and the Planning and Historic Preservation Commissions are cancelled until April 9, at the earliest. [Click here for more information.](#)

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Wednesday, April 8, 2020 5:17 PM
To: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>
Subject: Re: 4/9 CPC - Revised Draft Motion_65 Ocean Ave IKA

Veronica,
Commissioners are having difficulty opening this doc...please resend in .pdf

Jonas P. Ionin,
Director of Commission Affairs

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From: "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>
Date: Wednesday, April 8, 2020 at 4:24 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Dan Sider <dan.sider@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>
Subject: 4/9 CPC - Revised Draft Motion_65 Ocean Ave IKA

Hi Jonas,

The City Attorney had some edits to the Motion that was included in the packet (see link). I can screenshare and provide a verbal update tomorrow, but do we need to share this with the Commissioners in advance? I would normally just hand you the hard copy to circulate during the hearing. Please advise.

Thank you,
V

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request to Postpone Hearing Non-Essential Items
Date: Wednesday, April 08, 2020 6:02:06 PM
Attachments: [Request to Postpone Planning Commission Hearings on Non-Essential Items.pdf](#)

Jonas P. Ionin,
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From: Carlos Bocanegra <cebocanegra@dons.usfca.edu>
Date: Wednesday, April 8, 2020 at 5:57 PM
To: "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>
Cc: "Breed, Mayor London (MYR)" <mayorlondonbreed@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Re: Request to Postpone Hearing Non-Essential Items

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There was a typo in the previous letter. Please find the updated letter attached.

Thank you.

On Wed, Apr 8, 2020 at 5:36 PM Carlos Bocanegra <cebocanegra@dons.usfca.edu> wrote:

April 8, 2020

Dear President Koppel and Planning Commissioners,

Our citywide coalition of frontline and equity organizations are writing to express our strong concerns regarding the recent decision to reinstate hearings beginning April 9th. We ask that you postpone any Planning Commission hearings and Planning Department processes and decisions that may produce harmful impacts on the vulnerable until the critical and far more essential issues relating to the COVID-19 pandemic are addressed and until a fully accessible civic and community engagement process can be reestablished.

We understand that the advancement of essential business across city departments is necessary to advance the public good and must be handled remotely at this time. At the same time, *in order to ensure equitable protections for our vulnerable populations suffering most during this crisis, the Planning Commission and Department should postpone all non-essential programs and processes including market-rate housing projects, city planning and housing strategies, area plans, and other programs that may have a direct and adverse effect on those whose voices are most likely to be left out of the process during this period.*

The City's recent focus on racial and social equity must not be undermined during this pandemic. Recent studies show that Black, Latino, and other communities are at this time being hit hard from an economic and public health standpoint. It's during this crisis that the City and the Planning Commission should work towards strengthening our democracy and civic engagement by prioritizing vulnerable populations first and foremost.

Only government processes and actions that beyond a shadow of a doubt will serve to promote greater equity, safety, and stabilization during this emergency should be moving forward through the online governmental processes that out of necessity are forced to compromise meaningful and just community participation.

Without this equity lens guiding our decisions as to which projects and legislation will be allowed to move forward utilizing an incomplete and inequitable community process -- *across all of our city departments* -- the City of San Francisco would only be piling additional inequitable outcomes and impacts on top of the grave harms already being inflicted on our most vulnerable community members by this pandemic.

For example, a study just released from the University of Minnesota concludes that market-rate housing projects are directly tied to increases in rents for low-cost renters living nearby. The City's public commitment to equity demands that hearings for these and similar high-stakes decisions be postponed until substantive community access is granted to those who may be most harmed by these decisions.

The goal of more equitable outcomes allows for the Commission approvals of navigation centers, affordable housing developments, protections for nonprofits, cultural districts, and small businesses which aim to help to stabilize fragile neighborhood ecosystems during this crisis. And even here, extra care must be taken by city departments, social service organizations, and nonprofit developers to be as creative and diligent as possible to ensure that even these processes are also held accountable to be inclusive as possible under these circumstances.

The current public health crisis only exacerbates longstanding racial divides that show that barely half of very-low-income people have access to the internet at home. Whether it's our low-income seniors, or families in the Mission, Bayview, and other neighborhoods, despite best efforts internet access remains a challenge and many families do not have cable television either. In many cases, prepaid phone plans providing limited-minutes only will be the best case scenario, and the lack of opportunity to meaningfully participate in these decisions that will impact their neighborhoods for decades to come is a violation of their civil rights.

Additionally, the Planning Commission has failed to provide adequate notice to residents without the privilege of internet access, as to the details and process for trying to participate in these meetings. To this date, we cannot even find this information including a call-in number on the Planning Commission website.

Let's use this crisis as an opportunity to work together to strengthen our system of democracy and civic engagement; not further diminish it. We urge you to postpone the reinstatement of all items from Commission hearings other than those most essential to public health, safety, and community stabilization.

Sincerely,

Causa Justa :: Just Cause

Tenants and Owners Development Corporation

GLIDE

South of Market Community Action Network

Housing Rights Committee

United to Save the Mission

Mission Neighborhood Centers

San Francisco Tenants Union

Mission Economic Development Agency

Senior and Disability Action

The Gubbio Project

Calle 24 Latino Cultural District

cc: Mayor London Breed

Planning Department Director Richard Hillis

Board of Supervisors

Immigrant Rights Commission

Office of Racial Equity

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Hearings During COVID-19 Crisis
Date: Wednesday, April 08, 2020 3:58:45 PM

Jonas P. Ionin,
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From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Date: Wednesday, April 8, 2020 at 3:03 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>, "Low, Jen (BOS)" <jen.low@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Fewer, Sandra (BOS)" <sandra.fewer@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Walton, Shamann (BOS)" <shamann.walton@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Planning Commission Hearings During COVID-19 Crisis

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

Dear Commissioners,

I am writing to express our concerns regarding the projects that are currently being placed on your agenda and urge you to ask the Planning Department to postpone hearings for non-essential small residential projects of market-rate housing.

At a time when ALL San Franciscans are preoccupied with life and death and economic survival, the Planning Department is pushing controversial luxury housing through approval with little to no community input. Clearly, this exhibits the utmost disregard for our community members impacted by these projects.

The fact is that not all San Franciscans have digital access to these hearings. Before the COVID-19 crisis, a trip to any library in town proved this point: at any given time, there were tens of people who were using the library to access the internet because they themselves didn't have personal computers. How can this segment of population engage and participate when the Planning Commission hearings are held virtually?

These are hard times. Besieged by a threat to our lives and livelihood, we have taken shelter in place. How can there be any community participation and public input on these projects in this climate of fear and uncertainty? Obviously, affordable housing projects should not be further delayed and should be heard at the Commission but monster homes with sham ADUs and luxury duplexes to promote real estate speculation can definitely wait. What's the rush to push non-essential projects through the Commission? Why is a project to legalize **an illegal demolition of two tenant-occupied units** on the agenda? What is the rush to approve a monster home particularly when **the department has received opposition from surrounding neighbors**?

That is why we urge you to ask the Planning Department to remove all non-essential luxury housing from the Commission's agenda and save them for a day when San Franciscans can safely come out of their shelters.

Sincerely,

Ozzie Rohm

On behalf of the 300+ members of Noe Neighborhood Council

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Hearing, April 9, 2020 - Agenda Item 16B
Date: Wednesday, April 08, 2020 2:48:59 PM
Attachments: [Comment Letter April 9 Commission Hearing \[1\].docx](#)

Jonas P. Ionin,
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From: Jean Barish <jeanbbarish@hotmail.com>
Date: Wednesday, April 8, 2020 at 2:45 PM
To: "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Fewer, Sandra (BOS)" <sandra.fewer@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Walton, Shamann (BOS)" <shamann.walton@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>, "swilliams@ccsf.edu" <swilliams@ccsf.edu>, Tom Temprano <ttemprano@ccsf.edu>, "bdavila@ccsf.edu" <bdavila@ccsf.edu>, Ivy Lee <ivylee@ccsf.edu>, "alexrandolph@ccsf.edu" <alexrandolph@ccsf.edu>, John Rizzo <jrizzo@ccsf.edu>, Thea Selby <tselby@ccsf.edu>, "studenttrustee@mail.ccsf.edu" <studenttrustee@mail.ccsf.edu>
Subject: Planning Commission Hearing, April 9, 2020 - Agenda Item 16B

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

Attached are my public comments regarding Agenda Item 16B on the April 9, 2020 Planning Commission Hearing.

Thank you for your consideration of these comments.

Jean

Jean B Barish
jeanbbarish@hotmail.com
415-752-0185

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Dito, Matthew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission -1846 Grove - Letter of Support
Date: Wednesday, April 08, 2020 2:48:39 PM

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From: david cumby <davidcumby@gmail.com>
Date: Wednesday, April 8, 2020 at 2:47 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Planning Commission -1846 Grove - Letter of Support

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

I am writing in support of the proposed project at 1846 Grove Street. Questions from the previous hearing regarding building and fire code regulations have been thoroughly addressed, and ultimately the Building and Fire Departments will have to officially approve the project for a permit to be issued.

The question for the Planning Commission is simply whether the proposal is appropriate in scale and character for this particular site. Looking at the aerial view of the 3d model, in the context of the full city block surrounding the property, it is clear the scale of the proposed project is modest relative to its surroundings. It is thoughtfully organized to preserve the large existing tree. The mixture of 1 and 2 story tall volumes is broken into small components, exhibiting a sensitivity to light, air, and privacy for neighboring properties. Contextual sensitivity is also evident in material choices, in particular the proposed living roofs which will be visible from some adjacent properties. Thoughtfully designed for this specific site, the project provides desirable new housing appropriate in scale and character on a site well served by transit and bike lanes. I hope you will approve this project as it is currently proposed.

Sincerely

David Cumby

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: Do NOT Re-Zone the Balboa Reservoir!
Date: Wednesday, April 08, 2020 12:44:56 PM

Jonas P. Ionin,
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From: zrants <zrants@gmail.com>
Date: Wednesday, April 8, 2020 at 12:38 PM
To: "sfplanning@public.govdelivery.com" <sfplanning@public.govdelivery.com>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Do NOT Re-Zone the Balboa Reservoir!

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

July 8, 2020

Honorable Planning Commissioners and staff:

re: item: July 9 agenda item 16b. Do NOT Re-Zone the Balboa Reservoir!

Residents of San Francisco would like to request that you consider a pause in making non-emergency decisions live public meetings and hearings are on hold. Your last minute change of schedule is an example of the difficulty the public has in upholding their rights to be involved in these large important decisions being made in their behalf.

We particularly request that you do not approve the re-zoning of Balboa Reservoir to allow public lands to be sold to private users. This is a bad time to make large transactional decisions. We may discover a need for public use of that property after the fallout of the crisis and we have everyone indication that no project will be built any time soon. We need to keep the public lands for public use.

Please continue the matter of re-zoning the Balboa Project or oppose it.

Sincerely,

Mari Eliza

cc: Mayor and Board of Supervisors, and CCSF Board of Trustees

forgive my typos

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Objecting to Planning meeting thursday April 9
Date: Wednesday, April 08, 2020 12:44:38 PM

Jonas P. Ionin,
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From: Steven Brown <sbfloral@aol.com>
Date: Wednesday, April 8, 2020 at 11:07 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "rick.hillis@sfgov.org" <rick.hillis@sfgov.org>, "jdineen@sfchronicle.com" <jdineen@sfchronicle.com>
Subject: Objecting to Planning meeting thursday April 9

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-

All City agencies throughout the state should be doing everything they can to prioritize the health and safety of their residents during this global pandemic, and to also ensure government transparency, access, and public participation.

https://www.sfchronicle.com/bayarea/article/SF-housing-debates-go-online-as-Planning-15182948.php?utm_source=newsletter&utm_medium=email&utm_content=headlines&utm_campaign=sfc_politicalpunch#

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANDED MENTAL HEALTH RESOURCES FOR FIRST RESPONDERS AND ALL HEALTH CARE EMPLOYEES
Date: Wednesday, April 08, 2020 9:41:42 AM
Attachments: [04.08.20 Mental Health Resources.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, April 8, 2020 at 9:32 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANDED MENTAL HEALTH RESOURCES FOR FIRST RESPONDERS AND ALL HEALTH CARE EMPLOYEES

FOR IMMEDIATE RELEASE:

Wednesday, April 8, 2020

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED ANNOUNCES EXPANDED
MENTAL HEALTH RESOURCES FOR FIRST RESPONDERS
AND ALL HEALTH CARE EMPLOYEES**

The City and County of San Francisco launches "Heal San Francisco" to expand mental health support for all health care workers; increases mental health resources for first responders and City employees

San Francisco, CA — Mayor London N. Breed today announced enhanced mental health resources designed specifically for the City's first responders, and expanded mental health services for all frontline health care workers throughout San Francisco. Combined, these new resources will help the City build resiliency and recover from the trauma caused by COVID-19.

The City and County of San Francisco is partnering with Cordico, a phone-based wellness application, to provide a customizable wellness application for use by all City first responders. The application will connect employees to newly expanded City mental health resources and existing resources within each department. These expanded resources, coordinated through the

San Francisco Health Service System, will include additional employee counseling services and 24/7 mental health care for all City employees.

“This is a really difficult time for all San Franciscans, and it’s especially challenging for our health care workers and first responders who are working long hours and under incredibly stressful conditions,” said Mayor Breed. “Just as they are taking care of us, we need to take care of them. The impacts of this pandemic are not limited to the virus itself, which is why these expanded mental health resources are so important.”

“These are stressful times for everyone, but our courageous health care workers and first responders are undeniably facing the worst of it,” said Supervisor Rafael Mandelman. “Providing access to critical mental health resources will ensure our frontline workers can continue to show up and save lives every day. I want to thank Mayor Breed and her team for their work to support the mental health of these brave heroes.”

“Our first responders are all working around the clock in this unprecedented crisis, and we owe it to them to support their physical and mental wellbeing in any way we can,” said Supervisor Catherine Stefani. “I know that some of us suffer from anxiety, depression, or addiction, for example, and times like this make it more difficult to process all that we are hearing, reading and experiencing. I want everyone, especially our first responders, to know that you are not alone and there is help out there. There is absolutely no shame in needing and seeking help with any of these issues.”

The existing Employee Assistance Program will be expanded to provide 24/7 one-on-one counseling for any first responder and City employee in need. If employees require long-term mental health counseling, they will be connected to mental health professionals provided by their health care plans, including Kaiser, Blue Shield of California, and United Health Care.

In addition to the expanded services specifically targeted for first responders, Mayor Breed also announced the launch of ‘Heal San Francisco,’ a comprehensive effort to provide immediate and coordinated mental health services for public, private, and non-profit health care workers. The mental health effort will be implemented by the Heal San Francisco Rapid Response Team, which is led by Our Children Our Families (OCOF) Council in partnership with the Department of Public Health and UCSF. OCOF is an initiative under the Department of Children, Youth, and their Families.

The Heal San Francisco Rapid Response Team has partnered with the Bay Area Chapter of the COVID-19 Pro Bono Counseling Project to expand access to counseling and mental health support for public, private, and non-profit health care providers in need of immediate, short-term support. Heal San Francisco will leverage the support of 375 licensed clinicians, representing diverse backgrounds and multilingual expertise, who will volunteer their time throughout the duration of this crisis to provide the mental health care to support frontline health care staff. Health care workers who need assistance should speak with their supervisor or human resources department to be connected with a pro bono clinician.

Additionally, Heal San Francisco will convene a panel of trauma and stress experts to advise

on how to better deliver trauma-informed mental health care through San Francisco's existing health care and community-based service systems. This clinical advisory group will help promote and align strategies to buffer and potentially mitigate the impacts of prolonged stress on our residents.

Currently, there is a global experience of mass trauma related to COVID-19 and this experience will impact our health and wellbeing beyond the length of this pandemic. Heal San Francisco will work to promote mental wellbeing citywide, and will coordinate between different health plans and service agencies, ensure access to mental health resources, and promote collaboration across public, nonprofit and volunteer efforts. A future expansion of the Heal San Francisco initiative will look to provide mental health care services to a broader citywide population.

For more information about Heal San Francisco, go to <https://healsanfrancisco.org/>.

“Emergency workers are prone to absorbing high levels of stress under normal circumstances. We are concerned that the prolonged stress and unprecedented demand on our front-line workers during this pandemic may create psychological trauma,” said Abbie Yant, Executive Director of the San Francisco Health Service System. “We want to mitigate the trauma by seamlessly connecting our workforce to the psychological support they need.”

“Our police officers are out day and night protecting our city, and as is the case with many others throughout the city and this country, the COVID-19 pandemic has added a new layer of stress and anxiety for these frontline responders,” said Police Chief William Scott. “By providing wellbeing resources and 24/7 counseling, we can support our officers in this time of crisis.”

“Our firefighters, paramedics, and EMTs deal with trauma and stress on a daily basis, even more so as they are on the front lines of this public health crisis. We need to make sure our members have the resources and capability to take care of their mental health, now more than ever. This resource will be vital in addressing these issues and supporting our employees and their families,” said Fire Chief Jeanine R. Nicholson.

“Coordinating a response is complex and requires a dedicated effort to align and leverage all of the amazing work happening across our city. I’m proud that OCOF can support our city in partnership with so many others. This is the community coming together,” says Dr. Pegah Faed, Director of Our Children Our Families Council.

“COVID-19 is a new adversity for all of us, and while we build a coordinated medical response we must address the fears and emotional exhaustion of our community and workforce,” says Dr. Alicia Lieberman, UCSF’s Child Trauma Research Program and nationally recognized trauma expert supporting the Heal San Francisco Rapid Response Team. “In this regard, we must seize the opportunity as Dr. Ken Epstein states, ‘to prevent and buffer the impacts of a second and silent epidemic related to the short and long-term impact of chronic stress on the physical and mental health of our health care first responders.’”

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: urging a postponement of virtual meetings, in response to your article about the SF Planning Commission "hearing" April 9
Date: Wednesday, April 08, 2020 9:02:04 AM

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From: Harry Bernstein <riquerique@yahoo.com>
Sent: Tuesday, April 7, 2020 5:44 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: Fw: urging a postponement of virtual meetings, in response to your article about the SF Planning Commission "hearing" April 9

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

Hello, Mr. Koppel

I initially sent this to the Chronicle reporter, Mr. Dineen, but I wanted to share it with you. The article concerned the virtual Planning Commission hearing scheduled for later this week

I include one correction that I have been given, which is pertinent to what I am sending today. I was speculating that the Governor's agreement that the Balboa Reservoir project deserves ELDP status, granted as of 12/30/19, might mean that several CEQA factors, described as being incapable of mitigation, might be waived by virtue of that designation. This is apparently an incorrect assumption. I am giving you the proper information here, which may be useful for your colleagues as well regarding this issue:

Here's a link to the full text.
http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab_0851-0900/ab_900_bill_20110927_chaptered.html

To the contrary, Section 21183(d) states:

(d) The project applicant has entered into a binding and enforceable agreement that all mitigation measures required pursuant

to this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.

—

Thank you.

Harry Bernstein

=====

Sent: Tuesday, April 7, 2020, 03:34:47 PM PDT

Subject: urging a postponement of virtual meetings, in response to your article about the SF Planning Commission "hearing" April 9

Hello, Mr. Dineen

Here's an introduction, as background. It was on January, 19, 2015 that we began a brief exchange of e-mails as a result of your article, "CCSF gets flak for its plan to redevelop site" (1/17/15). In that article, you managed to bring up both the sale or lease of the headquarters at 33 Gough Street (when the company CBRE was briefly involved in that project) and also "selling or leasing a parking lot next to the School's main campus on Ocean Avenue," which sounds like the Balboa Reservoir.

Although you mention in today's article in the SF Chronicle, "SF Housing debates go online as Planning Commission meets remotely," that there is concern among part of the public about access to virtual planning commission meetings—

for example:

> Amy O’Hair, the Sunnyside representative on the Balboa Reservoir Community Advisory Committee, said she is scrambling to make sure neighbors can participate in the hearing. She said she is concerned that many residents don’t have adequate internet access or technology skills.

“Some local residents have a sense that the constraints of the current crisis may give short shrift to public input,” she said.

=====

you act as if it is not a real concern, at least not a concern of yours. But according to a statistic provided recently by the SF Public Library, approximately 14% of San Francisco residents lack internet access, although they are impacted nevertheless by the decisions made by the Planning Commission. This is serious,

a lack of access to the proceedings by part of the San Francisco population, whether we're referring to those without internet access or others who will end up listening by phone who will not have access to the documents or visual presentations from this virtual meeting. THESE MEETINGS SHOULD BE POSTPONED until they can be held in the traditional manner--where people can see and hear what goes on for themselves and speak up when the opportunity arises. There is no disenfranchisement under this scenario.

In today's article, you had an especially good opportunity to highlight that the item on the Balboa Reservoir isn't just some random discussion of the Balboa Reservoir. [It's a very full agenda--incidentally the first "meeting" that the Commission has had for a while, and I don't believe you were just casually highlighting the Balboa Reservoir issue.] Instead, the Planning Commission will be asked to initiate at this meeting a General Plan Amendment (GPA) that could lead to the privatization of the Lower Balboa Reservoir by converting the zoning from "P" (Public) to a Special Use District. Specifically, you could have pointed out--and it's certainly not too wonky for your readers--what this amendment signifies. The Balboa Reservoir is within the area covered by the Balboa Park Station Plan. I have read that among other changes, the Balboa Park Station Area Plan's policy 5.1.1 description of Open Space for the Reservoir is removed in its entirety; this means that the original allocation of 50% open space for the site can be reduced to 11% (2 contiguous acres and 2 more acres that are spread through the property). Furthermore, the current maximum building height, now set at 40%, has been asked by the developers to rise to as much as 78 feet, well beyond the height of 65 feet that the neighbors said in public meetings that they were prepared to accept. This would be for construction towards the east end of the property, as far as possible from the homes in nearby Westwood Park.

This Reservoir property, as you know, has not yet been declared surplus to the needs of the PUC, but there has been plenty of activity there. On December 30, 2019, the Governor officially designated the Balboa Reservoir Project as qualifying as an Environmental Leadership Development Project (ELDP), as outlined in AB 900--2011 legislation (the Jobs and Economic Improvement through Environmental Leadership Act--that's a mouthful!) that seems to be extended by the Legislature every two years. Because the CEQA process for this project has determined (in draft form?) that there are three factors at the development site that CANNOT be mitigated--noise, air pollution and transportation--the ELDP designation may mean that the requirement concerning those mitigating factors, which came out as the result of months of effort and very intense public participation, may be waived. I don't think anyone knows this for sure. Sounds like the subject of a good newspaper article to me--how does the CEQA process work when serious objections to a project are acknowledged and it's determined that they can't realistically be mitigated? And yet the government and the developer would like to go ahead anyway.

Back to your article. You treat the scenario of Planning Commission meetings almost as a set piece with the same old arguments predictably trotted out. Regarding the Balboa Reservoir project, you say:

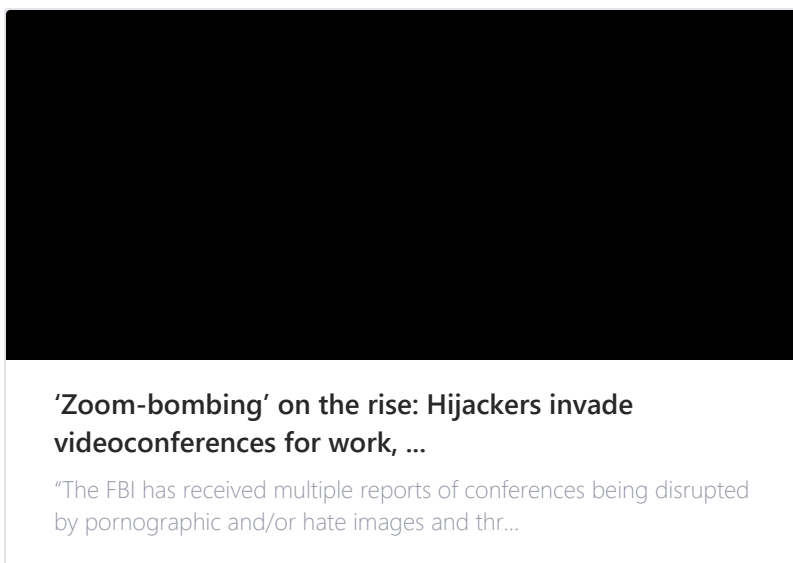
> The developer would note that 50% of the project is affordable and that apartments will be set aside for faculty and staff from city college...

The set aside referred to is open to question, but the statement about the 50% affordable housing is untrue; that is not what the for-profit developer has actually promised. Instead, there is 33% affordable housing promised by AvalonBay while the remaining 17% would be provided by a source that is yet unknown. It could happen, but we don't know, so it's not right to give them the benefit of the doubt at this juncture. That

is why your scenario, even if this was stated in fun, should really have said that up-to-50% of the project is affordable, unless and until the source of such funds is identified—or alternatively, 33% affordable, perhaps more when funds become available.

Finally, even where virtual meetings are held, that doesn't mean that they are immune to controversy. In an April 3 article by Jon Kawamoto in the East Bay Times ("Lafayette residents upset over virtual city meetings"), it appears that a decision was made last month to shut off public participation:

"Because a City Council meeting held March 20 through the videoconferencing app Zoom caused some embarrassing moments when [a couple of callers made vulgar comments](#), the city has decided to hold future meetings on its YouTube channel at <http://bit.ly/LoveLafayetteYouTube>. Members of the public won't be able to participate directly but can watch or listen to the meeting."



This is one indication that technology cannot always provide an answer. In this case, rather than potential disenfranchisement at an upcoming virtual meeting, as in San Francisco, there was a threat of actual disenfranchisement of the voters and taxpayers.

Thank you for the update and for providing links to officials who presumably want to hear feedback from the public about these issues. Please, let's have an article soon about CEQA mitigations and how government agencies, developers and communities deal with them.

Cordially yours,

Harry Bernstein

San Francisco

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove St. Development
Date: Wednesday, April 08, 2020 9:01:50 AM

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From: DERIC BROWN <dericbrown46@comcast.net>
Sent: Tuesday, April 7, 2020 5:35 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: OPPOSE 1846 Grove St. Development

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

Dear Commissioners,

I am a longtime resident of 1833 Fulton Street and I strongly disapprove of the development project 1846 Grove St.

The project is not in line with the character of the other buildings in this neighborhood and the entrance to the project is literally a sidewalk approximately three feet wide between a house and a restaurant. This appears to be a major fire and safety hazard, not to mention, most likely a very difficult and lengthy construction project.

In addition to not being a good place for even a single family unit, the developer is trying to make this a multi family unit.

The developer has been less than friendly to the neighbors by not disclosing many details about the plans and I believe I overheard one of the developers telling a group of presumably

developers or politicians that when they bought this land it was inhabited by homeless victims and drug addicts.

My wife has lived in our building for 15 years and the only residents that space has had are sunbathing cats, overgrown grass, and a seemingly ancient agave plant. In fact the worst that land has looked is recently when it has plywood pieces half standing and half scattered around the plot. And bright orange fencing between some of the wood. This litter started filling up the back yard around November 2019 when the meeting signs for December were first posted.

I've also noticed meeting dates being posted days before they are to take place and often being changed to a new date and location last minute. I've never been personally contacted by the project sponsor to express my opinions on this project despite promises of past hearings where the dates were shuffled around and moved.

This is not a solution for the housing crisis in the city. It instead eliminates open space and a fire break around a densely crowded neighborhood with many buildings over 100 years old. My wife and I have a child on the way and this makes us very uneasy with potential fire risk.

In addition to the fire risk is the logistics of construction. It seems that it will be extremely disruptive to residents and business owners nearby to support the construction of a building where the only way in and out is a three foot wide, 100 foot, or so, long sidewalk. This will seemingly take years to complete and cause further disruption on an already very busy intersection.

Lastly, with COVID-19 causing so many overall health concerns it seems counterproductive to encourage construction in such a limited space. Practicing social distancing during construction, let alone afterwards seems very difficult if it is needed for longer than the next few weeks.

I appreciate you taking the time to hear our concerns.

Please vote to disapprove the project proposal for 1846 Grove St. in San Francisco

Thank you
Deric Brown
1833 Fulton St.
San Francisco, CA 94117

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: reject proposed Balboa reservoir development (April 9 Planning Commission hearing)
Date: Wednesday, April 08, 2020 9:01:36 AM

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From: Hunter Cutting <huntercutting@gmail.com>
Sent: Tuesday, April 7, 2020 5:37 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ronen, Hillary <hillary.ronen@sfgov.org>; swilliams@ccsf.edu <swilliams@ccsf.edu>; ttemprano@ccsf.edu <ttemprano@ccsf.edu>; bdavila@ccsf.edu <bdavila@ccsf.edu>; ivylee@ccsf.edu <ivylee@ccsf.edu>; alexrandolph@ccsf.edu <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu <jrizzo@ccsf.edu>; tselby@ccsf.edu <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu <studenttrustee@mail.ccsf.edu>
Subject: reject proposed Balboa reservoir development (April 9 Planning Commission hearing)

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

Dear Commissioners:

Please reject the move to privatize/sell off land at the Balboa Reservoir for a majority market-rate housing development.

Selling off public land to secure such a project is short-sighted in the extreme, and further diminishes the future of the City. Under this plan one the few large parcels of public land suitable for large development will be forever lost.

Just like the development at 1100 Ocean, which was owned by the MTA and today is 100% affordable, the ONLY housing that should be built on public land must be deeply affordable. The construction of a majority-market rate housing development on the Balboa Reservoir would be a major step backwards, toward the gentrification of some of the last affordable neighborhoods in San Francisco.

I am particularly aghast over the timing of this hearing. It has the appearance of a bad-faith attempt to use the distraction created by the pandemic to push through a plan to privatize/sell-off public land.

We need a City government that fights for education and housing justice, not leaders and

agencies that bow to real estate interests.
Thank you for your attention here.
Sincerely,

Hunter Cutting

Hunter Cutting
1455 Alabama Street
San Francisco, CA 94110
+1 415-420-7498 cell

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)
Subject: Fw: Deny approval to 1846 GROVE proposal
Date: Wednesday, April 08, 2020 9:00:46 AM

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From: tesw@aol.com <tesw@aol.com>
Sent: Tuesday, April 7, 2020 7:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Deny approval to 1846 GROVE proposal

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

Planning Commissioners:

Please deny approval to proposed developed labeled as at **1846 GROVE**.

The site is only reachable via a 3-5 foot narrow, and very long passage way. It is virtually inaccessible in case of a fire or other emergency.

The site is of questionable origin, and should not be a separate parcel.

Construction here is opposed by virtually all neighbors.

Please deny approval for this project. We don't need another handful of luxury condos.

Sincerely
Tes Welborn
Haight Ashbury Neighborhood Council

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Oppose the "Initiation of the General Plan Amendments"
Date: Wednesday, April 08, 2020 8:59:14 AM

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From: Vicki Legion <vlegion@ccsf.edu>
Sent: Tuesday, April 7, 2020 9:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Brigitte Davila <bdavila@ccsf.edu>; Thea Selby <tselby@ccsf.edu>; John Rizzo <jrizzo@sprintmail.com>; Shanell Williams <williams.shanell@gmail.com>; Alex Randolph <alexrandolph@ccsf.edu>; Tom Temprano <info@tomtemprano.com>; Ivy Lee <ivylee@ccsf.edu>; studenttrustee@mail.ccsf.edu <studenttrustee@mail.ccsf.edu>
Subject: Oppose the "Initiation of the General Plan Amendments"

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

Dear Planning Commission, as well as Supervisors and Trustees,
I strongly object to the possible action of the SF Planning Commission to approve the "Initiation of the General Plan Amendments." Such an action would pave the way for the privatization of the largest undeveloped land parcel in San Francisco, and its use for majority market rate housing—the last thing that San Francisco needs, considering that the need is for truly affordable housing.

The biggest barrier to affordable housing construction is the price of land. Turning irreplaceable public land over to profit-oriented real estate developers is a statement that profit is more important than affordable housing. The ONLY housing that should be built on public

land must be deeply affordable to long-time residents and educators. The important interest of City College in preserving transportation options for hard-pressed commuter students and staff must be respected.

The affordable housing development at 1100 Ocean was originally owned by the MTA, which originally insisted on getting market rate for the sale of the land. Community organizing blocked that plan, and today 1100 Ocean is 100% affordable. This also could happen with Balboa Reservoir—but not if the land is shifted to AvalonBay.

Additionally, the development of a huge mainly market rate development on that land will have a devastating impact on enrollment at City College of San Francisco. SF voters have indicated over and over that they support and value City College. The privatization of the reservoir would be a body blow to this well-loved institution, a center of community in our city.

We need a City government that fights for education and housing justice, not leaders and agencies that bow to real estate interests. We hope we can count on you to vigorously oppose the privatization of Balboa Reservoir.

Sincerely,

Vicki Legion

Instructor in public health for 25 years, retired

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Reservoir Project: Tail Wagging the Dog--General Plan Amendment, and DSG Relationship to Planning Code
Date: Wednesday, April 08, 2020 8:58:43 AM
Attachments: [2020-4-7 GPA comment.pdf](#)

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From: aj <ajahjah@att.net>
Sent: Tuesday, April 7, 2020 9:55 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hood, Donna (PUC) <DHood@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; BRCAC (ECN) <brcac@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Maybaum, Erica (BOS) <erica.maybaum@sfgov.org>
Subject: Reservoir Project: Tail Wagging the Dog--General Plan Amendment, and DSG Relationship to Planning Code

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April 7, 2020
Planning Commission, PUC, BOS:

SUBJECT: Balboa Reservoir Project: Tail Wagging the Dog

The Balboa Reservoir Project proposes your initiation and acceptance of their General Plan Amendment (GPA) and their Design Standards & Guidelines (DSG). Both the GPA and the DSG are cases of the Tail Wagging the Dog.

1. General Plan Amendment

- The urban planning hierarchy from high to low is:

1. General Plan
2. Balboa Park Station Area Plan (BPS Area Plan)

3. Balboa Reservoir Project

The proposed Reservoir Project does not conform to the existing General Plan and BPS Area Plan. That is why they are asking you to Initiate a General Plan Amendment.

In a sane and logical world. the Reservoir Project would draw up the Project to fit within the specifications of the General Plan and BPS Area Plan.

However, in the Red Queen world of the Planning Dept, the project sponsors are changing the higher-level Plans instead. The project sponsors are intent on dictating their own terms into higher-level policy contained in the General Plan and BPS Area Plan.

This is one example of the Tail Wagging the Dog.

2. Design Standards and Guidelines

- The packet for the Planning Commission's proposed Initiation of a General Plan Amendment for the PUC Balboa Reservoir parcel 3180 includes "Design Standards & Guidelines" for the Reservoir Project.
- The Preface of the DSG document states:

Relationship to the Planning Code

References to the Planning Code or Code herein are references to the City of San Francisco Planning Code as it exists as of the effective date of the Development Agreement.

In the event provisions in this DSG directly conflict with those in the Planning Code, this DSG will control so long as the DSG remains consistent with the SUD.

By asking you, the Planning Commission, to approve the General Plan Amendment and the DSG, the project sponsors are asking to be placed above the law (Planning Code)!

This is another example of the Tail Wagging the Dog.

Don't allow the Tail to Wag the Dog.



Don't allow the project sponsors act like the Red Queen.

THE RESERVOIR PROJECT SHOULD BE SUBORDINATE TO THE GENERAL PLAN AND BALBOA PARK STATION AREA PLAN; NOT THE OTHER WAY AROUND!

Don't let big money developers dictate privatization of public property.

Vote against the Initiation of the General Plan Amendment.

Submitted by Alvin Ja, District 7

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Comments for Remote Hearing April 9th Discretionary Review for 350-352 San Jose Avenue #2017-015039
Date: Tuesday, April 07, 2020 4:52:23 PM

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From: SchuT <schuttishtr@sbcglobal.net>
Sent: Thursday, April 2, 2020 9:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Comments for Remote Hearing April 9th Discretionary Review for 350-352 San Jose Avenue #2017-015039

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

Dear Commissioners,

I support the DR Requestor and his very valid concern over the loss of privacy due to the huge increase in the size and mass and the decks into the rear yard mid-block open space of this large project at 350-352 San Jose Avenue.

The tolerances of privacy are pushed beyond what should be acceptable. The adjacent neighbors as well as the DR Requestor deserve a better and a different outcome than the current design.

But there is also another design issue that needs attention from the Commission.

Attached below is a photo taken from historic Juri Commons of the existing rear facade of this A-rated building.

Since the rear of the existing building is currently visible from the public right-of-way on Juri Commons (which is the remnant of the old SF/SJ Railroad and a wonderful and unique public open space) and since the expanded building most definitely will be visible from the public right-of-way on Juri Commons, it seems that the fenestration and the decks need a revision to match the age and

the quality of the rest of this A-rated building.

From the material in the packet, the rear windows and rear doors seem too modern in size and form and the decks and the railings of the decks are not in character and are way, way too large.....the question is: Should there even be decks on the rear facade at all facing Juri Commons? Please compare the photo of the rear with the proposed renderings.

The rear decks as proposed are contrary to the age and historic nature of this A-rated building and will definitely be visible from Juri Commons. Please see the photo below of existing conditions as viewed from the public right-of-way on Juri Commons.

Certainly the issue of the quality and the type of windows and doors facing a public right-of-way like Juri Commons on the rear facade of an A-rated buildings has been in the news recently and has resonance here for this project as well.

This issue is only amplified by the overly large, and potentially unnecessary decks for this A-rated project. If an A-rated building is visible from a public right-of-way, it needs to preserve the attributes that make it an A-rated building. Or replicate them.

But to reiterate, I think the DR Requestor has very valid concerns as cited in the Staff Report as being Extraordinary and Exceptional.

This needs attention from the Commission to protect the DR Requestor's privacy before approving the major expansion of this A-rated building, located in a very unique and historic slice of San Francisco, an expansion that is visible from not only one public right-of-way on San Jose Avenue, but a second public right-of-way on Juri Commons.

Thank you and please take very good care of yourselves in this emergency. This sentiment of course extends to Mr. Winslow as well.

Sincerely,
Georgia Schuttish



Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)
Subject: Fw: 1846 Grove Street Project
Date: Tuesday, April 07, 2020 4:48:36 PM

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From: Richard Tsai <richard.tsai@3dfov.com>
Sent: Friday, April 3, 2020 4:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1846 Grove Street Project

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

Greetings Commissioners,

I am writing this email to you to voice my support for the proposed project at 1846 Grove Street. Given the pressing need for housing in our current crisis, this project represents good infill design. A few points of interest to note:

1. The modest scale and the limiting of the number of units
2. The judicious distribution of the massing to avoid a monolithic design
3. Simple but elegant architectural design with warm wood exteriors
4. The inward focus of the units towards the internal courtyard to preserve as much privacy as possible
5. The preservation of the oak tree and use of vegetated roofs to preserve a sense of a green space as well as nod towards sustainability

The aforementioned reflect a sensitivity and thoughtfulness to the surrounding context while creating nice habitable spaces in what would otherwise remain a hovel for rats and raccoons in its current condition.

Please support this project.

Thanks a lot,

Richard Tsai

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: 1369-1371 Sanchez Street plans
Date: Tuesday, April 07, 2020 4:48:19 PM

Office 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

commissions.secretary@sfgov.org
www.sfplanning.org



From: Yonathan <yonathan@gmail.com>
Sent: Friday, April 3, 2020 5:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Patrick Buscovich <patrick@buscovich.com>
Subject: 1369-1371 Sanchez Street plans

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

To Planning Commission and project sponsor,

I am writing about 1369-1371 Sanchez Street ([2018-011717CUAc3](#)), which is a legalization of a proposed tantamount to demolition. Originally, the owner attempted to remodel a duplex, but when demolition of the walls and floors exceeded the demolition threshold, a Conditional Use permit was required ([PC317](#)). On the [12/19/2019 meeting](#), the Planning Commission continued the item with instructions to draw up plans that include an ADU in the building. The architect redrew the plans with an ADU on the ground floor, which is before the Planning Commission's [4/9/2020 virtual meeting](#).

My concern is that the developer may not be able to create the 3-unit building due to Building Code requirements. This is based on comparing the plans with the memo for the CUA for 378 8th Ave, which is another project on the agenda for 4/9 ([2018-006299CUA](#)). These two projects are similar in several ways:

- Both 1369-1371 Sanchez St and 378 8th Ave are PC317 demolitions and reconstructions
- Both projects have similar widths (25ft vs 26ft)
- Both projects have similar rear yard (28.75ft vs 30ft)
- Both projects propose a 3 story building

- Both projects propose a roof deck to meet the open space requirement
- Planning instructed both projects to attempt to build a 3-unit building

But the project sponsor for 378 8th Ave explained that a 3-unit building would be impossible:

- The new plans for 1369-1371 Sanchez say it proposes an Occupancy Group R-3 building, which can only have 2 units (IBC [310.4](#)) vs Occupancy Group R-2 which has =3 units (IBC [310.3](#)). The [SF ADU Handbook](#) says there is no exception for ADUs: “Taking an existing building with two units and adding a unit to it will change its occupancy from R-3 to R-2”
- The memo from 378 8th Ave explained that Emergency escape and rescue openings (EERO) from bedrooms would require either Type III construction (IBC [1030.1](#)) or a 50 ft rear yard (per [DBI's IS EG-02](#) which applies to R-3, but probably also R-2), whereas 1369-1371 Sanchez is still described as Construction Type V-B and only has a 28.75ft rear yard.
- The memo from 378 8th Ave explained that “In R-2 occupancies, roof decks must have two exits”, but the roof deck only has one exit
- The memo from 378 8th Ave explained that CBC Chapter 11a Housing Access requires an accessible parking space which must be 17ft wide, which does not fit in the ~25ft lots in San Francisco
- The plan for 1369-1371 Sanchez states “BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13-R”, but fully fire sprinklered refers to NFPA 13

I hope that this project and others throughout San Francisco will be able to add small apartment buildings in accordance with Planning’s intention to increase density, but I fear that DBI will not waive these requirements. Going forward, the Planning Department should coordinate with DBI to create a set of practical requirements for small apartment buildings on San Francisco’s most common lot sizes.

Sincerely,
Yonathan Randolph
resident

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: SF planning commissioners
Date: Tuesday, April 07, 2020 4:47:56 PM

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From: Aaron Goodman <amgodman@yahoo.com>
Sent: Friday, April 3, 2020 9:09 PM
To: CPC-Commissions Secretary
Subject: SF planning commissioners

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

On your upcoming agenda the issue of housing affordability and ways and means to make it so is on the agenda.

I would like to remind the commissioners of labor negotiations regarding parkmerced and the fact that this project has the opportunity to provide the same level of large scale affordability if we purchase the entire site and hold it in similar fashion as co-op city....

Don't let the for profit investors a LLC/LLP developers continue when there is zero transit improvements and two other larger developments SFSU-CSU and stonestown redevelopment, with additional projects possible at mercy HS and cambon shopping center...

Making rental units affordable for perpetuity and for longer range needs should be the goal as was the original parkmerced.

Maybe it's time to brush off the co-op legislation and harness the funds to buy it back in whole...?

Ag D11

<https://www.6sqft.com/co-op-citys-15000-apartments-will-stay-affordable-for-30-more-years/>

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Remote Commission Meeting April 9, 2020 Comments on 1369-1371 Sanchez Street CUA #2018-011717 second email with comments and link to original building prior to illegal...
Date: Tuesday, April 07, 2020 4:47:01 PM

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From: SchuT <schuttishtr@sbcglobal.net>
Sent: Saturday, April 4, 2020 4:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>
Subject: Remote Commission Meeting April 9, 2020 Comments on 1369-1371 Sanchez Street CUA #2018-011717 second email with comments and link to original building prior to illegal dem...

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

Dear Commissioners,
Hope all is well.

Attached is a link to 1369-1371 Sanchez Street from the time of the 2015 sale of the original flats prior to the Alteration Permit and the subsequent illegal a Demolition.

I want to make three points based on the Redfin link:

1. While the flats were certainly shabby and in need of some upgrade in 2015 when sold to the project sponsor, the structure could have been considered in “decent condition” or “habitable” prior to the illegal Demolition.

Therefore, Criterion “B” on page 5 of the Draft Motion should be amended based on the photos in the Redfin link.

2. These flats were not originally just one bedroom flats. While that may be hard to discern in the attached link, the 2017 plans from the same project sponsor showed the two flats with existing multiple bedrooms.

Those 2017 plans with multiple bedrooms were approved as part of the 2017 DR by the

Commission.

Even with the ADU, the bedroom count is pretty much of a wash. Therefore Criterion “L” on page 7 of the Draft Motion should be amended because they were already family units prior to the illegal Demolition.

3. The Redfin web ad shows a big increase in the value of the property from the 2015 sale to now, even with the assumption by the website authors that there had been no change to or upgrade of the property or no entitlements granted. It is about a \$700K increase. That is pretty big!

Criterion “E” on page 6 of the Draft Motion states “the existing two-family residence” (flats) are “subject to rent control” and “will continue to be rental units” (flats).

Criterion “I”, the “Relative Affordability Criterion”, states it is “difficult to quantify” affordability because of the illegal Demolition, which made the flats “not habitable”.

At the sale in 2015 and prior to the sale, the flats were habitable and were subject to rent control according to the Draft Motion.

The relative affordability is *not* “difficult to quantify”.

The Department has data for the San Francisco 2015 rental rates and the 2020 rental rates and the 5-year difference can be used to generally quantify whether or not the project protects the relative affordability.

Finally, my previous comments were emailed to Commissions Secretary before the Staff Report was published. The Report states on page 6 of the Draft Motion that the “reconstructed units” or flats will be rented as discussed above.

I still think it is necessary for the Department to have this or any tenure/occupancy confirmed within 6 months of the issuance of the CFC for all the reasons discussed in my previous email on this CUA sent last week. Since the flats are to remain under rent control per the Draft Motion, there is always the unfortunate possibility they could become subject to the Ellis Act and that should be noted in any follow up as well if that happens.

Thank you and please take very good care. Again the Redfin link is right below.

Sincerely,

Georgia Schuttish

<https://www.redfin.com/CA/San-Francisco/1369-Sanchez-St-94131/home/1095732>

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove St Development
Date: Tuesday, April 07, 2020 4:39:46 PM

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From: Brandon Keefe <brandonkeefe@gmail.com>
Sent: Monday, April 6, 2020 8:40 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: OPPOSE 1846 Grove St Development

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

Dear Commissioners,

I reside on block 1187 and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. The Planning Department executive summary misreports the project sponsor's community meeting activities and fails to record neighbor's opposition to the project by citing only one; there were multiple (we have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the neighborhood hoped their voices before and during the Dec 12, 2019 Commission hearing would finally be heard by the project sponsor and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid all the residents of the neighborhood and, in one example, claimed accommodation of density/built up area objections by simply merging two buildings into one to “reduce” density from 5 to 4 units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5% and no front and rear setbacks were created in keeping with the neighborhood’s character.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not variances.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,

Brandon Keefe
1858 Grove St, 94117

--

Brandon J Keefe
brandonkeefe@gmail.com
818.620.6645

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove St Development
Date: Tuesday, April 07, 2020 4:39:23 PM

Office of Commission Affairs

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From: Grant Keefe <gwkeefe@gmail.com>
Sent: Monday, April 6, 2020 9:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: OPPOSE 1846 Grove St Development

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

Dear Commissioners,

I own a property on block 1187 and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. The Planning Department executive summary misreports the project sponsor's community meeting activities and fails to record neighbor's opposition to the project by citing only one; there were multiple (we have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the neighborhood hoped their voices before and during the Dec 12, 2019 Commission hearing

would finally be heard by the project sponsor and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid all the residents of the neighborhood and, in one example, claimed accommodation of density/built up area objections by simply merging two buildings into one to “reduce” density from 5 to 4 units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5% and no front and rear setbacks were created in keeping with the neighborhood’s character.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,
Grant Keefe

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Keep Balboa reservoir PUBLIC please!
Date: Tuesday, April 07, 2020 4:39:09 PM

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From: Kathy Emery <mke4think@gmail.com>
Sent: Monday, April 6, 2020 11:26 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; ttemprano@ccsf.edu <ttemprano@ccsf.edu>; swilliams@ccsf.edu <swilliams@ccsf.edu>; bdavila@ccsf.edu <bdavila@ccsf.edu>; ivylee@ccsf.edu <ivylee@ccsf.edu>; alexrandolp@ccsf.edu <alexrandolp@ccsf.edu>; jrizzo@ccsf.edu <jrizzo@ccsf.edu>; teselby@ccsf.edu <teselby@ccsf.edu>; studenttrustee@ccsf.edu <studenttrustee@ccsf.edu>
Subject: Keep Balboa reservoir PUBLIC please!

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

Dear members of the Planning Commission,

As a longtime supporter of City College, I have watched as those who wish to profit off of public lands (or wish to pursue lean and mean educational policy) have been downsizing CCSF little by little. First it was the attack on the accreditation of CCSF that the community barely fended off, with horrible loss -- steep decline in enrollment during the uncertainty of whether CCSF would remain accredited. CCSF has been trying to recover from that somewhat pyrrhic victory ever since. Please do what you can to save the Balboa Reservoir for use by CCSF and not for developers.

thank you.

kathy emery

--

Kathy Emery, PhD
[Director, Experimental College Program](#)

[Lecturer, Political Science Dept., SFSU](#)

HOME: 415-703-0465 (best number)

CELL : 628-243-2090 (rarely on! I know....)

pronouns: she/her/hers

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Subject: OPPOSE 1846 Grove St Development
Date: Tuesday, April 07, 2020 4:38:41 PM

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From: Nick Sanchez <nicsanch10@gmail.com>
Sent: Monday, April 6, 2020 11:58 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: Subject: OPPOSE 1846 Grove St Development

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

Dear Commissioners,

I reside on block 1187 and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. The Planning Department executive summary misreports the project sponsor's community meeting activities and fails to record neighbor's opposition to the project by citing only one; there were multiple (we have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the neighborhood hoped their voices would finally be heard by the project sponsor during the Dec 12, 2019 Commission hearing and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid all the residents of the neighborhood and, in one example, claimed accommodation of density/built up area objections by simply merging two buildings into one to “reduce” density from 5 to 4 units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5% and no front and rear setbacks were created in keeping with the neighborhood’s character.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,

Nick Sanchez

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: OPPOSING Planning Commission Agenda Item 16b Balboa Reservoir Initiation of General Plan Amendments (2018-007883GPA)
Date: Tuesday, April 07, 2020 4:38:09 PM

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From: aeboken <aeboken@gmail.com>
Sent: Monday, April 6, 2020 11:19 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; swilliams@ccsf.edu <swilliams@ccsf.edu>; ttemprano@ccsf.edu <ttemprano@ccsf.edu>; bdavila@ccsf.edu <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; alexrandolph@ccsf.edu <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu <jrizzo@ccsf.edu>; tselby@ccsf.edu <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu <studenttrustee@mail.ccsf.edu>
Subject: OPPOSING Planning Commission Agenda Item 16b Balboa Reservoir Initiation of General Plan Amendments (2018-007883GPA)

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

To: Planning Commission
Board of Supervisors
City College Trustees

I am strongly opposing the Initiation of General Plan amendments for Balboa Reservoir.

Eileen Boken
Chair, Land Use and Transportation Committee
Coalition for San Francisco Neighborhoods

Sent from my Verizon, Samsung Galaxy smartphone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Balboa Reservoir Project - Agenda Items 16a & 16b
Date: Tuesday, April 07, 2020 4:26:25 PM

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From: Christopher Pederson <cpedersonlaw@gmail.com>
Sent: Monday, April 6, 2020 2:32 PM
To: CPC-Commissions Secretary
Cc: Hong, Seung Yen (CPC)
Subject: Balboa Reservoir Project - Agenda Items 16a & 16b

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

Dear President Koppel and Commissioners:

I urge you to approve initiation of the general plan amendments for the Balboa Reservoir project. Given both the climate crisis and the City's desperate shortage of housing, especially housing for lower- and middle-income households, the Balboa Reservoir project is exactly the kind of housing that the City should be approving.

Because the site is adjacent to multiple Muni lines (including the KT light rail line and the 8, 8BX, 29, 43, and 49 bus lines), close to the Balboa Park BART station, and next to City College and the Ocean Avenue commercial district, it provides an extraordinary opportunity for transit- and pedestrian-oriented multi-family housing.

The inclusion of 150 housing units for City College faculty and staff also means that the project will provide a significant benefit to City College - certainly a much more significant benefit than the current lightly used surface parking lot.

My one concern about the project relates to the proposed public parking garage. The public parking garage, provided at the developer's expense, flouts the City Charter's and the General Plan's transit first requirements. The garage would also undercut City College's so-far meager efforts to reduce automobile commuting to the campus. Please ensure that nothing about your action to initiate the

general plan amendments in any way impairs the City's ability to reject the public parking garage and to instead require additional housing, consistent with the "Additional Housing Option" identified in the draft SEIR for the project.

Thank you for your consideration of my comments.

Sincerely,
Christopher Pederson

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove St Development
Date: Tuesday, April 07, 2020 4:26:03 PM

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From: Sara Leeder <skleeder@yahoo.com>
Sent: Monday, April 6, 2020 3:58 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: OPPOSE 1846 Grove St Development

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

Dear Commissioners,

I reside on block 1700 Grove Street and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. The Planning Department executive summary misreports the project sponsor's community meeting activities and fails to record neighbor's opposition to the project by citing only one; there were multiple (we have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the

neighborhood hoped their voices before and during the Dec 12, 2019 Commission hearing would finally be heard by the project sponsor and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid all the residents of the neighborhood and, in one example, claimed accommodation of density/built up area objections by simply merging two buildings into one to "reduce" density from 5 to 4 units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5% and no front and rear setbacks were created in keeping with the neighborhood's character.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions.

On our block of Grove Street, we have similar backyard space as the one under consideration. This open space is treasured space living in San Francisco and is what has kept us living here in the city with (2) young boys. We have been in this neighborhood since 2003. I can not imagine a development like this going into our backyard. This developer is trying to alter the neighborhood's character.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,
Sara

Sara Leeder
1743 Grove Street
San Francisco, CA 94117

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove Development
Date: Tuesday, April 07, 2020 4:25:46 PM

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From: Marian Ivan <marian.ivan631@gmail.com>
Sent: Monday, April 6, 2020 5:09 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Cc: Preston, Dean (BOS) <dean.preston@sfgov.org>
Subject: OPPOSE 1846 Grove Development

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

Subject: OPPOSE 1846 Grove St Development

Dear Commissioners:

I reside on block 1187 and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety during construction, protection of two treasured ancient oak trees, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. The Planning Department executive

summary misreports the project sponsor's community meeting activities and fails to record neighbors' opposition to the project by citing only one letter; there were multiple (my neighbors and I have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the neighborhood hoped their voices before and during the December 12, 2019 Commission hearing would finally be heard by the project sponsor and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid the residents of the neighborhood and, in one example, claimed his "accommodation" of density/built up area objections by simply merging two buildings into one to "reduce" density from five to four units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5%, and no front and rear setbacks were created in keeping with the neighborhood's character.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating an open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions.

I am also concerned about the potential catastrophic impact to the surrounding homes during a construction phase that would require welding of any sort. The homes and the fences surrounding the proposed site are made of wood and stucco and are highly flammable. There have been numerous instances in the last few years in San Francisco, Oakland and Emeryville of multimillion dollar fires during construction of residential units. Those sites were further away from existing housing than the homes that surround this site. I am enormously worried about my own home and those of all my neighbors on the blocks of Masonic, Fulton, Grove and Ashbury.

Finally, this project could severely harm or cause the death of two treasured trees: the enormous Coastal Live Oak tree on the site and the California Oak that is adjacent to and in front of my home on Masonic. I believe both trees could be irreparably damaged by the proposal to direct water away from the site and into the sewers. I am very concerned that the project could cause the Live Oak tree to die, either during or post construction. My guess is that the California Oak in front of my home was planted by the first family to live next door, which would mean the tree is more than 100 years old. I cannot even begin to guess the age of the Live Oak. Suffice it to say it is "ancient."

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,

Marian Ivan

631 Masonic Ave.

San Francisco, CA 94117

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Balboa Reservoir General Plan Amendment Initiation
Date: Tuesday, April 07, 2020 4:25:08 PM

Office of Commission Affairs

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

commissions.secretary@sfgov.org
www.sfplanning.org



From: Stardust Doherty <stardust@willdoherty.org>
Sent: Monday, April 6, 2020 6:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stardust <stardust@willdoherty.org>
Subject: Balboa Reservoir General Plan Amendment Initiation

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

Planning Commission:

SUBJECT: Balboa Reservoir General Plan Amendment Initiation

You are being asked by Staff to initiate a General Plan Amendment to accommodate Reservoir Community Partners, LLC's development of the Balboa Reservoir.

The proposed General Plan Amendment makes substantial changes in the City & County's General Plan and the associated Balboa Park Station Area Plan.

The proposed change in zoning contained in the GPA is a BIG DEAL.

The biggest deal is the change in zoning from P-Public to a Special Use District. "P" zoning prohibits private ownership. The proposed Special Use District eliminates this public use requirement.

Instead, the rezoning to "Special Use District" will pave the way for the privatization of public

land.

This privatization scam has been deceptively marketed as 50% affordable. "50% affordable" is a misrepresentation. Here are the facts:

Reservoir Community Partners will develop:

- o 550 market-rate units, and
- o 363 affordable units

The 550 market-rate/ 363 affordable unit split is the reality of the Reservoir Community Partners development. Reservoir Community Partners is NOT developing 50% affordable. "50%" only comes about by Reservoir Community Partners taking undeserved credit for an additional 187 units that would be paid for with public monies, as confirmed by the BOS Budget Analyst's Fiscal Responsibility and Feasibility Report.

Please vote NO on the staff's Resolution to initiate the GPA.

AMENDMENTS TO HOUSING ELEMENT

The Balboa Park Station Area Plan's Housing Element proposed 425-500 units. This number is eliminated in the GPA to allow for the proposed 1100+ units.

- o The BPS Area Plan's figure of 500 units took into account the limited roadway network in the Reservoir area. Even with proposed mitigations in the EIR, the Reservoir vicinity will be unable to sustain the doubling of units from the BPS Area Plan's 500 units to the Reservoir Community Partners, LLC's 1100 units. The Reservoir Project's True Believers, with ideological blinders, just wish away the problem.

Planning Dept Staff asserts in its documents that the current PUC Reservoir bulk-height zoning is 40-X and 65-A. THIS IS FACTUALLY INCORRECT.

The adoption of the BPS Area Plan included the rezoning/upzoning of the PUC Reservoir to 40-X (NOT 65 ft. as the GPA erroneously presents--see attached Zoning Map for proof). As shown in the Zoning Map, the 65-A zoning applies **solely** to the CCSF Reservoir; not to PUC Reservoir.

AMENDMENTS TO OPEN SPACE ELEMENT

The maps contained in the General Plan and BPS Area Plan show open space taking up at least **50% and up to 90%** of the 17.6 acre PUC Reservoir.

The GPA shrinks it down a fraction: a 2-acre Reservoir Park (2 acre park /17.6 acre plot = **11%**),

but with an additional 2 acres of privately-owned publicly-accessible open space. Please refer to attached maps of General Plan, BPS Area Plan, and GPA.

The BPS Area Plan's Policy 5.1.1 description of Open Space for the Reservoir is removed in its entirety. Privatization is not a good reason to eliminate this section in its entirety.

BOTTOM-LINE:

The Reservoir Community Partners development has been deceptively marketed as a "50% affordable" project. The facts tell otherwise.

The essence of the General Plan Amendment is to facilitate the privatization of public land. Please do not initiate the GPA. Keep public land in public hands. VOTE NO TO STEALTH PRIVATIZATION.

Sincerely,

Stardust Doherty CCSF Alum San Francisco resident

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Local homeowner in favor of housing at Balboa Reservoir
Date: Tuesday, April 07, 2020 4:24:38 PM

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From: Connor Skelly <connor.skelly@gmail.com>
Sent: Monday, April 6, 2020 8:03 PM
To: CPC-Commissions Secretary
Subject: Local homeowner in favor of housing at Balboa Reservoir

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

Hello,

I'm a homeowner a few blocks away from the Balboa Reservoir. I'd like to voice my support for the housing proposal of 1,100 new units to replace the current parking lot.

We desperately need more housing in San Francisco. This is a great location- right next to public transportation and City College. I'm especially excited that 50% of the housing will be affordable.

The current parking lot is an eyesore. I really hope the city makes the right decision and approves this project.

Connor Skelly

Sent from my phone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: More housing at Balboa Reservoir - 1100 units *minimum*, and more if possible!
Date: Tuesday, April 07, 2020 4:24:22 PM

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From: Brian Bills <brian.w.bills@gmail.com>
Sent: Monday, April 6, 2020 8:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: More housing at Balboa Reservoir - 1100 units *minimum*, and more if possible!

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

Hello,

I live in San Francisco, and am desperate for our city to build more housing. It's sad to watch people get driven out of our city due to a lack of available housing.

The current Balboa Reservoir plan is OK, but it only proposes 1,100 housing units. The original plan was for 2,500 units. I want to see San Francisco build more housing, especially near transit, especially if it replaces a parking lot, and especially if a substantial portion of the development will be designated-affordable. Please approve at least 1,100 units - and ideally 2,500 units - at Balboa Reservoir.

Sincerely,
Brian Bills
594 Valencia St #3, 94110

--
Brian Bills
434.420.6007 (m)
brian.w.bills@gmail.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)
Subject: Fw: 2018-011441CUAVAR_1846 Grove_Support Letter
Date: Tuesday, April 07, 2020 4:24:07 PM
Attachments: [2018-011441CUAVAR_1846 Grove_Support Letter.pdf](#)

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From: Maria Danielides <mariadanielides@gmail.com>
Sent: Monday, April 6, 2020 9:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2018-011441CUAVAR_1846 Grove_Support Letter

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

Hello-

Please find attached letter of support for 1846 Grove regarding its Commission Hearing on April 9th.

Thank you!
Maria Danielides, RA

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Comment on the Balboa Reservoir project
Date: Tuesday, April 07, 2020 4:23:31 PM

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From: Barry McCardel <barry.mccardel@gmail.com>
Sent: Tuesday, April 7, 2020 7:38 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment on the Balboa Reservoir project

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

Hi there,

My wife and I are San Francisco residents and **strongly believe this project should be approved.**

Especially in these trying economic times, a supply of affordable housing is essential, and I believe it incumbent on the SF Planning Commission to approve and support projects like this wherever they can.

In light of the current crisis, I think the Commission should shift their mindset, and bias toward approval and fast development wherever possible. "Changing characters" of neighborhoods or concerns about a developer making a profit are not sufficient reasons to deny people homes.

Thanks,
Barry McCardel
1420 Taylor Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Balboa Reservoir meeting
Date: Tuesday, April 07, 2020 4:23:14 PM

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From: SooHoo, Candace (CPC) <candace.sooahoo@sfgov.org>
Sent: Tuesday, April 7, 2020 10:05 AM
To: CPC-Commissions Secretary
Cc: Simi, Gina (CPC)
Subject: FW: Balboa Reservoir meeting

Hi all -

Please see below from a member of the public regarding the Balboa item.

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

From: ELAINE BENOIT <firefox2@aol.com>
Sent: Monday, April 6, 2020 7:30 PM
To: CPC.PlanningNews <planningnews@sfgov.org>
Subject: Balboa Reservoir meeting

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

Wed 4/8/20 is the first night of Passover (Thurs is the 2nd night). Please reschedule!

Thanks.

Elaine Benoit

From: [CPC-Commissions Secretary](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Fw:
Date: Tuesday, April 07, 2020 4:22:52 PM

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From: Quentin Kopp <quentinkopp@gmail.com>
Sent: Tuesday, April 7, 2020 10:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject:

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

Dear Planning Commission members:

I write to express my strong opposition to the proposed project at Balboa Reservoir parking lot. As you know, it is adjacent to City College of San Francisco and Westside Park and Sunnyside residential housing neighborhoods. It also constitutes a gift of public property to multi-millionaire corporations.

It warrants rejection of all permit applications and relevant Planning Commission or Board of Supervisors action.

Thank you for your time and attention.

Judge Quentin L. Kopp (Ret.)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: Fw: Balboa Reservoir Comment
Date: Tuesday, April 07, 2020 4:22:29 PM

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From: denochson@aol.com <denochson@aol.com>
Sent: Tuesday, April 7, 2020 12:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir Comment

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

In view of the spread of contagious disease, high density housing for the Balboa Reservoir site should be reconsidered. We should have lower density housing.

There is a limited supply of single-family homes in SF. That should be considered for this location. Most people, like Mr. Hillis, desire a Single-family home. Especially, families with children. We need to keep more families with school-age children in San Francisco.



Virus-free. www.avast.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: OPPOSE 1846 Grove Street Development
Date: Tuesday, April 07, 2020 4:21:39 PM

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From: Jean Kellogg <jkellogg1831@gmail.com>
Sent: Tuesday, April 7, 2020 12:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; 1846groveneighbors@gmail.com <1846groveneighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Subject: OPPOSE 1846 Grove Street Development

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

Dear Commissioners,

I reside on block 1187 and disapprove of the project named 1846 Grove St. This proposal is out of character with the neighborhood in terms of density and built up area, does not address the issues of privacy, fire safety, nor the impact of a building with no setbacks in the midst of a neighborhood with communally beneficial open yards. The project developer has demonstrated a consistent unwillingness to meaningfully engage the neighborhood, opting instead to hold barely announced meetings and sudden venue changes, and to be dismissive of or give lip service to neighborhood input. IN FACT - the official posting still states (today, April 7, 2020) that the meeting will be March 12 and we have received NO UPDATES AT ALL from the developers either by mail or email. The Planning Department executive summary misreports the project sponsor's community meeting activities and fails to record neighbor's opposition to the project by citing only one; there were multiple (we

have copies of 18 letters opposing).

In the absence of meaningful engagement by the project sponsor, many residents of the neighborhood hoped their voices before and during the Dec 12, 2019 Commission hearing would finally be heard by the project sponsor and be acted on. Instead, the sponsor reached out to only two or three neighbors to avoid all the residents of the neighborhood and, in one example, claimed accommodation of density/built up area objections by simply merging two buildings into one to “reduce” density from 5 to 4 units. No change to the total number of bedrooms was made, the footprint was reduced by only 3.5% and no front and rear setbacks were created in keeping with the neighborhood’s character. In addition, their renderings misrepresent the size of the coastal oak tree on the property which will likely be damaged during construction.

The 3.5 foot wide by 50' long single access to the property between 1815 and 1829 Fulton Street is a huge hazard to both the current residents and the residents they intend to have. It would not be possible for two people to pass each other staying 6 feet away in the time of Coronavirus, and could very well be a deadly hazard in case of fire or earthquake. 100 years ago when the surrounding buildings were constructed, the open space was preserved as a fire buffer. Any sprinkler system on the property of the new build will NOT keep fire from spreading to the surrounding original buildings.

This type of construction is not the solution we need to our housing crisis and is especially inappropriate for our block. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you,

Jean Kellogg
1831 Fulton Street
San Francisco, CA

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Postpond Planning Commission Meeting
Date: Tuesday, April 07, 2020 4:21:29 PM

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From: Rick Baum <rickbaum@gmail.com>
Sent: Tuesday, April 7, 2020 12:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: jdineen@sfchronicle.com <jdineen@sfchronicle.com>
Subject: Postpond Planning Commission Meeting

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

email sent earlier to President Melgar

Dear Commission President Melgar,

I am troubled by the actions of the Planning Commission to be holding a meeting at this time that could result in the approval of some major changes concerning the planned housing project on the PUC section of the Balboa Reservoir property.

At this time, such a meeting should be cancelled to a time when the public can provide meaningful input.

I see your planned meeting as similar to actions of the Trump administration using the current crisis to enact damaging, unpopular and unacceptable policies.

The PUC section of the Balboa Reservoir is public property and should be kept in public hands, preferably turned over to CCSF whose community has been using this property for years. It should not be used to enable a private company to make a bunch of money building housing that few can afford and that would do nothing beneficial for CCSF students while harming those living in the surrounding neighborhood by exacerbating traffic congestion.

Thank you.

Sincerely,
Rick Baum CCSF Instructor

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Neighbor Opposition to 1846 Grove Street Project
Date: Tuesday, April 07, 2020 4:21:03 PM

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From: Brian Kingan <kinganb33@gmail.com>
Sent: Tuesday, April 7, 2020 2:31 PM
To: CPC-Commissions Secretary; Koppel, Joel (CPC); Moore, Kathrin (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC); Johnson, Milicent (CPC); Dito, Matthew (CPC); 1846groveneighbors@gmail.com
Subject: Neighbor Opposition to 1846 Grove Street Project

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

Dear Commissioners,

I am opposed to the potential project at 1846 Grove Street. I am a homeowner on Masonic Avenue who would be directly impacted. First, the proposal is much too dense, four units when the lot is only zoned for two. The developer is proposing 0' to 5' lot lines/setbacks, a variance to the 15' absolute minimum according to code.

I'm concerned about rain water runoff, as the hill slopes down rather steeply to Masonic, and with less field and more buildings/concrete, less of the water will be absorbed and will instead flow into my backyard and building. I'm also concerned about fire safety given my location directly east of the development. The winds blowing off the Pacific from west to east can at times reach 20+ mph, and although the new structures will be made with fire resistant materials, my fence and wooden house built in 1917 are not. Furthermore, the long 3'6" wide entry ends right behind my place, specifically my bedrooms. I worry about privacy, noisy entrances, and loud garbage cans being rolled out.

Lastly, the developer continues to dismiss neighborhood input. This type of construction is not the solution we need to our housing crisis. Please vote to disapprove the proposal at 1846 Grove.

Thank you,
Brian Kingan
627 Masonic Ave

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)
Subject: Fw: 2018-001443MAP; M1 & M2 downzoning
Date: Tuesday, April 07, 2020 4:20:47 PM
Attachments: [M-1 and M-2 Rezoning.pdf](#)

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From: Sonja Trauss <sonja@yimbylaw.org>
Sent: Tuesday, April 7, 2020 2:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Laura Clark <laura@yimbyaction.org>; Corey Smith <corey@sfhac.org>;
austinhunter175@gmail.com <austinhunter175@gmail.com>; Ben Libbey <ben@yimbylaw.org>;
Cliff Bargar <cliff.bargar@gmail.com>
Subject: 2018-001443MAP; M1 & M2 downzoning

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

Dear Planning Commission,

Please see the letter attached that YIMBY Law is submitting to the Planning Commission regarding the proposed rezoning of M1 & M2 zones to PDR, where residential is not allowed.

The upshot of the letter is that the proposed downzoning is prohibited by SB 330.

The idea that the city can use the Market Octavia Plan Amendment upzoning to offset this proposed upzoning is obviously wrong, because the HUB upzoning is not *concurrent*. The Market Octavia Plan Amendment process started 4 years ago. Moreover, that's a zoning change that is going to happen anyway.

The point of "no net loss" is that if cities want to do downzonings, that is fine, but they have to look around and do an upzoning also. Doing an upzoning is a painful, time consuming process, that is part of the point. In order to do a downzoning, under the new law, a city should have to actually to all of the public out reach, hand holding, public input that an upzoning currently requires. Or, set a new political/ cultural standard just upzone without a lot of fuss.

The point is that the processes need to be symmetrical. We have a housing shortage - we can't keep letting cities downzone easily and upzone with difficulty.

Best,
Sonja Trauss

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Fw: Balboa Reservoir Housing
Date: Tuesday, April 07, 2020 4:19:50 PM

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From: Alan Billingsley <alanbillingsley215@gmail.com>
Sent: Tuesday, April 7, 2020 3:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir Housing

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

As a San Francisco resident and voter, I strongly urge the Commission to support the proposal for around 1,100 units of new housing on the Balboa reservoir site. This will be enormously needed housing in a strategic location near the College and close to transportation lines. We need to build more housing wherever we can, and this is a unique opportunity on the west side of the city, where little housing has been built in decades.

Thank you for your consideration.

Alan Billingsley
alanbillingsley215@gmail.com
415-285-0886
215 Eureka St, San Francisco, CA 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW FIELD CARE CLINIC IN CITY'S SOUTHEAST NEIGHBORHOOD
Date: Tuesday, April 07, 2020 2:45:51 PM
Attachments: [04.07.20 San Francisco Field Care Clinic.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)" <mayorspressoffice@sfgov.org>
Date: Tuesday, April 7, 2020 at 2:04 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW FIELD CARE CLINIC IN CITY'S SOUTHEAST NEIGHBORHOOD

FOR IMMEDIATE RELEASE:

Tuesday, April 7, 2020

Contact: San Francisco Joint Information Center, dempres@sfgov.org

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

MAYOR LONDON BREED ANNOUNCES NEW FIELD CARE CLINIC IN CITY'S SOUTHEAST NEIGHBORHOOD

New temporary facility opens adjacent to Southeast Health Center to expand services to residents in advance of expected COVID-19 surge

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax announced that the City's first Field Care Clinic, adjacent to the Southeast Health Center in the Bayview-Hunters Point neighborhood, began serving residents today. The Field Care Clinic adds capacity to the City's health care system as part of San Francisco's comprehensive plan to prepare for a medical surge of patients with COVID-19, the disease caused by the coronavirus.

Expanded services at the Field Care Clinic provide patients with primary care, urgent care and screening for COVID-19, and will help reduce the number of patients needing to go to hospital urgent care and emergency rooms.

"We are preparing our entire hospital and health care system for impacts of the global coronavirus pandemic," said Mayor Breed. "Our proactive approach allows us to continue providing health care to residents who need it while also preserving hospital beds for patients

with coronavirus. People seeking care at their neighborhood health center will receive it without needing to leave their neighborhood, which keeps all of our residents and essential workers safer.”

“We know that our major hospitals are working hard to address this coronavirus health crisis, and we are stepping up and providing a place for urgent care and other health related services for people without jamming up our hospitals,” said Supervisor Shamann Walton. “The Southeast Field Care Clinic will allow for District 10 residents to receive needed care, without having to travel and within their own community. We want to thank the Mayor and DPH for understanding how crucial adequate medical services are to our residents during this pandemic.”

“Creating Field Care Clinics is one part of our strategy to preserve emergency room and hospital capacity while providing the best health care to all of our communities,” said Dr. Colfax. “In San Francisco, our approach is based on science, data and facts. We are attacking the problem of an expected hospital surge, in part, by decompressing the hospital and health care system as much as possible now, to make room for new patients. Field Care Clinics are a proven strategy to do just that.”

Southeast Health Center is part of the San Francisco Health Network, the health care delivery system of the City’s Department of Public Health. Patients of the Field Care Clinic may be insured or uninsured, and do not need to be enrolled in the San Francisco Health Network.

The Field Care Clinic adds extra staff and resources so patients can receive immediate care without leaving their neighborhood. Depending on the City’s urgent care needs and the extent of the hospital surge, up to three additional Field Care Clinics could be mobilized near existing health care centers or as stand-alone sites.

The Field Care Clinic at Southeast Health Center is staged in a large tent on Armstrong Street adjacent to the Center. It has the capacity to treat up to 100 patients daily, in addition to the more than 100 patients served by Southeast Health Center. A smaller tent in the Center’s parking lot is an Alternative Testing Site for potential COVID-19 for patients who are pre-screened by a health care provider.

The hours of operation at the Field Care Clinic adjacent to Southeast Health Center are 7:00 a.m. to 7:00 p.m. and may expand in the coming weeks as needed. The clinic serves patients from the southeast neighborhood who have urgent care needs. Over time, it may serve patients from throughout the city to relieve hospital urgent care clinics.

Field Care Clinics are one part of a comprehensive mitigation and surge strategy, already underway, to decompress the current health care system. Those activities include:

- Ordering San Franciscans—and Bay Area residents—to stay home except for essential needs and essential work, to reduce the spread of the coronavirus citywide, lessen infection among vulnerable populations and diminish the demand on hospitals and the health system. The current Health Order requires residents to stay home until May 3rd.
- Prohibiting non-essential visitors to hospitals, long-term care facilities and residential facilities to protect the health of vulnerable populations and reduce their risk of exposure, complications and extended or initial hospitalization.
- Cancelling or postponing elective surgeries and routine medical appointments, moving services to telephone and video conference as appropriate to reduce the volume of patients in the health system.

- Providing childcare for health care workers at hospitals across the city to make it easier for them to continue working during the shelter in place order.
- Providing places outside the hospital for people with suspected or confirmed cases of COVID-19 to remain safe and isolated, and to free up hospital beds that are not providing hospital-level care.

The second step is to build capacity in the hospital system to care for more patients. Those activities include:

- All hospitals in San Francisco are jointly planning, sharing protocols and information, and developing a unified approach. By working together since January, San Francisco hospitals have increased the City's intensive care unit beds from 277 to 530—a 91% increase—and regular acute care beds from 1,055 to 1,608—a 52% increase. This was accomplished by opening previously closed units and repurposing areas normally used for other functions, such as outpatient surgery.
- Opening a dedicated COVID-19 floor at Saint Francis Memorial Hospital, with 40 medical-surgical beds and eight ICU beds, equipped and staffed through contributions of Saint Francis, ZSFG and UCSF.
- Working with the state and local partners to reopen California Pacific Medical Center Pacific campus as an alternate site for medical care.
- Expedited hiring of DPH nurses that will add approximately 220 registered nurses to the workforce.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES ROLLOUT OF NEW STAFFED PUBLIC TOILETS AND HAND-WASHING STATIONS IN HIGH-NEED NEIGHBORHOODS
Date: Tuesday, April 07, 2020 12:31:07 PM
Attachments: [04.07.20 Public Toilet and Hand-washing Station Expansion.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

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www.sfplanning.org

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, April 7, 2020 at 12:29 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES ROLLOUT OF NEW STAFFED PUBLIC TOILETS AND HAND-WASHING STATIONS IN HIGH-NEED NEIGHBORHOODS

FOR IMMEDIATE RELEASE:

Tuesday, April 7, 2020

Contact: San Francisco Public Works, Rachel Gordon, rachel.gordon@sfdpw.org

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

MAYOR LONDON BREED ANNOUNCES ROLLOUT OF NEW STAFFED PUBLIC TOILETS AND HAND-WASHING STATIONS IN HIGH-NEED NEIGHBORHOODS

Bathroom access expanded for vulnerable populations; monitors on site to keep the temporary facilities clean and safe.

San Francisco, CA — Mayor London N. Breed and Acting Public Works Director Alaric Degrafinried today announced the first deployment of a series of new portable toilets and hand-washing stations at 15 high-need locations in response to the COVID-19 pandemic. The portable toilets, available for use 24 hours a day, will be staffed to deter vandalism and unwanted activities. They also will be serviced daily.

“These safe and clean public bathrooms and hand-washing stations will be available for anybody to use, and we are placing them in areas where we know our unhoused residents and other vulnerable populations gather,” said Mayor Breed. “These facilities provide another crucial component in San Francisco’s response to the COVID-19 public health emergency.”

The first portable toilets and hand-washing stations are in the Tenderloin, South of Market, Bayview-Hunters Point, Castro, and Mission neighborhoods. The initial five will be in place tomorrow, Wednesday, April 8, with all 15 up and running by early next week. The specific locations are listed below, and additional sites will be added soon.

The Department of Homelessness and Supportive Housing recommended high-need locations for the relief stations. San Francisco Public Works then refined the list, looking at factors such as proximity to existing public toilets, street slope, and available space.

“These extra bathrooms will help people take care of their basic needs with dignity and help keep our public spaces sanitary,” said Alaric Degrafinried, Acting Public Works Director. “That is important for the public at large and for our street cleaning crews who, as essential workers, remain on the job during this unprecedented pandemic helping to take care of San Francisco.”

The City has issued a grant to Urban Alchemy, a nonprofit workforce development program, to staff the toilets. The organization currently provides attendants for Public Works’ existing [Pit Stop public toilet program](#), which has 24 locations in 13 neighborhoods. These additional COVID-19 response portable toilets and hand-washing stations augment that supply.

Urban Alchemy is providing staffing 24 hours a day at the toilets. The attendants are on hand to make sure the toilets remain stocked with toilet paper and are kept tidy, and that the hand-washing units have soap, water and paper towels. The staff also can assist in requesting emergency response, if needed.

“We are grateful for the opportunity to help in San Francisco’s response to this public health emergency,” said Lena Miller, Executive Director of Urban Alchemy. “Our team has the experience, expertise and passion to serve people in this time of need.”

Other nonprofit workforce development programs may be brought on as the program expands.

The initial 15 toilets and hand washing stations are located at:

- Willow/Polk
- Leavenworth/Turk
- O’Farrell/Taylor
- 139 Welsh
- Natoma/Sixth Street
- 2111 Jennings
- 200 Napoleon
- Selby/Evans
- Selby McKinnon
- 14th Street/Stevenson
- 15th Street/Julian
- Market and 16th Street
- 23rd Street/Folsom
- Thomas/Hawes
- 245 Bayshore

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW COVID-19 DATA TRACKER
Date: Tuesday, April 07, 2020 12:30:49 PM
Attachments: [04.07.20 COVID-19 Data Tracker.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, April 7, 2020 at 11:09 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW COVID-19 DATA TRACKER

FOR IMMEDIATE RELEASE:

Tuesday, April 7, 2020

Contact: San Francisco Joint Information Center, dempres@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES NEW COVID-19
DATA TRACKER**

Data will include information about confirmed COVID-19 cases, lab testing and hospitalization rates across San Francisco

San Francisco, CA — Mayor London N. Breed and the San Francisco Department of Public Health (DPH) today released a [COVID-19 Data Tracker](#) to provide the public with more frequently updated information about the coronavirus in San Francisco. This information will be updated daily online and will include data about confirmed cases, testing, and hospitalization across the San Francisco health care system. Additional data points will be added as more information becomes available. The tracker is posted on DPH's website: <https://www.sfdph.org/dph/alerts/coronavirus.asp>

“As we respond to the COVID-19 crisis, we continue to listen to public health experts and make decisions based on facts and data,” said Mayor Breed. “It’s also important that the public know what is going on with cases in our community, and that we are as transparent as possible about the number of cases, testing numbers, hospitalizations, and what that means for

the resources we have and what we'll need more of. This tracker will provide all the most important information about COVID-19 cases in one place, and we hope it will be a helpful tool for San Franciscans.”

“I am happy that the Department of Public Health has created a COVID-19 data tracker, like many of the other Bay Area counties,” said Supervisor Aaron Peskin. “This isn’t classified information, and it doesn’t violate patient confidentiality. This is public information that helps inform any open and democratic society and arms us with the facts that make us all safer.”

“San Francisco’s response to the coronavirus emergency is grounded in data, science and facts,” said Dr. Grant Colfax, Director of Health. “We use information from other parts of the world, and the country, to guide our decisions and interventions. Accurate, reliable data also is an important tool to help San Franciscans see the whole picture of coronavirus in our community. It can help us all to do our part and see over time how the situation is changing.”

The information included on the tracker will include the following:

COVID-19 Cases

The Data Tracker will display the number of positive cases and deaths over time, mode of transmission, and available demographic information.

Due to limited testing capacity, the information reported represents only a small sample of the likely total COVID-19 cases in San Francisco. DPH expects that with increased testing availability and reporting, and as the virus spreads in the community, the number of confirmed COVID-19 cases will increase.

Laboratory Testing

The Data Tracker will display the historical total and daily number of coronavirus tests conducted in San Francisco and the percentage of positive test results. The timeliness of this reporting varies because different labs have different test processing times.

Testing for COVID-19, the disease caused by the coronavirus, is available through commercial, clinical and hospital laboratories, as well as the DPH Public Health Laboratory. While there are severe nationwide shortages of testing material, San Francisco is working to increase both the number of testing sites and the overall number of tests conducted.

The City has been working to expand testing capacity, including at the Public Health Lab, hospitals, commercial labs and with community partners, such as NEMS, which opened two

drop-in testing sites for their patients last week. Yesterday, Mayor Breed announced the opening of a new COVID-19 testing site—CityTestSF—for the City’s frontline workers. On March 24, San Francisco along with other Bay Area counties issued a Health Order requiring laboratories performing COVID-19 tests to report all positive, negative, and inconclusive results to state and local health authorities.

Hospitals

The Data Tracker will display the total number of hospitalized patients with COVID-19 across all San Francisco hospitals, noting the number of patients in the intensive care unit and acute hospital beds. The information is only accurate at the exact time it is reported and is subject to frequent changes, as patients move in and out of hospitals throughout the day.

All of San Francisco’s hospitals have been coordinating their resources to plan for an expected surge in patients. Hospitals are working to increase capacity, and to decrease the number of patients in beds, to create more room when the surge happens. Examples of these efforts include identifying new surge units, fast-tracking nurse hiring, cancelling elective procedures and routing appointments, discharging coronavirus patients—or those awaiting test results—into isolation/quarantine hotels if they do not require hospital-level care, and speeding up testing.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Postpond Planning Commission Meeting
Date: Tuesday, April 07, 2020 10:03:23 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Rick Baum <rickbaum@gmail.com>
Date: Tuesday, April 7, 2020 at 9:48 AM
To: Myrna Melgar <myrna.melgar@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Postpond Planning Commission Meeting

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

Dear Commission President Melgar,

I am troubled by the actions of the Planning Commission to be holding a meeting at this time that could result in the approval of some major changes concerning the planned housing project on the PUC section of the Balboa Reservoir property.

At this time, such a meeting should be cancelled to a time when the public can provide meaningful input.

I see your planned meeting as similar to actions of the Trump administration using the current crisis to enact damaging, unpopular and unacceptable policies.

The PUC section of the Balboa Reservoir is public property and should be kept in public hands, preferably turned over to CCSF whose community has been using this property for years. It should not be used to enable a private company to make a bunch of money building housing that few can afford and that would do nothing beneficial for CCSF students while harming those living in the surrounding neighborhood by exacerbating traffic congestion.

Thank you.

Sincerely,
Rick Baum CCSF Instructor

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 350 San Jose
Date: Monday, April 06, 2020 11:18:18 AM
Attachments: [Copy of 350-352 San Jose Avenue Public-Comment-Log.pdf](#)
[Petition1.pdf](#)
[I am opposed.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Monday, April 6, 2020 at 10:09 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY
<CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 350 San Jose

Please forward these letters to the commissioners re 350 San Jose.
Thank you.

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

Due to the Shelter in Place order, the Planning Department will be operating under reduced capacity with most of our staff working remotely. Our offices at 1650 Mission Street will be closed; the Planning Information Center (PIC) at 1660 Mission Street will be closed; the Planning and Historic Preservation Commissions will be cancelled until Thursday April 9, at the earliest; and the March 25 Zoning Variance hearing will be cancelled. [Click here for more information about our services and how to contact Planning staff during the office closure.](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITYTESTSF: COVID-19 TESTING SITE FOR FRONTLINE WORKERS
Date: Monday, April 06, 2020 11:16:52 AM
Attachments: [04.06.20 CityTestSF First Responder COVID-19 testing FINAL.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, April 6, 2020 at 10:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITYTESTSF: COVID-19 TESTING SITE FOR FRONTLINE WORKERS

FOR IMMEDIATE RELEASE:

Monday, April 6, 2020
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED ANNOUNCES CITYTESTSF:
COVID-19 TESTING SITE FOR FRONTLINE WORKERS**

New drive-thru/walk-thru COVID-19 testing site for Police Officers, Firefighters, Sheriff's Deputies, 911 Dispatchers, health care workers and other City employees will launch in partnership with Color and Carbon Health, allowing for a significant expansion of testing for frontline workers.

CityTestSF will prioritize serving the City's first responders and health care workers to help preserve San Francisco's capacity to serve the public during this emergency.

San Francisco, CA — Mayor London N. Breed, Director of Health Dr. Grant Colfax, and the Director of the Port Elaine Forbes today announced a new dedicated COVID-19 testing facility located at Pier 30-32. The facility will primarily expand testing resources available for critical first responders and health care workers who are essential to the City's response to the COVID-19 pandemic. The expanded testing capacity builds on the City's commitment to protect frontline workers and to increase the City's ability to combat the spread of the virus.

While the City's Public Health Order to stay home except for essential needs and essential work remains in effect, a subset of the population, including first responders and health care

workers, remain on active duty. Seamless and efficient access to testing is critical to ensure these essential workers get the care and treatment they need if they are exposed to COVID-19, and to prevent additional spread of the disease to others. This CityTestSF facility will enable the City's frontline workers engaged in the fight against COVID-19 to continue serving the community while protecting their health and safety, as well of the health and safety of their families, their colleagues, and the public.

"We're especially concerned with the health of our frontline workers, because they are an essential part of our City's response to this public health emergency. They are doing the work day in and day out to keep us safe and keep our city running," said Mayor Breed. "Expanding testing is critical. Our first responders need to know with confidence that they can safely return to work and spend time in their homes with their families, or if the need to isolate and get medical care. We hope that this increased access to testing will help keep our frontline workers and their families healthy, and can provide some additional certainty during this incredibly trying and uncertain time."

"San Francisco has been ahead of the nation in taking steps to flatten the curve, but we must continue to take advantage of every opportunity to increase testing and ensure that our first responders and health care workers are healthy enough to keep the rest of us safe," said Supervisor Catherine Stefani. "I am thrilled to support this important effort to protect our front line workers in the fight against this pandemic."

"Protecting and caring for our first responders and health care workers must be our top priority," said Supervisor Rafael Mandelman. "This CityTestSF facility will ensure that those on the frontlines can easily access testing so that they can continue to protect and care for the rest of us."

The facility will open and begin drive- and walk-through operations by appointment, starting today, Monday, April 6th. This site will steadily increase capacity and will be able to conduct 200 COVID-19 tests per day by the end of the week.

Testing will be prioritized at first for San Francisco first responders and City health care workers with symptoms of COVID-19 who are currently quarantined and kept away from both work and their families. To date, over 200 frontline sworn staff have been in 14-day quarantine. Having access to expanded testing will mean that frontline staff who have become infected can be identified earlier and get the care they need, and frontline workers who experience flu-like symptoms but are not infected can return to their families and work earlier with the necessary personal protective equipment and workplace safety protocols.

The test will be provided at no cost to employees in partnership with the City's health care plan providers. Initially, CityTestSF will focus on Sheriff's sworn staff, police, firefighters, EMTs and paramedics, 911 dispatchers, and City health care workers with plans to rapidly expand to other City employees on the frontlines fighting the pandemic. Initially, eligible employees will receive personal invitations for testing. By the end of the week, the City will launch an online system for eligible frontline employees to sign themselves up for testing directly.

The site will quickly ramp up its capacity in order to test all first responders currently in quarantine and then to all those showing symptoms of the virus who are self-isolating at home. Additional groups the City plans to test at this site as capacity grows include San Francisco Municipal Transportation Agency employees providing essential transit services,

staff interacting with seniors and other vulnerable populations (such as homeless individuals), nonprofit workers providing essential services, private ambulance drivers, shelter workers, and staff transferring isolation patients into hotels.

The City is partnering with two Bay Area companies—Color and Carbon Health—to run the testing effort. Color has launched a COVID-19 testing platform and high capacity, CLIA-certified laboratory at its headquarters in Burlingame, California, to support expanded testing for frontline workers. Color’s new laboratory adds capacity to the City’s overall testing efforts, and will provide rapid results within a 24 to 48-hour turnaround time. All test results will be reported to the Department of Public Health.

Carbon Health, headquartered in San Francisco, has supported frontline worker testing efforts across the State of California and is providing their clinical support to the effort at cost. Since the start of the COVID-19 crisis Carbon Health has been at the forefront of the pandemic to increase access to care and testing. They provide an online assessment tool and telemedicine screening to risk-stratify patients based on CDC criteria, and offer testing across its Bay Area and Los Angeles clinics.

Expanding San Francisco’s testing capacity is critical to slowing the spread of the virus. CityTestSF is part of San Francisco’s ongoing commitment to rapidly increase its testing capacity while pursuing strategic partnerships, including leveraging the expertise of the San Francisco’s private health care providers. This testing facility will develop and establish a new model for highly accessible, repeatable testing efforts to help ensure the safety of the City’s critical employees, their families, and the people they serve.

On March 27, Mayor Breed announced an initial step to provide prioritized testing for first responders and health care workers. San Francisco first responders and health care workers who are covered under San Francisco Health Service System plans—Kaiser Permanente, Blue Shield of California and UnitedHealthcare— can continue to contact their health care provider to evaluate their symptoms. Upon confirmation that their symptoms indicate that a COVID-19 test is needed, their test will be prioritized along with other tests for high-risk, vulnerable patient classes. Today’s announcement builds on this first step, adding CityTestSF as an additional testing option for eligible frontline workers.

“Every day, the City’s first responders and health care workers are devoting themselves to the health and safety of our community, and this initiative is critical to supporting them,” said Othman Laraki, CEO of Color. “It was important to develop a process that would facilitate access for front-line personnel without increasing the burden on clinical teams, and we are grateful to support the City in this partnership.”

“Since the start of this pandemic, we knew that our responsibility, both as a healthcare provider and a technology company, was to address this problem head-on,” said Eren Bali, Co-Founder and CEO of Carbon Health. “Our goal since day one has been to curtail this virus with widespread testing, and we are proud to be a part of the City’s initiative to begin these efforts in San Francisco.”

“Health care workers and first responders are critical to our ability as a city to slow the spread of the coronavirus and protect community health,” said Dr. Grant Colfax, Director of Health. “These talented and dedicated people are courageously working on the front lines every day. By providing them dedicated testing, we can assuage anxiety, answer uncertainty and speed

their recovery so that they can be with their families and continue to support the health of our city.”

“The Port is so happy to provide this site and very grateful to the Mayor and all city employees for the hard work and dedication I’ve seen in recent weeks,” said Elaine Forbes, the Director of the Port. “Although these are challenging times, I have seen people coming together in a special way and this partnership is another example of how we are all in this together”.

“The Sheriff’s Office is grateful for the leadership and hard work of our City partners that will enable our sworn and professional staff to get tested,” said San Francisco Sheriff Paul Miyamoto. “Many of our first responders are sidelined when they show symptoms with COVID-19 or experience prolonged or risky exposure to someone who has COVID-19. With the City’s new dedicated COVID-19 testing, they will get back to work where they want to be, protecting the public and preventing the spread of coronavirus into the community.”

“We’re very thankful that our city has made safeguarding the well-being of San Francisco’s first responders a priority,” said San Francisco Police Chief William Scott. “Our City’s police officers, sheriff’s deputies, firefighters and other first responders provide the first line of public safety for San Francisco residents, visitors and business owners. By providing this testing, we hope to slow the spread of COVID-19 among our members and increase our resiliency so that we can continue to respond to emergencies and protect the health and safety of the public.”

“This is an incredibly helpful tool for the San Francisco Fire Department in the fight against COVID-19. Our firefighters, paramedics and EMTs are on the front lines every day,” said Chief Jeanine Nicholson, San Francisco Fire Department. “This testing site will give us another tool so we can continue to focus on our members’ health and safety, and in turn the health and safety of those we serve.”

“San Francisco’s 911 dispatchers and emergency managers work every day to help keep San Franciscans and our first responders healthy and safe during this global pandemic,” said Mary Ellen Carroll, Executive Director, Department of Emergency Management. “Expanded and convenient access to testing for City’s emergency responders and health care professionals helps San Francisco protect essential personnel tasked with slowing down the spread of COVID-19.”

The City has been working to expand testing capacity, including at the Public Health Lab, hospitals, commercial labs and with community partners, such as NEMS, which opened two drop-in testing sites for their patients last week. The expanded availability of testing is expected to increase the number of positive COVID-19 cases confirmed in San Francisco. As of March 24, San Francisco along with other Bay Area counties issued a health order requiring laboratories performing COVID-19 tests to report all testing data to state and local health authorities. The City is working with UCSF and UC Berkeley to use the data and develop models to understand the spread of virus in the community and inform data driven responses.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Planning/Historic Preservation remote meetings
Date: Saturday, April 04, 2020 7:02:13 PM

FYI

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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From: "Loftus, Thomas (TIS)" <thomas.loftus@sfgov.org>
Date: Saturday, April 4, 2020 at 11:25 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Kremenak, Charles (TIS)" <charles.kremenak@sfgov.org>, "Chin, Jack (TIS)" <jack.chin@sfgov.org>
Subject: Planning/Historic Preservation remote meetings

Hi Jonas-

I'm checking in to make sure you are all set to begin the Planning & Historic Preservation remote meetings. It is my understanding that Planning IT is providing the necessary Teams Live training and Planning will be providing their own AT&T conference lines for public comment during the meetings. Please confirm.

Also, when you send out the Teams meeting invitation, please be sure to include sfgovtv@sfgov.org as a meeting Participant. This will allow us the access we need for the live cablecast. We will not be actively involved in your meeting.

For your reference, you can publish the following url for the live video stream of the Planning meeting:

<https://sfgovtv.org/planning>

and for Historic Preservation Commission:

<https://sfgovtv.org/hpc>

This will redirect to the live channel feed which will include the dial in number during the meeting.

Please confirm you are all set for your upcoming meetings and do not need Teams Live training or AT&T conference line assistance from SFGovTV.

Be well,

Tom Loftus

Media Systems & Operations Supervisor | SFGovTV, cable channel 26 & 78

Department of Technology | City and County of San Francisco

415.554.6523 | thomas.loftus@sfgov.org | [@sfgovtv](#) | [YouTube](#) | [Facebook](#) | [SFGovTV.org](#)

[Tell us how we're doing](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Re: CPC Calendars for April 9, 2020
Date: Friday, April 03, 2020 5:22:36 PM

Commissioners,
You may follow the link below to download the Teams App.

Please download here: <https://products.office.com/en-us/microsoft-teams/download-app>

Jonas P. Ionin,
Director of Commission Affairs

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From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Friday, April 3, 2020 at 4:58 PM
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>, "YANG, AUSTIN (CAT)" <Austin.Yang@sfcityatty.org>, KATE STACY <Kate.Stacy@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>
Subject: CPC Calendars for April 9, 2020

Commissioners,
I hope you are well and continue to take appropriate precautions.

Attached are your Calendars for April 9, 2020.

Today, we received authorization from the Mayor's Office to resume our 2020 hearing schedule remotely, thru May 3rd. The authorization directs us to prioritize essential services, but to also consider regular business as deemed appropriate. Therefore, our first two hearings will focus on cases that are associated with adding new housing to the City's stock as well as infrastructure. On April 23rd, we intend to slowly add general items with a special focus on small businesses.

Please note that these hearing will be held remotely. You will need to download the Microsoft Teams Application in order to fully participate. This application is free and readily available to you and the general public (although, not required in order to participate).

You should have already received invitations to a mock-hearing on Wednesday, April 8th, 2020 from

11 am – 12 pm. You will participate in groups of three, in 30 minute intervals. If necessary, we may conduct a second mock-hearing in the afternoon.

Your packets will only be made available electronically from our webpage under “Supporting Documents” or direct links from the posted Agenda. Hardcopy packets will not be available. This is intentional, and intended to mitigate any staff from unnecessary risk.

I wanted to personally extend my appreciation for your patience and understanding during these unprecedented times.

As always, continue to contact me directly with questions and/or concerns.

Sincerely,

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: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PARTNERSHIP TO INCREASE FREE INTERNET ACCESS TO SUPPORT DISTANCE LEARNING
Date: Friday, April 03, 2020 9:55:53 AM
Attachments: [04.03.20 Access to Internet SuperSpot.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, April 3, 2020 at 9:30 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PARTNERSHIP TO INCREASE FREE INTERNET ACCESS TO SUPPORT DISTANCE LEARNING

FOR IMMEDIATE RELEASE:

Friday, April 3, 2020
Contact: Mayor's Office of Communications, 415-554-6131

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

MAYOR LONDON BREED ANNOUNCES PARTNERSHIP TO INCREASE FREE INTERNET ACCESS TO SUPPORT DISTANCE LEARNING

25 "SuperSpots" will provide thousands of low-income students with internet access to support distance learning during COVID-19-related school closures

San Francisco, CA — Mayor London N. Breed today announced a partnership between the San Francisco Unified School District (SFUSD) and national nonprofit organizations EducationSuperHighway and the 1Million Project Foundation to provide connectivity support for thousands of students in San Francisco who lack home internet access, including the deployment of up to 25 WiFi "SuperSpots."

As part of the new Digital Bridge project, the SuperSpots will be installed in locations to serve students from underserved communities who need to participate in distance learning due to COVID-19 and related school closures. Additionally, the City is working to secure and deploy additional WiFi hotspots, which will complement the 25 new SuperSpots and the existing free, high-speed internet provided to low-income residents through San Francisco's Fiber to

Housing program.

The 25 SuperSpot devices will be located in areas of highest need, including public housing sites, single-room occupancy buildings, community centers, and other neighborhood locations where there is a concentrated population of students lacking internet connectivity. SFUSD, the Mayor's Office of Housing and Community Development, and the San Francisco Housing Authority will identify locations for the units, and they will be deployed the week of April 13th in time for the beginning of SFUSD Distance Learning.

"Every student in San Francisco needs to be able to stay connected to their teachers and classmates and keep learning as they stay home with their families during this time, regardless of where they live or if their family can afford to pay for high-speed internet," said Mayor Breed. "We know that access to internet is a barrier to distance learning for many students, which is why we're launching this new program to provide free internet to places where it's needed. I want to thank our nonprofit partners for working with us to make sure our students can keep learning remotely."

"We must support students from every San Francisco neighborhood during this unprecedented and challenging time," said City Administrator Naomi M. Kelly. "We are working hand-in-hand with nonprofit partners and the private sector to make sure we can quickly expand internet access to ensure that all students are provided with greater opportunities for learning at home. We will continue to look for creative and innovative ways to keep our residents connected as we respond to the COVID-19 crisis."

Each SuperSpot will provide internet access for 100 users and is powered by the Sprint Network. The SuperSpot equipment, installation, and operating costs are fully covered by philanthropic funding from the 1Million Project Foundation and EducationSuperHighway, and will remain in place for the remainder of the school year. In addition to the SuperSpot devices, the partnership will explore other low-cost options for delivering home internet access to students.

SFUSD estimates that up to 10,000 students in grades 3-12 need access to a device and WiFi to support distance learning at home. 29% of SFUSD students do not have internet access at home. As SFUSD schools remain closed and the District transitions to distance learning, it is important that every student have access to the devices and internet access they need to continue learning.

"SFUSD is committed to finding equitable ways for our students to continue learning while schools are closed. Having access to a dedicated computer and WiFi is critical for students to sustain the connection to their teachers and educational content," said Superintendent Dr. Vincent Matthews. "We're deploying our distance learning program with urgency and creativity to meet the needs of our diverse student body and this requires tremendous resources we don't have. I am so grateful to see the community coming together to support our children and families during this time."

Over the past two weeks, SFUSD has distributed more than 5,400 devices to students purchased with funds donated by individuals, foundations and corporations, including \$2 million from the company Thoma Bravo. SFUSD anticipates another 4,000 students will need devices and will continue to make them available to students in preparation for the April 13th launch of the District's distance learning plan, which will incorporate teacher-led, interactive

distance learning that will rely on technology access at home. As part of this plan, students will continue learning and make academic progress even though they are not physically present in schools. This is accomplished using a variety of digital and print resources, as well as different modes of interaction with teachers and peers.

The Digital Bridge pilot program from EducationSuperHighway and the 1Million Project Foundation will supplement the San Francisco Department of Technology's Fiber to Housing program by bringing internet access on a temporary basis to sites that the City's program plans to reach with permanent fiber optic infrastructure over time. The Fiber to Housing program is a collaboration between the Department of Technology, the Mayor's Office of Housing and Community Development, and private partners that provides free, high-speed internet to low-income residents by leveraging existing municipal fiber resources, staff expertise, and private sector partnerships and now offers high speed internet service to over 3,100 low-income households.

"With schools across the country scrambling to ensure continuity of learning in the midst of the COVID-19 crisis, the City of San Francisco, San Francisco Unified School District, EducationSuperHighway, and the 1Million Project are making plans to quickly bridge the digital divide in San Francisco," said Jonathan Kaplan, Chairperson of EducationSuperHighway. "We are proud to be a part of this project and look forward to sharing a playbook of lessons learned and practical solutions for addressing the comprehensive connectivity needs of students everywhere."

"The 1Million Project was founded in 2017 to address and help mitigate the homework gap," said Doug Michelman, President of the 1Million Project Foundation. "We are proud to partner with leaders in San Francisco and EducationSuperHighway to address the homework gap there at a time when it has never been more urgent to find solutions. It is fitting that it is in the San Francisco Bay Area—the world's center of innovation—that we are finding new ways to deliver connectivity to meet local school districts' and students' needs in this time of crisis."

"The current times require all of us to pivot as fast as we can to make a difference now. The Digital Bridge project will allow thousands of students in San Francisco who have limited ability to access educational content at home a chance to keep up with their peers. Our support for the Digital Bridge project is just the beginning of our own pivot to make a difference now," said Jim Bildner, CEO of Draper Richards Kaplan, a philanthropic foundation that is providing funding for the Digital Bridge project.

"During these unprecedented times, we're honored to support EducationSuperHighway's Digital Bridge project and the City of San Francisco to help close the digital learning gap in our Bay Area backyard and for other communities across the country," said Sandra Liu Huang, Head of Education, Chan Zuckerberg Initiative, another funder of the Digital Bridge project.

About EducationSuperHighway

EducationSuperHighway was founded in 2012 with the mission of upgrading the Internet access in every public school classroom in America. The organization took on this mission because it believes that digital learning has the potential to provide all students with equal access to educational opportunity and that every school requires high-speed broadband to make that opportunity a reality.

About 1Million Project

The 1Million Project Foundation will help 1 million high school students who do not have reliable Internet access at home reach their full potential by giving them mobile devices and free high-speed Internet access. Today's learning environment requires 24/7 internet access in order to study, learn, explore and complete school work from home. Students who cannot connect when they leave school are at disadvantage, and their chances of staying on track in school are greatly limited. By working with school districts across America, the 1Million Project Foundation seeks to remove a significant hurdle in these students' lives by ensuring they have the same access to the internet as any other student so that they too have a fair shot at achieving their full potential. For more information, visit www.1MillionProject.org.

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 350 San Jose letter from DR requester
Date: Thursday, April 02, 2020 7:56:46 PM
Attachments: [Willis letter3.11.20.pdf](#)

Jonas P. Ionin,
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From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Thursday, April 2, 2020 at 7:54 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Silva, Christine (CPC)" <christine.silva@sfgov.org>
Subject: 350 San Jose letter from DR requester

Jonas and Christine,
Could you please forward this letter to the Commissioners for next week's hearing?
Thanks.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
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Due to the Shelter in Place order, the Planning Department will be operating under reduced capacity with most of our staff working remotely. Our offices at 1650 Mission Street will be closed; the Planning Information Center (PIC) at 1660 Mission Street will be closed; the Planning and Historic Preservation Commissions will be cancelled until Thursday April 9, at the earliest; and the March 25 Zoning Variance hearing will be cancelled. [Click here for more information about our services and how to contact Planning staff during the office closure.](#)