

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PROGRAM TO PROVIDE REDUCED-COST ESSENTIAL RIDES TO SENIORS AND ADULTS WITH DISABILITIES  
**Date:** Thursday, April 16, 2020 11:27:13 AM  
**Attachments:** [04.16.20 Essential Rides.pdf](#)

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

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

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Thursday, April 16, 2020 at 11:06 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PROGRAM TO PROVIDE REDUCED-COST ESSENTIAL RIDES TO SENIORS AND ADULTS WITH DISABILITIES

**FOR IMMEDIATE RELEASE:**

Thursday, April 16, 2020

Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES PROGRAM TO  
PROVIDE REDUCED-COST ESSENTIAL RIDES TO SENIORS  
AND ADULTS WITH DISABILITIES**

*The Essential Trip Card provides eligible seniors and people with disabilities two to three round trips per month at 20% of the cost of a regular taxi fare*

**San Francisco, CA** — Mayor London N. Breed and San Francisco Municipal Transportation Agency (SFMTA) Director Jeffrey Tumlin today announced a new temporary program to assist seniors and adults with disabilities who need to make essential trips during the duration of the Stay Home Order. The Essential Trip Card (ETC) program will provide reduced-cost taxi trips for older adults and people with disabilities who must travel for essential needs.

While the Stay Home Order directs older adults to remain in the homes, many still need to make essential trips. For older adults and people with disabilities who do not have assistance to get groceries and medicine or who need to go to the doctor's office, other transportation alternatives may not be physically or financially possible. The ETC program helps address this critical need.

“Our city and transportation system has been forced to adapt to deal with this pandemic, but people still need a way to get around to get groceries, pick up medicine, or go to the doctor,” said Mayor Breed. “While we’re working on expanding our grocery and meal support for older adults and people with disabilities, we know there are people who still need to take essential trips. With this program, we can continue to provide reliable transportation options for those who may have limited mobility and who don’t have other transportation options available.”

“Muni service reductions have hit District 8 residents who rely on public transportation to access food, medicine or other essential supplies particularly hard,” said Supervisor Rafael Mandelman. “Walking a half-mile to the nearest Muni stop is not an option for many seniors or disabled residents when that half-mile is up or down a steep hill in neighborhoods like Twin Peaks and Diamond Heights. I am grateful to the SFMTA for working with my office on the Essential Trip Card program, which provides a lifeline for residents who would otherwise be unable to make essential trips.”

“We’re proud to serve essential workers and help San Franciscans make critical trips as the rest of us shelter in place,” said Jeffrey Tumlin, SFMTA Director of Transportation. “However, this is a tough time for some of the city’s most vulnerable and we’ve been working on solutions to meet their needs. The Essential Trip Card is a lifeline for our vulnerable populations to access food and hospital trips during a time where minimizing risk is the greatest priority.”

The ETC will provide two to three round trips per month at 20% of the cost of a regular taxi fare. All taxis in San Francisco will accept the card to pay for essential trips like grocery shopping or medical appointments during the shelter-in-place period. Customers who pay \$6 will receive \$30 in value on a debit card or can pay \$12 for \$60 in value for taxi trips on a debit card. Cards can be re-filled once a month for each month until this temporary program ends.

Older adults (65+) and people with disabilities can apply for the ETC program by calling 311 and mentioning the program. Staff will be available weekdays between 9:00 a.m. and 4:45 p.m. to sign-up participants or answer questions. For additional program details, please visit [SFMTA.com/ETC](https://www.sfmta.com/ETC)

“Keeping our cities running during the COVID-19 crisis depends on providing safe transportation for essential trips,” said David Bragdon, Executive Director of TransitCenter. “That means giving everyone who must travel enough space to maintain physical distance on vehicles. The SFMTA has quickly adapted to orient its transit services around this imperative, and the “essential trips” program is a welcome addition to the toolkit, helping people at elevated risk travel safely while relieving pressure on the bus system.”

Last week, Muni temporarily implemented [significant reductions to Muni service](#) due to shortages of operators and other key staff. Muni is also encouraging people to only use the bus for essential trips and if they do not have any other option. This will save seats for those who absolutely need the bus.

San Francisco’s Department of Disability and Aging Services (DAS) is working with community partners to ensure older adults and adults with disabilities have access to food,



home care, social engagement, and other essential support in response to COVID-19. The DAS Benefits and Resource Hub—(415) 355-6700—is now operating its telephone helpline seven days a week a one-stop-shop for information and access to services.

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**From:** [acabande@somcan.org](mailto:acabande@somcan.org)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#)  
**Subject:** Letter on 469 Stevenson Street  
**Date:** Thursday, April 16, 2020 11:09:21 AM  
**Attachments:** [Letter on 469 Stevenson Street .pdf](#)

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Dear Planning Commissioners,

Please find attached SOMCAN's letter on Agenda #13 469 Stevenson Street.

SOMCAN respectfully request a continuance of the hearing and an extension of the DEIR comment period. Thank you.

~ angelica

\*\*\*\*\*

Angelica Cabande  
Organizational Director  
South of Market Community Action Network (SOMCAN)  
1110 Howard Street  
San Francisco, CA 94103

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

Office: (415) 255-7693

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to Continuance - 2417 Green St. - File No. 2017-002545DRP-03  
**Date:** Thursday, April 16, 2020 10:55:37 AM  
**Attachments:** [2020.04.16 Objection Letter.pdf](#)

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

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**From:** Chandni Mistry <[chandni@zfplaw.com](mailto:chandni@zfplaw.com)>  
**Date:** Thursday, April 16, 2020 at 10:54 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** "May, Christopher (CPC)" <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>, KRISTEN JENSEN  
<[Kristen.Jensen@sfcityattys.org](mailto:Kristen.Jensen@sfcityattys.org)>, Sarah Hoffman <[sarah@zfplaw.com](mailto:sarah@zfplaw.com)>, Ryan Patterson  
<[ryan@zfplaw.com](mailto:ryan@zfplaw.com)>  
**Subject:** Objection to Continuance - 2417 Green St. - File No. 2017-002545DRP-03

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Good morning,

Please find attached an objection letter for the above-referenced file.

Thank you,

Chandni Mistry  
Administrative Assistant  
Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: 2017-009796DRP  
**Date:** Thursday, April 16, 2020 9:02:00 AM  
**Attachments:** [Discretionary Review Meeting Presentation 12 April 2020 for email.pptx](#)

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9111 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Julian Castaneda <juliancastanedadv@gmail.com>

**Sent:** Thursday, April 16, 2020 7:37 AM

**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Cc:** nakaroks@gmail.com; Ron Dagcaoili <Ronaldagcaoili@yahoo.com>

**Subject:** 2017-009796DRP

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Dear San Francisco Planning Commission President Koppel and Secretary Lonin,  
MANY thanks for your hard work and service to the city and our community. I was able to observe last week's Commission meeting, and I was impressed by the professionalism and effectiveness that you both showed.

I am writing today to ask if you could please confirm whether one of the agenda's items, 2017-00979DRP, has been postpone. The main reason why I, along with other neighbors, asked for it to be postpone is because some of the people that may have wanted to participate are currently unable to do so via VideoConference. We received feedback from Supervisor Haney's Office staff and Mayor Breed's staff that our review has been postponed for one month, but as of this morning, today's Commission agenda available online still list that 2017-00979DRP will be discussed today.

I am copying my neighbors, and HOA board members, Tanaka Gaines and Ron Dagcaoili to this email to keep them in the loop, and also am attaching eight PowerPoint slides to this email for your reference. They are the slides that I would like to share with the Commission.

Thank you.

Julian A. Castaneda

**From:** [CPC-Commissions Secretary](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: 1088 Howard - Continuance  
**Date:** Thursday, April 16, 2020 9:01:00 AM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
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Direct: 415.575.9111 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Mark Loper <mloper@reubenlaw.com>

**Sent:** Wednesday, April 15, 2020 10:31 AM

**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>

**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>

**Subject:** 1088 Howard - Continuance

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

Hi President Koppel, we represent the sponsor of 1088 Howard, the 24-unit mixed income project that is on the DR calendar for tomorrow. We understand Supervisor Matt Haney's office has asked for a continuance, at the request of neighbors who are not yet comfortable with hearings during shelter in place.

We are happy to agree to a short continuance, but ask that it be as short as possible. All of us are adjusting to this new reality together. This project has been proposed for 2.5 years and we are excited for the opportunity to present it to the Commission.

Thank you

Mark



Mark Loper, Partner

O. (415) 567-9000

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[mloper@reubenlaw.com](mailto:mloper@reubenlaw.com)

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**SF Office: Oakland Office:**

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES JANE NATOLI TO SERVE ON THE SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS  
**Date:** Thursday, April 16, 2020 8:56:22 AM  
**Attachments:** [04.16.20 SFMTA Board of Directors.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Thursday, April 16, 2020 at 8:52 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES JANE NATOLI TO SERVE ON THE SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS

**FOR IMMEDIATE RELEASE:**

Thursday, April 16, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED NOMINATES JANE NATOLI TO  
SERVE ON THE SAN FRANCISCO MUNICIPAL  
TRANSPORTATION AGENCY BOARD OF DIRECTORS**

*Natoli, an advocate for safe streets and reliable transit, would be the first trans person to ever serve in this role*

**San Francisco, CA** — Mayor London N. Breed today announced that she is nominating Jane Natoli to serve on the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors.

Natoli is an advocate for safe streets, bicycle lanes, and reliable transit. She currently serves on the Board of the San Francisco LGBT Center and she would be the first trans person to serve on the SFMTA Board of Directors.

"I'm proud to nominate Jane Natoli to the SFMTA Board of Directors," said Mayor Breed. "She is a leading advocate for safer streets and reliable transit. I am confident that her perspective will benefit the City as we work to achieve our Vision Zero goals and create a

more equitable transportation system for all of our residents.”

“It’s an honor to be nominated for this role,” said Natoli. “I personally know the value of safe streets as someone who has unfortunately been hit three times while biking on our streets, which is why I’ve put so much energy into advocating and supporting SFMTA and Director Tumlin in getting protected bike lanes like Folsom and Howard and car-free stretches like Market implemented throughout San Francisco. I’ve also been proud to support efforts to make our public transit more reliable because everyday San Franciscans deserve a system they can count on that gets them from point A to point B safely and quickly.”

Natoli moved to San Francisco in 2013, and became involved in local politics and community organizing. She serves as a Mayoral appointee on the Citizens’ General Obligation Bond Oversight Committee.

“Jane’s day job gives her expertise in financial transparency and analysis,” said Jeffrey Tumlin, SFMTA Director of Transportation. “Her community advocacy, however, is where she shines. She brings otherwise unheard voices to the table, especially the most vulnerable users of our transportation system.”

Natoli is a Financial Crimes Analyst at Stripe, where she specializes in anti-money laundering investigations. She has a B.S. from Iowa State University and is a resident of the Inner Richmond.

###

**From:** [Watty, Elizabeth \(CPC\)](#)  
**To:** [Sue Hestor](#); [Giacomucci, Monica \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Eddie Stiel](#); [Ronen, Hillary](#); [Larisa and Kelly](#); [Carlos Bocanegra](#); [Peter Cohen](#); [Zrants](#); [Kim Diamond](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [CPC-Commissions Secretary](#); [Hillis, Rich \(CPC\)](#); [Joslin, Jeff \(CPC\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Sider, Dan \(CPC\)](#)  
**Subject:** Re: COST to participate in Pre-Application Meeting - 2588 Mission Street  
**Date:** Wednesday, April 15, 2020 6:29:34 PM

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Hi Sue,

We're sensitive to the issues you raise. Accordingly, we've revised our guidance during the Local Emergency to strongly encourage that sponsors also provide either a local phone number or a toll-free phone number. While Pre-Application Meetings are informal gatherings hosted by prospective project sponsors outside of the approval process, we nonetheless want to make sure that they are as accessible as possible.

Kind Regards,  
Liz

**Elizabeth Watty, LEED AP**

Deputy Director of Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
(415) 558-6620  
[Hours of Operation](#) | [Property Information Map](#)



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**From:** Sue Hestor <hestor@earthlink.net>  
**Sent:** Tuesday, April 14, 2020 5:28 PM  
**To:** [Giacomucci, Monica \(CPC\)](#) <Monica.Giacomucci@sfgov.org>; [Jardines, Esmeralda \(CPC\)](#) <esmeralda.jardines@sfgov.org>; [CTYPLN - COMMISSION SECRETARY](#) <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** [Eddie Stiel](#) <eddiestiel@yahoo.com>; [Ronen, Hillary](#) <hillary.ronen@sfgov.org>; [Larisa and Kelly](#) <design@factory1.com>; [Carlos Bocanegra](#) <cebocanegra@dons.usfca.edu>; [Peter Cohen](#) <peter@sfc-409.org>; [Zrants](#) <zrants@gmail.com>; [Kim Diamond](#) <kimdiamondconsulting@gmail.com>; [Koppel, Joel \(CPC\)](#) <joel.koppel@sfgov.org>; [Moore, Kathrin \(CPC\)](#) <kathrin.moore@sfgov.org>; [Fung, Frank \(CPC\)](#) <frank.fung@sfgov.org>; [Diamond, Susan \(CPC\)](#) <sue.diamond@sfgov.org>; [Johnson, Milicent \(CPC\)](#) <milicent.johnson@sfgov.org>; [Imperial, Theresa \(CPC\)](#) <theresa.imperial@sfgov.org>; [CPC-Commissions Secretary](#)

<commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>

**Subject:** COST to participate in Pre-Application Meeting - 2588 Mission Street

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**This is directed to PLANNING DEPT/Comm + BOS -**

***Pre-application meeting protocol*** (drafted by Plan Dept) emphasizes pre-app meeting must be located near proposed project. Giving no real barriers to people - including low-income residents - coming to meeting to find out about proposed project. AND PARTICIPATING in that meetng. When participation in pre-app meeting requires participants to pay for long-distance phone calls, a financial barrier is placed on low income community residents.

**What thought by Planning staff has been given to shifting COST of participation to community members? At least two pre-app meetings in the Mission require residents to call non-San Francisco numbers**

Eddie (email below) has also raised problems with Zoom and their lack of security. And the loss of privacy in their home.

Please respond to issue of shifting COST of participation by using long distance.

Sue Hestor

On 4/14/2020 1:15 PM, Giacomucci, Monica (CPC) wrote:

Hi Eddie,

Thank you for getting in touch. The Mayor has allowed "essential service" projects to move forward, including projects that will result in net new housing units and affordable housing units. To that end, the applicant has elected to move forward with the Pre-Application Meeting.

Please let me know if you have any additional questions or would like to share more information.

Thanks,  
Monica

Please note that due to the Shelter in Place order, I will be working remotely. **Email is the best way to reach me during this time.** See below for more information.

**Monica Giacomucci**  
**Preservation Planner | Southeast Quadrant Team**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-8714 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**REDUCED CAPACITY DURING THE SHELTER IN PLACE ORDER -- The**

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**From:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>  
**Sent:** Tuesday, April 14, 2020 11:12 AM  
**To:** Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>  
**Cc:** Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>  
**Subject:** Re: Pre-Application Meeting: 2588 Mission Street

What's the rush? Why can't these meetings wait until the State lifts the Shelter-in-Place order?

Sincerely,  
Edward Stiel

On Tuesday, April 14, 2020, 9:57:41 AM PDT, Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hi Eddie, et al.,

Thank you for your email!

SF Planning has updated its SIP Pre-App Info on the Planning Department's website at:

<https://sfplanning.org/resource/pre-application-meeting>

In short, Planning is still requiring pre-apps. They have to be undertaken as follows:

Mail: Applicants should mail the pre-app notices to adjacent neighbors and neighborhood organizations per usual, but with the addition of a copy of the plans (no smaller than 8.5"x 11"). If no schematic plans exist for the project, that must

be indicated on the notice. Applicants must also e-mail the neighborhood organizations, as physical mail and post office boxes may not be checked at this time. Neighborhood organization email addresses can be found in Column J of the [Neighborhood Groups List](#). If there is no email address provided, standard mail will be considered in compliance.

**Meetings:** No in-person meetings will be conducted during this shelter in place order. The applicant should indicate days and times when they will be available to take phone calls from interested neighbors or host a video meeting on the notice. Both options must be offered, as many members of the public may not have video conferencing technology.

**Duration:** Applicant must continue to follow the 14-day notice period prior to hosting a call and/or virtual meeting. This process must conclude prior to submitting a project with the City.

We encourage you or any interested member of the Public to reach out to the Applicant and **ask for a toll-free line**. But, these are the requirements for this timeframe.

I also want to connect you with my esteemed colleague, Monica Giacomucci, who will be the point-of-contact for 2588 Mission Street moving forward.

Commission Secretary, can we please provide this information to our Planning Commission? Ms. Ronen, I'm ccing you so your office and the BOS are informed.

Please let us know how we can be of assistance, all.

**Thank you,**  
**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**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:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>

**Sent:** Tuesday, April 14, 2020 6:40 AM

**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC)

<[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>

**Cc:** Joe Eskenazi <[getbackjoejoe@gmail.com](mailto:getbackjoejoe@gmail.com)>; Julian Mark <[julian.mark@missionlocal.com](mailto:julian.mark@missionlocal.com)>; Tim Redmond <[tim@48hills.org](mailto:tim@48hills.org)>; Joe Fitzgerald Rodriguez <[joe@sfoxaminer.com](mailto:joe@sfoxaminer.com)>; Ida Mojada <[imojadad@sfoweekly.com](mailto:imojadad@sfoweekly.com)>; Laura Waxmann <[lwaxmann@bizjournals.com](mailto:lwaxmann@bizjournals.com)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; JK Dineen <[jdineen@sfohronicle.com](mailto:jdineen@sfohronicle.com)>

**Subject:** Pre-Application Meeting: 2588 Mission Street

Dear Planning Commissioners, Planning Director Hillis, Planner Jardines, Supervisor Ronen;

Yesterday, I received an email and regular mail notice of the Pre-Application Meeting for 2588 Mission Street. This proposed development is huge and would have a dramatic impact on the Mission District.

As is now standard during the Shelter-in-Place order, the Project Sponsor is hosting this meeting via **Zoom videoconference with a call in option**. As I wrote to you in an unanswered email on March 31 for a similar meeting for 877 Treat Avenue, I object to this format for public meetings.

**Videoconferencing requires a computer or other device with a webcam and internet access.** Both the physical equipment and internet access are expensive. Many people use the now shuttered public library for computer and internet access. In other words, **videoconferencing is exclusionary**.

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Finally, the **call-in option for this Pre-Application Meeting and all Zoom meetings is area code 669 in San Jose, a long distance call**. Some cell phone users and many landline users, including my household, still pay for long distance. If someone cannot join a videoconference because of technical restrictions or because of privacy or other concerns, but is willing to call in as a second class audio only user, they might have to pay to participate in the meeting. I have noticed that the Planning Commission and Board of Supervisors are providing toll free numbers for



calling into their virtual meetings for public comment. Why is the Planning Department not requiring Project Sponsors to do so as well for Pre-Application Meetings?

I look forward to your replies. Thank you for your attention.

Sincerely,  
Edward Stiel  
2887 Folsom Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Pre-Application Meeting: 2588 Mission Street  
**Date:** Wednesday, April 15, 2020 6:04:18 PM

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

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

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

---

**From:** Kim Diamond <kimdiamondconsulting@gmail.com>  
**Date:** Tuesday, April 14, 2020 at 4:41 PM  
**To:** "Giacomucci, Monica (CPC)" <Monica.Giacomucci@sfgov.org>  
**Cc:** Eddie Stiel <eddiestiel@yahoo.com>, "Jardines, Esmeralda (CPC)" <esmeralda.jardines@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, Sue Hestor <hestor@earthlink.net>, Larisa and Kelly <design@factory1.com>, Carlos Romero < cromero\_ezln@yahoo.com>, Peter Cohen <peter@sfic-409.org>, Zrants <zrants@gmail.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>  
**Subject:** Re: Pre-Application Meeting: 2588 Mission Street

Hello Eddie,

Thank you very much for your comments and correspondence regarding the upcoming Pre-Application Meeting for our proposed development at 2588 Mission St. I do appreciate your feedback about providing a toll-free telephone number. In response to your email today, I have set up a toll-free telephone number through Zoom for you and others to use for the call. The Meeting ID information and the password will be the same.

There are two toll-free telephone numbers that can be used:

(Toll-free)  
877-853-5257

(Toll-free)  
888-475-4499

If you have any other questions or concerns, please do not hesitate to let me know.

Best wishes,

Kim Diamond

email: [kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)  
cell: 925.570.9342

On Tue, Apr 14, 2020 at 1:15 PM Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)> wrote:

Hi Eddie,

Thank you for getting in touch. The Mayor has allowed "essential service" projects to move forward, including projects that will result in net new housing units and affordable housing units. To that end, the applicant has elected to move forward with the Pre-Application Meeting.

Please let me know if you have any additional questions or would like to share more information.

Thanks,  
Monica

Please note that due to the Shelter in Place order, I will be working remotely. **Email is the best way to reach me during this time.** See below for more information.

**Monica Giacomucci**  
**Preservation Planner | Southeast Quadrant Team**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-8714 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**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:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>

**Sent:** Tuesday, April 14, 2020 11:12 AM

**To:** Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>

**Cc:** Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>;

Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Subject:** Re: Pre-Application Meeting: 2588 Mission Street

What's the rush? Why can't these meetings wait until the State lifts the Shelter-in-Place order?

Sincerely,  
Edward Stiel

On Tuesday, April 14, 2020, 9:57:41 AM PDT, Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hi Eddie, et al.,

Thank you for your email!

SF Planning has updated its SIP Pre-App Info on the Planning Department's website at:

<https://sfplanning.org/resource/pre-application-meeting>

In short, Planning is still requiring pre-apps. They have to be undertaken as follows:

**Mail:** Applicants should mail the pre-app notices to adjacent neighbors and neighborhood organizations per usual, but with the addition of a copy of the plans (no smaller than 8.5"x 11"). If no schematic plans exist for the project, that must be indicated on the notice. Applicants must also e-mail the neighborhood organizations, as physical mail and post office boxes may not be checked at this time. Neighborhood organization email addresses can be found in Column J of the [Neighborhood Groups List](#). If there is no email address provided, standard mail will be considered in compliance.

**Meetings:** No in-person meetings will be conducted during this shelter in place order. The applicant should indicate days and times when they will be available to take phone calls from interested neighbors or host a video meeting on the notice. Both options must be offered, as many members of the public may not have video conferencing technology.

**Duration:** Applicant must continue to follow the 14-day notice period prior to hosting a call and/or virtual meeting. This process must conclude prior to submitting a project with the City.

We encourage you or any interested member of the Public to reach out to the Applicant and ask for a toll-free line. But, these are the requirements for this timeframe.

I also want to connect you with my esteemed colleague, Monica Giacomucci, who will be the point-of-contact for 2588 Mission Street moving forward.

Commission Secretary, can we please provide this information to our Planning

Commission? Ms. Ronen, I'm ccing you so your office and the BOS are informed.

Please let us know how we can be of assistance, all.

**Thank you,**  
**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**  
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Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>  
**Sent:** Tuesday, April 14, 2020 6:40 AM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>  
**Cc:** Joe Eskenazi <[getbackjoejoe@gmail.com](mailto:getbackjoejoe@gmail.com)>; Julian Mark <[julian.mark@missionlocal.com](mailto:julian.mark@missionlocal.com)>; Tim Redmond <[tim@48hills.org](mailto:tim@48hills.org)>; Joe Fitzgerald Rodriguez <[joe@sfexaminer.com](mailto:joe@sfexaminer.com)>; Ida Mojaded <[imojaded@sfweekly.com](mailto:imojaded@sfweekly.com)>; Laura Waxmann <[lwaxmann@bizjournals.com](mailto:lwaxmann@bizjournals.com)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; JK Dineen <[jdineen@sfchronicle.com](mailto:jdineen@sfchronicle.com)>  
**Subject:** Pre-Application Meeting: 2588 Mission Street

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

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I look forward to your replies. Thank you for your attention.

Sincerely,  
Edward Stiel  
2887 Folsom Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Liang, Xinyu \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hello Planning Commissioners  
**Date:** Wednesday, April 15, 2020 6:00:48 PM

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

On 4/14/20, 8:29 PM, "NELSON GUTIERREZ" <[pres\\_117@yahoo.com](mailto:pres_117@yahoo.com)> wrote:

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

93-97 LELAND AVENUE - 2018-011991CUA

Dear Planning commissioners on August 2018 i attended preapplication meeting Project Sponsor introduced plans develop 93- 97 leland ave. The community critique and expressed concerns. I support project, however, there are glaring issues need be discuss. Without opportunity review and critique updated development plans i hope Planning Commission and Planning dept. consider and incorporate reasonable suggestions.

My recommendations explain below.

**\*SF GENERAL PLAN POLICY 2.6 RESPECT THE CHARACTER OF OLDER DEVELOPMENT NEARBY IN THE DESIGN OF NEW BUILDINGS:** According to policy 2.6 efforts should be made new construction reflect existence historic building. Architectural elements historic building should be repeated and complemented on new 3 story building. For example, exterior cornice dentil, beadboard, window (looks to be Victorian style) and window materials such as head, casing, and sill. These architectural elements help strengthen what is visually prominent at this location.

**\*HISTORIC BUILDING STAIRCASE:** I brought attention to Project Sponsor and architect pre application meeting staircase to second floor unit is not period correct. Staircase was rebuild sometime ago. Plans failed mention anything correcting this issue.

**\*CEMENT PLASTER:** Instead painting cement plaster I recommend using colored cement plaster (white).

**\*PEDESTRIAN COURTYARD:** Pedestrian courtyard concept isn't bad idea, however, there are two elements that could cause problems. The angle wall negatively impacts usability of the new commercial space and reduce usable square footage in an already small space. Additionally, I agree with Mr. Russel Morine large windows along angle wall could further reduce the desirability of the commercial unit. May I suggest consider removing the angle wall.



\*LANDSCAPE LIGHTING: Add landscape lighting pedestrian courtyard and pathway between historic building and lot 36. Lighting not only enhance and distinguish characteristics courtyard and pathway also increase safety.

\*PG&E GAS METER AND REGULATOR: Please locate new construction and historic buildings gas meters and regulator hidden location. Please do Not position meters and regulators on Leland Ave this happen new construction on lot 36, tacky and blight.

\*ENTRANCE NEW COMMERCIAL UNIT (93 LELAND): As plan, entry to the new commercial opens directly angle wall. I support Mr. Russel Morine suggestion moving the doorway to the center or all the way to the left, or create an alcove with the threshold 90 degrees to Leland Ave.

\*CONCERNS BICYCLE PARKING AND ADAPTABLE UNIT: Locating bicycle parking inside the new commercial unit is poor design choice one that sacrifice precious commercial space in an already small unit. The design Adaptable unit seems unfinished no closet. No place for a bed or seating. The adjacent bicycle parking compartment unnecessarily reduces the unit's already small square footage. Take second look door to building's rear yard currently the plans show blocking the door to Adaptable unit. I support Mr. Russel Morine suggestion given the amount of unused common space on the property, designate another area for shared bicycle parking. MAY I SUGGEST FREE STANDING SINGLE SIDED VERTICAL BIKE RACK CAN ACCOMMODATE 10 BIKES.

\*EXISTING HISTORIC BUILDING STOREFRONTS: preapplication meetings I approach Project sponsor and architect about combining two commercial space base on proposal they decided to retain the two storefronts. Plans only call for one of commercial space have restroom. I find this to be problem especially with today's health crisis I strongly suggest restroom both storefronts. Furthermore, plans fail provide details two storefronts will be fully renovated and brought up to code. I agree Mr. Russel Morine in order for these storefronts to be considered as viable commercial spaces they must be independently renovated (code compliant ADA restrooms, entry points, etc). Electrical, plumbing, and HVAC systems should be modernized and each storefront should be independently metered.

\*TRASH AND RECYCLING: There's no designated area and sanitary way for trash and recycling. The neighborhood huge raccoon and skunk problem. Suggestion: I prefer architect incorporate trash and recycling within building design, cleaner and sanitary way store trash.

\*NATURAL LIGHT: I agree with Mr. Russel Morine suggestion adding skylights to third floor units, common area stairways and Bay windows rear units exploit natural sun light and add openness small units.

Planning Commissioners can please acknowledge you received my email.

Thank you.

Nelson Gutierrez

Visitacion Valley resident

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES INNOVATIVE CONTACT TRACING PROGRAM TO STRENGTHEN CORONAVIRUS RESPONSE  
**Date:** Wednesday, April 15, 2020 5:59:25 PM

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

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

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

---

**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, April 15, 2020 at 8:09 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES INNOVATIVE CONTACT TRACING PROGRAM TO STRENGTHEN CORONAVIRUS RESPONSE

**FOR IMMEDIATE RELEASE:**

Wednesday, April 15, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**SAN FRANCISCO LAUNCHES INNOVATIVE CONTACT  
TRACING PROGRAM TO STRENGTHEN CORONAVIRUS  
RESPONSE**

*Technology will enable swifter communication, better data tracking, and improved interventions to reduce further spread.*

*Collaboration with UCSF will provide a model for communities nationwide in strengthening pandemic response infrastructure as communities prepare to move safely beyond shelter-in-place.*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax announced today an innovative new program to identify Bay Area residents who have been exposed to coronavirus, and give them access to the testing and resources needed to keep themselves and their communities safe.

The new contact tracing program will use technology to dramatically expand San Francisco's ability to find and connect with individuals who may be close contacts of a person with a confirmed case of coronavirus. This capability will strengthen the City's response to the pandemic, by allowing for swifter communication, better data tracking, and stronger

interventions to reduce further spread.

“We are committed to doing everything we can to slow the spread of COVID-19 in San Francisco,” said Mayor Breed. “At the same time, we need to look ahead and plan for how we will eventually go about easing the Stay Home Order while continuing to protect public health. When the time comes to make changes to the Order, we need this contact tracing program in place so that we’re equipped to respond to new cases and keep the virus from spreading out of control. I want to thank the Department of Public Health and UCSF for working together to develop this new program, and I’m grateful to all the City and UCSF staff who are stepping up to support this effort.”

“Today, we are laser focused on the health emergency in our city,” said Dr. Grant Colfax. “We are doing everything we can to reduce the spread of the virus in our community, protect vulnerable populations, health care workers and first responders. But even as we respond to outbreaks now, we are looking ahead. We need to build a fast-moving, comprehensive system to track cases and support people to prevent further spread as much as possible as we ultimately move out of shelter in place into a new phase of fighting the pandemic.”

The program is a partnership between the City of San Francisco, Department of Public Health, UCSF, and DIMAGI, a software company that has been working with the Centers for Disease Control and Prevention (CDC) to digitize a workflow to support contact tracing and monitoring of people who are potentially infected with COVID-19, the disease caused by the coronavirus.

“This collaboration serves as a powerful example of what we can achieve when we bring together the best minds across our public health system, with the City, academic medical centers and community partners,” said Dr. Sam Hawgood, chancellor of UCSF. “UCSF and our county health partners have worked together on every major health crisis our city has faced, reaching back to 1873, including caring for victims of the 1906 earthquake, cholera, tuberculosis and HIV/AIDS. We are here to serve patients during the COVID pandemic and will be here to help our City rebuild on the other side.”

San Francisco’s new program will engage with individuals who test positive for COVID-19 to identify whom they have had contact with in recent days. Specially trained outreach workers will then follow up remotely with any individuals who may have been in contact with the COVID-positive patient. These conversations will be voluntary, confidential, and culturally and linguistically appropriate. Immigration status will have no bearing on these conversations.

Case contacts will be able to receive daily text messages or phone calls checking in on their health and symptoms throughout the 14-day monitoring period. They can self-report symptoms via text, immediately alerting public health officials that follow up or testing may be required.

The new program will amass an unprecedented number of personnel to respond immediately by phone and text across the city, and potentially the region, whenever there is a newly confirmed case, in order to take immediate action to prevent the spread among contacts as much as possible. This capability will enable the City to move forward after the shelter in place order is lifted.

Over the past weekend, UCSF faculty working within DPH-led trainings for over 50 people

who will support these efforts, including San Francisco librarians, DPH and City Attorney staff, and UCSF medical students. Additional trainings are ongoing, with the ultimate goal of scaling up a citywide and regional workforce.

Contact tracing is just one part of an effective response infrastructure that will include aggressive outbreak investigations, expanded testing, adherence to isolation and quarantine orders, as well as continued prevention. These will be critical in the future to maintaining any gains we make due to our current efforts to flatten the curve.

This new program, which is currently in a testing phase, will augment current case investigation and contact tracing work, which is a bedrock of public health. It already has contributed to San Francisco's efforts by contacting people who are close contacts and providing them with information about how to prevent further exposure.

For this program to work, people who are contacted will need to have confidence that their participation is confidential, voluntary, based in science, and in their best interests. There have been instances in San Francisco when people have been unwilling to work with contact investigators, either because they do not trust them, do not understand the purpose, or do not have all the information they need to feel comfortable. The City wants to make sure that all San Franciscans have equitable access to this innovative new program, and DPH will conduct outreach to ensure the public is aware of the program and knows what they should expect if contacted by a public health official.

####

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEW CITYTESTSF SITE IN SOMA  
**Date:** Wednesday, April 15, 2020 5:58:57 PM  
**Attachments:** [04.15.20 CityTestSF\\_SoMa.pdf](#)

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

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

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, April 15, 2020 at 12:41 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES NEW CITYTESTSF SITE IN SOMA

**FOR IMMEDIATE RELEASE:**

Wednesday, April 15, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES NEW CITYTESTSF  
SITE IN SOMA**

*In partnership with Verily and One Medical, San Francisco will operate a new COVID-19 testing site for the public, further increasing testing capacity and bolstering the City's response to the pandemic.*

**San Francisco, CA** — Mayor London N. Breed and the Director of Health Dr. Grant Colfax today announced the creation of a new COVID-19 testing facility—CityTestSF – SoMa. The facility will provide COVID-19 testing for the public in collaboration with Verily's Baseline COVID-19 Program and primary care group, One Medical. CityTestSF – SoMa, along with the previously announced CityTestSF site on the Embarcadero for frontline workers, increases San Francisco's testing capacity and is a critical resource in the City's efforts to slow and contain the spread of coronavirus in the community.

“Expanding San Francisco's testing capacity is essential to not only slowing the spread of the virus, but also helping us to have the tools we need to manage this virus through the coming months,” said Mayor Breed. “People need to have complete information about their health so they can seek treatment and take the necessary precautions to protect themselves, their loved ones, and the entire community. CityTestSF – SoMa is an important resource for members of

the public who are experiencing symptoms and are looking for a safe and convenient place to get tested.”

“I continue to be impressed and grateful for everyone in San Francisco who is coming together to solve problems and protect the health and safety of our community,” said Dr. Grant Colfax, Director of Health. “The new CityTestSF site is a great example of the type of partnership that we need. By expanding testing in our city, more people can get the care they need sooner, and reduce the risk of exposure among their families and close contacts.”

CityTestSF is part of San Francisco’s ongoing commitment to rapidly increase its testing capacity while pursuing strategic partnerships, including leveraging the expertise of private companies and health care providers. Seamless and efficient access to testing is critical to ensure people get the care and treatment they need if they are exposed to COVID-19, and to prevent additional spread of the disease to others.

The testing facility is located at 600 7<sup>th</sup> Street in SoMa. The property is owned by the City and County of San Francisco under the jurisdiction of the Mayor’s Office of Housing and Community Development and is the future site of affordable housing.

CityTestSF – SoMa will open and begin drive-through operations by appointment on Friday, April 17. This site will initially be able to test up to 200 people per day, with a goal to offer walk-up access and increase capacity in the coming weeks. In order to follow social distancing guidelines, testing at CityTestSF sites are available by appointment only.

San Franciscans experiencing symptoms of COVID-19 can screen their symptoms and, if eligible, can make an appointment online for testing at CityTestSF – SoMa using the Baseline COVID-19 Program online screener and appointment scheduling system at [www.projectbaseline.com/COVID19](http://www.projectbaseline.com/COVID19). This program is first focusing on high-risk populations as advised by the California Department of Public Health guidelines. Testing will be provided to anyone who meets the eligibility criteria, regardless of their ability to pay.

In collaboration with the State of California and San Francisco, the Baseline COVID-19 Program provides a connected solution to support individuals from screening through testing and receipt of their test results. Verily developed The Baseline COVID-19 Program working closely with state and local government health authorities and other private health organizations to expand access to COVID-19 screening and testing in areas with a high volume of known cases.

Sample collection for COVID-19 testing will be conducted by One Medical, whose team of healthcare providers will manage the clinical operations of the test site. One Medical is a leading national digital health and primary care organization headquartered in San Francisco and operating more than 30 clinics in the Bay Area.

“Collaborating with the State, the City of San Francisco, and our colleagues at One Medical, the team at Verily is focused on doing all that we can to create a seamless process to increase access for COVID-19 testing, especially for those at highest risk,” said William Marks, MD, MS-HCM, Head of Clinical Science at Verily.

“At One Medical, our goal is to bring superb primary care, including diagnostic testing services, to as many people as possible. This collaboration with the City of San Francisco and

Verily is an important addition to our efforts to serve our hometown community during a time of unprecedented need,” said Andrew Diamond, MD PhD, Chief Medical Officer at One Medical.

CityTestSF – SoMa is part of a broader effort to expand testing capacity in San Francisco. On April 6, Mayor Breed announced a dedicated COVID-19 testing facility for the City’s frontline workers on Piers 30-32. The City has also been working to expand testing capacity at the Public Health Lab, hospitals, commercial labs and with community partners. 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.

For testing, eligible persons must be 18 years or older, live in San Francisco and be willing to electronically sign the COVID-19 Public Health Authorization Form and Lab Consent. Based on the COVID-19 screener and testing appointment availability, individuals will learn whether they are eligible for testing through this program and be provided an appointment. Please visit [www.projectbaseline.com/COVID19](http://www.projectbaseline.com/COVID19) to learn more.

### **About Verily**

Launched in 2015, Verily is a subsidiary of Alphabet focused on life sciences and healthcare. Verily’s mission is to make the world’s health data useful so that people enjoy healthier lives. Verily develops tools and devices to collect, organize and activate health data, and creates interventions to prevent and manage disease. Verily partners with leading life sciences, medical device and government organizations, using deep hardware, software, scientific, and healthcare expertise to enable faster development, meaningful advances, and deployment at scale. For more information, please visit [www.verily.com](http://www.verily.com).

### **About One Medical**

Headquartered in San Francisco, One Medical is a membership-based and technology-powered primary care platform with seamless digital health and inviting in-office care, convenient to where people work, shop, live, and click. Its vision is to delight millions of members with better health and better care while reducing costs. Its mission is to transform health care for all through our human-centered, technology-powered model.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Heritage comments re DEIR for  
**Date:** Wednesday, April 15, 2020 5:53:15 PM  
**Attachments:** [SF Heritage comments re DEIR for 469 Stevenson \(4.15.20\).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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Mike Buhler <MBuhler@sfheritage.org>  
**Date:** Wednesday, April 15, 2020 at 5:51 PM  
**To:** "CPC.469Stevenson" <CPC.469Stevenson@sfgov.org>  
**Cc:** "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Kathrin Moore <mooreurban@aol.com>  
**Subject:** SF Heritage comments re DEIR for

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

Good evening, Ms. Delumo. Attached please find SF Heritage's preliminary comments on the DEIR for the proposed project at 469 Stevenson.

Thanks in advance for your consideration.

Mike



***Mike Buhler***  
***President & CEO***

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SAN FRANCISCO HERITAGE  
HAAS-LILIENTHAL HOUSE  
2007 FRANKLIN STREET  
SAN FRANCISCO, CA 94109  
W: 415.441.3000 x15  
M: 510.282.1290

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

[mbuhler@sfheritage.org](mailto:mbuhler@sfheritage.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 350-352 San Jose DR continuance request  
**Date:** Wednesday, April 15, 2020 5:48:09 PM

---

FYI

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

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

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

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**From:** "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>  
**Date:** Wednesday, April 15, 2020 at 5:33 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Winslow, David (CPC)" <david.winslow@sfgov.org>, "smw@stevewilliamslaw.com" <smw@stevewilliamslaw.com>, twillis623 <twillis623@gmail.com>, "leo@transatlanticinc.net" <leo@transatlanticinc.net>, Amir Afifi <amir@siaconsult.com>  
**Subject:** 350-352 San Jose DR continuance request

Dear Jonas,

I'm writing on behalf of Supervisor Mandelman to respectfully request a continuance of 350-352 San Jose Ave on the DR calendar for tomorrow's Commission hearing. I apologize for the late request, but this project did not come to our attention until quite recently.

We're requesting a one month continuance to allow time to discuss some outstanding issues that I think can be resolved in this time. I've been in touch with Dave Winslow on this today, and he is amenable to this approach. I have informed both the DR filer, Mr. Willis, and his counsel, Mr. Williams, as well as Mr. Cassidy and Mr. Afifi, the project sponsors, who are included here.

Thank you so much for your assistance on this, and I hope you are staying well!

Jacob

**Jacob Bintliff**

## Legislative Aide

Office of Supervisor Rafael Mandelman  
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 284  
San Francisco, California 94102

(415) 554-7753 | [jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)

*Pronouns: he, him, his*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Snyder, Mathew \(CPC\)](#)  
**Bcc:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: More housing at Potrero Power Station  
**Date:** Wednesday, April 15, 2020 4:40:00 PM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9111 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**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.](#)

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**From:** Brian Bills <brian.w.bills@gmail.com>  
**Sent:** Wednesday, April 15, 2020 11:51 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** More housing at Potrero Power Station

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.

I believe the Potrero Power Station plan is coming up for final approval soon. Please approve it with a minimum of 2,600 housing units. I'd suggest including more, and filling in some of the open space with housing, to make our city more like Paris and other beautiful, livable cities that are much denser. But 2,600 units is a bare minimum.

Let's build housing for people!

Sincerely,  
Brian Bills

594 Valencia St #3, 94110

**From:** [David Woo](#)  
**To:** [Hillis, Rich \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Haney, Matt \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Raquel R. Redondiez](#)  
**Subject:** Request for Continuance and Extension of DEIR Comment Period 469 Stevenson Amid COVID19  
**Date:** Wednesday, April 15, 2020 4:14:06 PM  
**Attachments:** [469 Stevenson Continuance Request SOMA Pilipinas.pdf](#)

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

Dear Director Hillis, President Koppel and Commissioners,

Thank you for your commitment to racial equity and community participation in planning.

**Towards these goals, we ask for a continuance of the hearing and an extension of the Draft EIR comment period for the project located at 469 Stevenson Street (Case No. 2017-014833ENV) currently scheduled to be heard at the Planning Commission Thursday April 16th, 2020 due to the current Coronavirus health crisis and lack of equitable access to and format of public hearings.**

Additionally, there are many outstanding concerns regarding this project and gentrification, displacement, and environmental impacts.

There must be adequate public input given on planning projects, especially ones of this scale which will have tremendous impacts on the neighborhood. The community of SOMA Pilipinas includes residents, workers, and community members that include people who do not have adequate access to the technology necessary to engage in the current online format of the Planning Commission hearings. The health crisis that we are currently under with the Coronavirus has put both community members and community organizations into a tailspin struggling to adapt and meet the urgent needs of residents and workers on the ground that are struggling day to day to survive. This has greatly limited the ability to engage in the public planning process.

As you know, SOMA Pilipinas has been engaging in the Planning Department's racial and social equity planning efforts, meeting with Planning Staff and giving initial input and feedback. We feel that this process is very important in addressing historical racial and socio-economic disparities when it comes to city planning and development. The racial and social equity implications of holding public meetings in an online format is tremendous when it puts so many people at a disadvantage from participating. For a project with such wide-ranging impacts, it is crucial that those who will be impacted the most be able to engage in a public format that is accessible and equitable. That is currently not the case. We ask for a continuance of this project and an extension of the Draft EIR comment period.

Thank you,

SOMA Pilipinas Filipino Cultural Heritage District

(copy of letter attached)

--

David Woo

CHHESS Land Use Analyst

SOMA Pilipinas Cultural Heritage District



From: [redacted]  
To: [redacted]  
Subject: [redacted]  
Date: [redacted]

Josephine D. Pellegrino  
Commissioner, Office of  
Housing and Community Development  
100 West Street, 12th Floor, New York, NY 10038  
Phone: (212) 312-1311  
Email: [redacted]

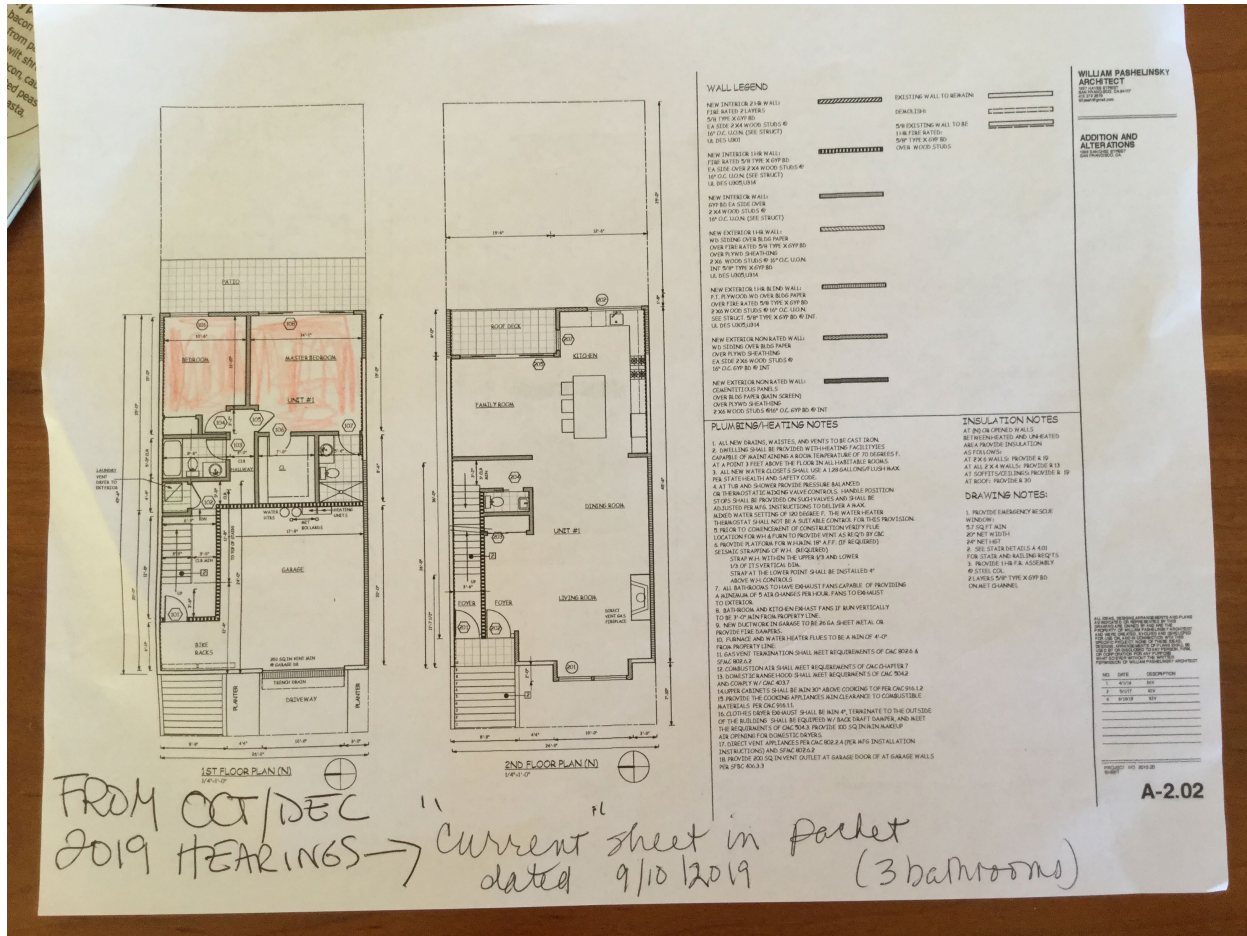
**REDUCED CAPACITY DURING THE SHELTER IN PLACE ORDER** - The Housing Department is open for business. Most of our staff are working from home and we're [redacted] our [redacted] where you can use the new applications, and our award-winning [redacted] are available 24/7. Similarly, the [redacted] and [redacted] are accepting requests via e-mail despite office closures. To protect everyone's health, all of our in-person services at 100 West Street are suspended.

From: [redacted]  
To: [redacted]  
Subject: [redacted]  
Date: [redacted]

Dear Commissioner:  
Continuation of Commission regarding Decision 2020-000000-01  
The plan before the Board for the Upper East Side [redacted] and this Commission should be reviewed, as well as Criteria "W" and Criteria "Y" as suggested in my previous correspondence.

Thank you,  
Sincerely,  
Josephine D. Pellegrino

**Commission 45**  
**In Place**  
Board for Upper East Side for October/December 2020 CAC hearing  
Two bedrooms now replaced by 400 sq ft garage unit in plan with packet for April 2020 hearing  
Two bedrooms now replaced by "Garage Unit" in February 2020 plan



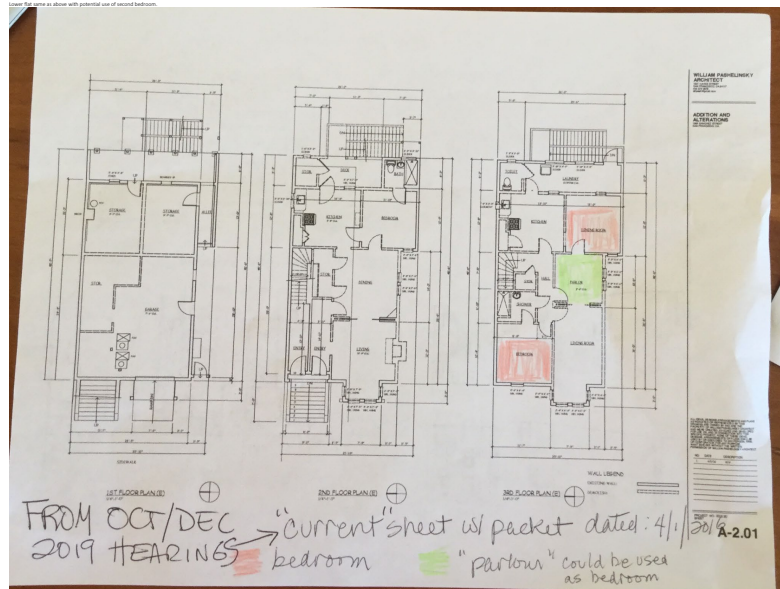
**Commission 45**  
**In Place**  
Board for Upper East Side for October/December 2020 CAC hearing  
One bedroom only  
Two bedrooms now in Upper East Side as shown in plan in packet for April 2020 hearing  
[redacted] April 2020 Bedrooms for both from plan A20-1-1  
[redacted] April 2020 Bedrooms for both from plan A20-1-1  
[redacted] October/December 2020 Bedrooms - 3



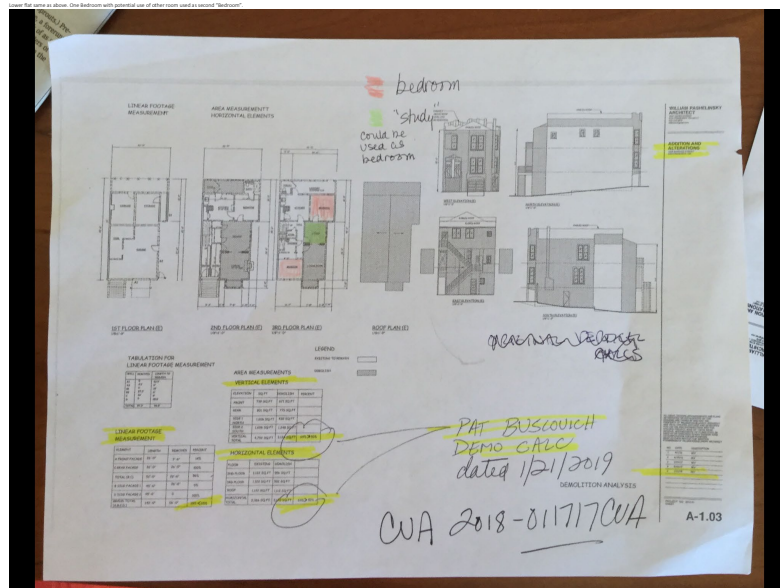




For CFC packet October and December of 2019  
 Upper Part with Middle room originally called "Bedroom" later called "Study" called "Part 1" on this set of Plans.  
 Lower Part same as above with potential use of second bedroom.



11/1/2019 11:00 AM  
 CFC packet October and December of 2019  
 Upper Part with Middle room originally called "Bedroom" later called "Study" called "Part 1" on this set of Plans.  
 Lower Part same as above with potential use of second bedroom.



Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#)  
**Bcc:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: Hello Planning Commissioners  
**Date:** Wednesday, April 15, 2020 8:30:00 AM

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Office of Commission Affairs  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
[www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: NELSON GUTIERREZ <[pres\\_117@yahoo.com](mailto:pres_117@yahoo.com)>  
Sent: Tuesday, April 14, 2020 8:38 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Hello Planning Commissioners

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

93-97 LELAND AVENUE - 2018-011991CUA

Dear Planning commissioners on August 2018 i attended preapplication meeting Project Sponsor introduced plans develop 93- 97 leland ave. The community critique and expressed concerns. I support project, however, there are glaring issues need be discuss. Without opportunity review and critique updated development plans i hope Planning Commission and Planning dept. consider and incorporate reasonable suggestions.

My recommendations explain below.

\*SF GENERAL PLAN POLICY 2.6 RESPECT THE CHARACTER OF OLDER DEVELOPMENT NEARBY IN THE DESIGN OF NEW BUILDINGS: According to policy 2.6 efforts should be made new construction reflect existence historic building. Architectural elements historic building should be repeated and complemented on new 3 story building. For example, exterior cornice dentil, beadboard, window (looks to be Victorian style) and window materials such as head, casing, and sill. These architectural elements help strengthen what is visually prominent at this location.

\*HISTORIC BUILDING STAIRCASE: I brought attention to Project Sponsor and architect pre application meeting staircase to second floor unit is not period correct. Staircase was rebuild sometime ago. Plans failed mention anything correcting this issue.

\*CEMENT PLASTER: Instead painting cement plaster I recommend using colored cement plaster (white).

\*PEDESTRIAN COURTYARD: Pedestrian courtyard concept isn't bad idea, however, there are two elements that could cause problems. The angle wall negatively impacts usability of the new commercial space and reduce usable square footage in an already small space. Additionally, I agree with Mr. Russel Morine large windows along angle wall could further reduce the desirability of the commercial unit. May I suggest consider removing the angle wall.

\*LANDSCAPE LIGHTING: Add landscape lighting pedestrian courtyard and pathway between historic building and lot 36. Lighting not only enhance and distinguish characteristics courtyard and pathway also increase safety.

\*PG&E GAS METER AND REGULATOR: Please locate new construction and historic buildings gas meters and regulator hidden location. Please do Not position meters and regulators on Leland Ave this happen new construction on lot 36, tacky and blight.

\*ENTRANCE NEW COMMERCIAL UNIT (93 LELAND): As plan, entry to the new commercial opens directly angle wall. I support Mr. Russel Morine suggestion moving the doorway to the center or all the way to the left, or create an alcove with the threshold 90 degrees to Leland Ave.

\*CONCERNS BICYCLE PARKING AND ADAPTABLE UNIT: Locating bicycle parking inside the new commercial unit is poor design choice one that sacrifice precious commercial space in an already small unit. The design Adaptable unit seems unfinished no closet. No place for a bed or seating. The adjacent bicycle parking compartment unnecessarily reduces the unit's already small square footage. Take second look door to building's rear yard currently the plans show blocking the door to Adaptable unit. I support Mr. Russel Morine suggestion given the amount of unused common space on the property, designate another area for shared bicycle parking. MAY I SUGGEST FREE STANDING SINGLE SIDED VERTICAL BIKE RACK CAN ACCOMMODATE 10 BIKES.

\*EXISTING HISTORIC BUILDING STOREFRONTS: preapplication meetings I approach Project sponsor and architect about combining two commercial space base on proposal they decided to retain the two storefronts. Plans only call for one of commercial space have restroom. I find this to be problem especially with today's health crisis I strongly suggest restroom both storefronts. Furthermore, plans fail provide details two storefronts will be fully renovated and brought up to code. I agree Mr. Russel Morine in order for these storefronts to be considered as viable commercial spaces they must be independently renovated (code compliant ADA restrooms, entry points, etc). Electrical, plumbing, and HVAC systems should be modernized and each storefront should be independently metered.

\*TRASH AND RECYCLING: There's no designated area and sanitary way for trash and recycling. The neighborhood huge raccoon and skunk problem. Suggestion: I prefer architect incorporate trash and recycling within building design, cleaner and sanitary way store trash.

\*NATURAL LIGHT: I agree with Mr. Russel Morine suggestion adding skylights to third floor units, common area stairways and Bay windows rear units exploit natural sun light and add openness small units.

Planning Commissioners can please acknowledge you received my email.

Thank you.

Nelson Gutierrez

Visitation Valley resident

**From:** [Eddie Stiel](#)  
**To:** [Giacomucci, Monica \(CPC\)](#); [Kim Diamond](#)  
**Cc:** [Jardines, Esmeralda \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Ronen, Hillary](#); [Sue Hestor](#); [Larisa and Kelly](#); [Carlos Romero](#); [Peter Cohen](#); [Zrants](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [CPC-Commissions Secretary](#); [Hillis, Rich \(CPC\)](#); [Laura Waxmann](#)  
**Subject:** Re: Pre-Application Meeting: 2588 Mission Street  
**Date:** Tuesday, April 14, 2020 5:35:57 PM

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Dear Ms. Diamond,

Thank you for your email and for providing toll-free dial in access to the virtual meeting. In order for people beyond this email thread to know about the new toll-free phone numbers, you should re-send the email and USPS notices of the meeting with the updated information.

Sincerely,  
Eddie Stiel

On Tuesday, April 14, 2020, 4:41:32 PM PDT, Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)> wrote:

Hello Eddie,

Thank you very much for your comments and correspondence regarding the upcoming Pre-Application Meeting for our proposed development at 2588 Mission St. I do appreciate your feedback about providing a toll-free telephone number. In response to your email today, I have set up a toll-free telephone number through Zoom for you and others to use for the call. The Meeting ID information and the password will be the same.

There are two toll-free telephone numbers that can be used:

(Toll-free)  
877-853-5257

(Toll-free)  
888-475-4499

If you have any other questions or concerns, please do not hesitate to let me know.

Best wishes,

Kim Diamond

email: [kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)  
cell: 925.570.9342

On Tue, Apr 14, 2020 at 1:15 PM Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)> wrote:

Hi Eddie,

Thank you for getting in touch. The Mayor has allowed "essential service" projects to move forward, including projects that will result in net new housing units and affordable housing units. To that end, the applicant has elected to move forward with the Pre-Application Meeting.



Please let me know if you have any additional questions or would like to share more information.

Thanks,

Monica

Please note that due to the Shelter in Place order, I will be working remotely. **Email is the best way to reach me during this time.** See below for more information.

**Monica Giacomucci**  
**Preservation Planner | Southeast Quadrant Team**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-8714 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

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---

**From:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>

**Sent:** Tuesday, April 14, 2020 11:12 AM

**To:** Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>

**Cc:** Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)>; CTYPLN - COMMISSION

SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Ronen, Hillary

<[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly

<[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-](mailto:peter@sfic-409.org)

[409.org](mailto:409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; Koppel,

Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank

(CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent

(CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-

Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC)

<[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Subject:** Re: Pre-Application Meeting: 2588 Mission Street

What's the rush? Why can't these meetings wait until the State lifts the Shelter-in-Place order?

Sincerely,

Edward Stiel



On Tuesday, April 14, 2020, 9:57:41 AM PDT, Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hi Eddie, et al.,

Thank you for your email!

SF Planning has updated its SIP Pre-App Info on the Planning Department's website at:

<https://sfplanning.org/resource/pre-application-meeting>

In short, Planning is still requiring pre-apps. They have to be undertaken as follows:

Mail: Applicants should mail the pre-app notices to adjacent neighbors and neighborhood organizations per usual, but with the addition of a copy of the plans (no smaller than 8.5"x 11"). If no schematic plans exist for the project, that must be indicated on the notice. Applicants must also e-mail the neighborhood organizations, as physical mail and post office boxes may not be checked at this time. Neighborhood organization email addresses can be found in Column J of the [Neighborhood Groups List](#). If there is no email address provided, standard mail will be considered in compliance.

Meetings: No in-person meetings will be conducted during this shelter in place order. The applicant should indicate days and times when they will be available to take phone calls from interested neighbors or host a video meeting on the notice. Both options must be offered, as many members of the public may not have video conferencing technology.

Duration: Applicant must continue to follow the 14-day notice period prior to hosting a call and/or virtual meeting. This process must conclude prior to submitting a project with the City.

We encourage you or any interested member of the Public to reach out to the Applicant and ask for a toll-free line. But, these are the requirements for this timeframe.

I also want to connect you with my esteemed colleague, Monica Giacomucci, who will be the point-of-contact for 2588 Mission Street moving forward.

Commission Secretary, can we please provide this information to our Planning Commission? Ms. Ronen, I'm ccing you so your office and the BOS are informed.

Please let us know how we can be of assistance, all.

**Thank you,**  
**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>

**Sent:** Tuesday, April 14, 2020 6:40 AM

**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>

**Cc:** Joe Eskenazi <[getbackjoejoe@gmail.com](mailto:getbackjoejoe@gmail.com)>; Julian Mark <[julian.mark@missionlocal.com](mailto:julian.mark@missionlocal.com)>; Tim Redmond <[tim@48hills.org](mailto:tim@48hills.org)>; Joe Fitzgerald Rodriguez <[joe@sfexaminer.com](mailto:joe@sfexaminer.com)>; Ida Mojada <[imojadad@sfweekly.com](mailto:imojadad@sfweekly.com)>; Laura Waxmann <[lwaxmann@bizjournals.com](mailto:lwaxmann@bizjournals.com)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; JK Dineen <[jdineen@sfchronicle.com](mailto:jdineen@sfchronicle.com)>

**Subject:** Pre-Application Meeting: 2588 Mission Street

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Dear Planning Commissioners, Planning Director Hillis, Planner Jardines, Supervisor Ronen;

Yesterday, I received an email and regular mail notice of the Pre-Application Meeting for 2588 Mission Street. This proposed development is huge and would have a dramatic impact on the Mission District.

As is now standard during the Shelter-in-Place order, the Project Sponsor is hosting this meeting via Zoom videoconference with a call in option. As I wrote to you in an unanswered email on March 31 for a similar meeting for 877 Treat Avenue, I object to this format for public meetings.

Videoconferencing requires a computer or other device with a webcam and internet access. Both the physical equipment and internet access are expensive. Many people use the now shuttered public library for computer and internet access. In other words, videoconferencing is exclusionary.

The specific videoconferencing provider, Zoom, has multiple security problems, including accessing private data on the user's devices and sharing it with other companies, including Facebook. At least one computer expert referred to Zoom as "malware." Many public agencies, including the New York City School District, and private companies, such as Google, have banned their employees from using Zoom. You should as well.

Videoconferencing is invasive to one's privacy. In order to fully participate in a videoconference, a user must active their webcam; in essence, inviting strangers into their house. Likewise, the users are virtually visiting other people's homes. While this invasion of privacy might not concern most people, it still bothers many others, including me and many of my friends and colleagues.

Finally, the call-in option for this Pre-Application Meeting and all Zoom meetings is area code 669 in San Jose, a long distance call. Some cell phone users and many landline users, including my household, still pay for long distance. If someone cannot join a videoconference because of technical restrictions or because of privacy or other concerns, but is willing to call in as a second class audio only user, they might have to pay to participate in the meeting. I have noticed that the Planning Commission and Board of Supervisors are providing toll free numbers for calling into their virtual meetings for public comment. Why is the Planning Department not requiring Project Sponsors to do so as well for Pre-Application Meetings?

I look forward to your replies. Thank you for your attention.

Sincerely,

Edward Stiel

2887 Folsom Street

**From:** [Gibson, Lisa \(CPC\)](#)  
**To:** [Sue Hestor](#)  
**Cc:** [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Kathrin Moore](#); [Delumo, Jenny \(CPC\)](#); [Mcdonald, Courtney \(BOS\)](#); [RivamonteMesa, Abigail \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Range, Jessica \(CPC\)](#)  
**Subject:** Re: 469 Stevenson DEIR comment deadline must be changed  
**Date:** Tuesday, April 14, 2020 5:05:33 PM

---

Dear Ms. Hestor,

Thank you for your email requesting an extension of the comment period on the Draft EIR for the 469 Stevenson Street Project to a date at least three weeks after City offices and the city as a whole is gain open for business. After careful consideration, I have decided to extend the 47-day review period for the subject DEIR to 61 days. With this extension, the public comment period would end on Monday, May 11, 2020, instead of Monday, April 27, 2020.

The primary concern that you raised in your request is that some members of the public are having difficult accessing the Draft EIR online due to limitation of their personal technology. As a reminder, members of the public can request a hard copy of the Draft EIR be mailed to them by contacting the EIR coordinator, Jenny Delumo, as indicated in our public noticing for the project. Hard copies are available by mail even now, during the shelter in place. Therefore, please inform the individuals who are having difficulty accessing the document online that they should contact Ms. Delumo at 415-575-9146 or [CPC.469Stevenson@sfgov.org](mailto:CPC.469Stevenson@sfgov.org).

Please let me know if I can be of further assistance or if you have any questions about this matter.

Sincerely,

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

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---

**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>  
**Sent:** Monday, April 13, 2020 10:37 AM  
**Cc:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Kathrin Moore

<Mooreurban@aol.com>; Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; McDonald, Courtney (BOS) <courtney.mcdonald@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>

**Subject:** 469 Stevenson DEIR comment deadline must be changed

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

469 Stevenson DEIR set for hearing as #13 Thursday was released 3/12/20 just as SF began cancelling hearings, and started lockdown mode. The notice date and 4/6 agenda has Monday 4/27 as deadline for written comments. This must be changed. **Proposed project, by Build Inc is a 27-story (w/3 underground parking levels) 495 DU project using State Density Bonus.** It is mostly a market rate housing project, unaffordable to most residents nearby in the Tenderloin and South of Market. Residents who will face gentrifying pressure from this project.

469 Stevenson is located between 5th & 6th Streets on the first street immediately south of Market Street. The location and this mostly market rate housing project will have substantial effects on both the Tenderloin and this area of SoMa which still has significant number of Filipino families. Residents and organizations in those areas deserve enough time to submit written comments. Even if they are able to do verbal comments on line Thursday.

This area is in middle of dealing with unhoused residents facing outbreak of Covid-19 because of their lack of affordable housing. This must take precedence people and organizations in immediate future.

The DEIR is 1129 pages. Because of projects height and location 27-story tower casts shadows on nearby parks/open spaces that are important to nearby residents lacking open space where they live. Notice of the DEIR states that implementation of proposed project would result in significant and unavoidable impacts related to shadow.

**Even more important, informed written comment is impossible for many Tenderloin and South of Market residents who do not have a computer and printer at their home.** Many residents depend on access to computers at public libraries or at community organizations. Access to public libraries and facilities, and to non-profit organizations, has been impossible for the past 3 weeks. Even those with access to a computer may face difficulty loading such large file as the EIR. The notice itself refers to using the PIM to access complicated documents relied on by 369 Stevenson DEIR.

Over the past 2 weeks I have received repeated calls for help from citizens about the difficulty of making comments and receiving information - they really attempt to give informed comment on matters at Planning but are really having problems because city facilities and information is no longer available to people lacking internet connections and computers of their own. Cell phones cannot read a lengthy EIR.

**The comment period on Build Inc's proposal to build mostly market rate housing tower 495 DU at 469 Stevenson should be extended to a date at least 3 weeks after City offices and the city as a whole is gain**

**open for business.**

Extending the comment period is also the right thing to do.

Sue Hestor

870 Market St #1128 94102

**From:** [Stephen M. Williams](#)  
**To:** [Teague, Corey \(CPC\)](#); [Winslow, David \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Jardines, Esmeralda \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Jo Babcock](#); [TWillis](#)  
**Subject:** RE: Issues With #350-352 San Jose Ave---Request for Continuance and Renotification of Project  
**Date:** Tuesday, April 14, 2020 1:54:01 PM  
**Attachments:** [North and South Side Elevations 350-352 San Jose Ave Showing Adj Buildings as Blank Boxes.pdf](#)  
[Photos of Adjacent Buildings at 350-352 San Jose Ave Showing Windows and Doors.pdf](#)

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Thanks Corey and I know that your time is at a premium right now....Appreciate if you can get to it before the hearing itself obviously. But the plans are NOT code-compliant and that will be front row center for the Commission I think.

One of the side elevations (south...Sheet A-3.2) was completely omitted from the public mailing (that should be easy for David to confirm) and both of the side elevations fail to show the many doors, windows light wells and other opening on both adjacent buildings as specifically required by the planning code. I attached the side elevations (north and south) from the plans which just show both adjacent buildings as blank boxes (attached once again hereto) and then photos showing the numerous windows, doors, light wells and other openings that are not shown on the plans....

Would appreciate a decision before the hearing, these plans are not close to code-compliant.

Steve

**Stephen M. Williams**  
**Law Office of Stephen M. Williams**  
**1934 Divisadero Street**  
**San Francisco, CA 94115**  
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**Fax: (415) 776-8047**  
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**From:** Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>  
**Sent:** Tuesday, April 14, 2020 1:36 PM

**To:** Stephen M. Williams <smw@stevewilliamslaw.com>; Winslow, David (CPC) <david.winslow@sfgov.org>

**Cc:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Jo Babcock <babcock.jo@gmail.com>; TWillis <TWillis@olsonremcho.com>

**Subject:** RE: Issues With #50-352 San Jose Ave---Request for Continuance and Renotification of Project

Stephen,

I haven't had the bandwidth to review this in detail yet. Please prepare as if this will be heard at the PC as scheduled. I'll provide a more detailed response as soon as I am able. Thanks.

---

Corey A. Teague, AICP, LEED AP  
Zoning Administrator  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)

(415) 575-9081 (phone)  
(415) 558-6409 (fax)

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---

**From:** Stephen M. Williams <smw@stevewilliamslaw.com>

**Sent:** Monday, April 13, 2020 4:22 PM

**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>

**Cc:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Jo Babcock <babcock.jo@gmail.com>; TWillis <TWillis@olsonremcho.com>

**Subject:** RE: Issues With #50-352 San Jose Ave---Request for Continuance and Renotification of Project

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David and Corey:

May I please have a response one way or the other? I need to file the materials



with the Planning Commission if the matter is not going to be continued to have plans drawn that comply with the Code.

Steve Williams

**Stephen M. Williams**  
**Law Office of Stephen M. Williams**  
**1934 Divisadero Street**  
**San Francisco, CA 94115**  
**Ph: (415) 292-3656**  
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**From:** Stephen M. Williams  
**Sent:** Monday, April 13, 2020 10:57 AM  
**To:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>  
**Cc:** Esmeralda Jardines <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>  
**Subject:** Issues With #50-352 San Jose Ave---Request for Continuance and Renotification of Project

David and Corey:

On Friday I was contacted by the neighbors of the proposed project at 350-352 San Jose Avenue. I spent the weekend reviewing the Project and its history and I found some real problems with the drawings and notification process that have to be remedied before this goes any further. The Project is slated for a DR Hearing on this Thursday's Planning Commission calendar and I believe it has to be removed from the calendar and new plans drawn and mailed to the neighbors. Here is what I found and why I believe it has to be reviewed:

1. The 311 mailing was incomplete and did not satisfy the Code. A crucial plan sheet was omitted completely from the set mailed to the community. The south elevation (or "left" as it is also labeled) was completely omitted from the mailed out packet to the community. When I met with the neighbors (to the south) and tried to understand what was going on it took a long time to understand that their building was not shown in the elevation because that elevation plan sheet (page A-3.2) was completely

omitted from the notification. The plan sheets distributed with the Section 311 Notification included only A-1.5; A-2.1; A-2.2; A-2.3; A-2.4; A-3.0; A-3.3 and A-4.1. Failure to include one of the elevations is a fundamental and fatal flaw and requires re-notice...However, even if the notification had included that elevation, the elevations as drawn do not meet bare minimum code standards.

2. No plan set for the Project ever has correctly or properly depicted the side elevations; even though the neighbors attempted to engage with the Project Sponsors in a good faith manner, not a single set of plans submitted for this project has ever accurately depicted the neighboring properties or any of the windows, which are the neighbor's primary concern given the proposed new seventy foot (70') horizontal addition;— the neighboring buildings are depicted simply as blank boxes. (see attachment hereto). The faulty plans violate Planning Code Section 311(c) (5) (E); (F) & (H) for failure to adequately depict the adjacent properties in the plans and the complete failure to depict any of the many windows, lightwells, doors and other features on those buildings. The second attachment is photos showing the doors, windows and lightwells contained on the neighboring buildings mistakenly omitted from all of the plans. Obviously the Code mandates that “each side elevation shall include the full profile of the adjacent building in the foreground of the project, and the adjacent windows, lightwells and general massing shall be illustrated.”
3. There are some other real issues with the case as well. It is one of the largest “alterations” I have seen adding almost 10,000 sq. ft. to the existing historic building and 8 new units. Astounding really with a full new floor under the current building (which will be moved forward on the lot) and a new floor on top of the existing building---an engineering feat that will challenge even the bravest contractor. The rear yard extension is proposed at some 70' feet in length based on averaging on a rear yard cottage next door at 374 San Jose Ave. (home of one of the neighbors). The developers claim this building has a qualifying rear wall and that it is 20 feet in height. However, when we measured it with a tape measure from roof to grade it came out as 19'2". Not sure how the development team measured the building since they have not had access to the property next door. I have photos of our tape measure and confirmed it is not 20' feet in height.

At any rate, there are certainly some issues of substance to be discussed as well but given that the plans do not meet the bare minimum required by the code we are asking that the Zoning Administrator require building permit re-notification and create a new review period because the original notification plans do not meet §311 drawing requirements (i.e. showing adjacent fenestration) and the neighbors (and the Commission) need accurate and code-compliant plans to fairly judge this proposal and its impacts on the adjacent buildings....which will be substantial.

I have prepared a brief on these issues to submit to the Commission, but given that the plans for the project fall far below the standards, we would prefer that the plans be remedied before review by the Commission. Please let me know at your earliest convenience.

Steve Williams

**Stephen M. Williams**  
**Law Office of Stephen M. Williams**  
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**From:** [Giacomucci, Monica \(CPC\)](#)  
**To:** [Eddie Stiel](#); [Jardines, Esmeralda \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Ronen, Hillary](#); [Sue Hestor](#); [Larisa and Kelly](#); [Carlos Romero](#); [Peter Cohen](#); [Zrants](#); [Kim Diamond](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [CPC-Commissions Secretary](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** RE: Pre-Application Meeting: 2588 Mission Street  
**Date:** Tuesday, April 14, 2020 1:15:18 PM

---

Hi Eddie,

Thank you for getting in touch. The Mayor has allowed "essential service" projects to move forward, including projects that will result in net new housing units and affordable housing units. To that end, the applicant has elected to move forward with the Pre-Application Meeting.

Please let me know if you have any additional questions or would like to share more information.

Thanks,  
Monica

Please note that due to the Shelter in Place order, I will be working remotely. **Email is the best way to reach me during this time.** See below for more information.

**Monica Giacomucci**  
**Preservation Planner | Southeast Quadrant Team**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-8714 | [www.sfplanning.org](http://www.sfplanning.org)  
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**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:** Eddie Stiel <eddiestiel@yahoo.com>  
**Sent:** Tuesday, April 14, 2020 11:12 AM  
**To:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>  
**Cc:** Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Sue Hestor <hestor@earthlink.net>; Larisa and Kelly <design@factory1.com>; Carlos Romero <cromero\_ezln@yahoo.com>; Peter Cohen <peter@sfic-409.org>; Zrants <zrants@gmail.com>; Kim Diamond <kimdiamondconsulting@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>  
**Subject:** Re: Pre-Application Meeting: 2588 Mission Street

What's the rush? Why can't these meetings wait until the State lifts the Shelter-in-Place order?

Sincerely,  
Edward Stiel

On Tuesday, April 14, 2020, 9:57:41 AM PDT, Jardines, Esmeralda (CPC)  
<[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hi Eddie, et al.,

Thank you for your email!

SF Planning has updated its SIP Pre-App Info on the Planning Department's website at:

<https://sfplanning.org/resource/pre-application-meeting>

In short, Planning is still requiring pre-apps. They have to be undertaken as follows:

**Mail:** Applicants should mail the pre-app notices to adjacent neighbors and neighborhood organizations per usual, but with the addition of a copy of the plans (no smaller than 8.5"x 11"). If no schematic plans exist for the project, that must be indicated on the notice. Applicants must also e-mail the neighborhood organizations, as physical mail and post office boxes may not be checked at this time. Neighborhood organization email addresses can be found in Column J of the [Neighborhood Groups List](#). If there is no email address provided, standard mail will be considered in compliance.

**Meetings:** No in-person meetings will be conducted during this shelter in place order. The applicant should indicate days and times when they will be available to take phone calls from interested neighbors or host a video meeting on the notice. Both options must be offered, as many members of the public may not have video conferencing technology.

**Duration:** Applicant must continue to follow the 14-day notice period prior to hosting a call and/or virtual meeting. This process must conclude prior to submitting a project with the City.

We encourage you or any interested member of the Public to reach out to the Applicant and ask for a toll-free line. But, these are the requirements for this timeframe.

I also want to connect you with my esteemed colleague, Monica Giacomucci, who will be the point-of-contact for 2588 Mission Street moving forward.

Commission Secretary, can we please provide this information to our Planning Commission? Ms. Ronen, I'm ccing you so your office and the BOS are informed.

Please let us know how we can be of assistance, all.

**Thank you,**  
**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)

**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:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>

**Sent:** Tuesday, April 14, 2020 6:40 AM

**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>

**Cc:** Joe Eskenazi <[getbackjoejoe@gmail.com](mailto:getbackjoejoe@gmail.com)>; Julian Mark <[julian.mark@missionlocal.com](mailto:julian.mark@missionlocal.com)>; Tim Redmond <[tim@48hills.org](mailto:tim@48hills.org)>; Joe Fitzgerald Rodriguez <[joe@sfexaminer.com](mailto:joe@sfexaminer.com)>; Ida Mojada <[imojedad@sfweekly.com](mailto:imojedad@sfweekly.com)>; Laura Waxmann <[lwaxmann@bizjournals.com](mailto:lwaxmann@bizjournals.com)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Romero <[cromero\\_ezln@yahoo.com](mailto:cromero_ezln@yahoo.com)>; Peter Cohen <[peter@sfic-409.org](mailto:peter@sfic-409.org)>; Zrants <[zrants@gmail.com](mailto:zrants@gmail.com)>; Kim Diamond <[kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)>; JK Dineen <[jdineen@sfschronicle.com](mailto:jdineen@sfschronicle.com)>

**Subject:** Pre-Application Meeting: 2588 Mission Street

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

Dear Planning Commissioners, Planning Director Hillis, Planner Jardines, Supervisor Ronen;

Yesterday, I received an email and regular mail notice of the Pre-Application Meeting for 2588 Mission Street. This proposed development is huge and would have a dramatic impact on the Mission District.

As is now standard during the Shelter-in-Place order, the Project Sponsor is hosting this meeting via Zoom videoconference with a call in option. As I wrote to you in an unanswered email on March 31 for a similar meeting for 877 Treat Avenue, I object to this format for public meetings.

Videoconferencing requires a computer or other device with a webcam and internet access. Both the physical equipment and internet access are expensive. Many people use the now shuttered public library for computer and internet access. In other words, videoconferencing is exclusionary.

The specific videoconferencing provider, Zoom, has multiple security problems, including accessing private data on the user's devices and sharing it with other companies, including Facebook. At least one computer expert referred to Zoom as "malware." Many public agencies, including the New York City School District, and private companies, such as Google, have banned their employees from using Zoom. You should as well.

Videoconferencing is invasive to one's privacy. In order to fully participate in a videoconference, a user must active their webcam; in essence, inviting strangers into their house. Likewise, the users are virtually visiting other people's homes. While this invasion of privacy might not concern most people, it still bothers many others, including me and many of my friends and colleagues.

Finally, the call-in option for this Pre-Application Meeting and all Zoom meetings is area code 669 in San Jose, a long distance call. Some cell phone users and many landline users, including my household, still pay for long distance. If someone cannot join a videoconference because of technical restrictions or because of privacy or other concerns, but is willing to call in as a second class audio only user, they might have to pay to participate in the meeting. I have noticed that the Planning Commission and Board of Supervisors are providing toll free numbers for calling into their virtual meetings for public comment. Why is the Planning Department not requiring Project Sponsors to do so as well for Pre-Application Meetings?

I look forward to your replies. Thank you for your attention.

Sincerely,  
Edward Stiel  
2887 Folsom Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Balboa Reservoir Development: Public Comment-Corrected copy  
**Date:** Monday, April 13, 2020 6:49:08 PM

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

On 4/9/20, 3:01 PM, "r and k" <[woloso1@yahoo.com](mailto:wolosol@yahoo.com)> wrote:

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Planning Commission  
Joel Koppel, President  
Kathrin Moore, Vice President  
Sue Diamond, Commissioner  
Frank S. Fung, Commissioner  
Theresa Imperial, Commissioner  
Milicent Johnson, Commissioner

Attention: Richard Hillis, Director

RE: Balboa Reservoir Design Standards and Guidelines

I am writing to comment on the Balboa Reservoir Design Guidelines presented on Wednesday April 8, 2020 CAC Meeting:

A. I applaud the efforts of the design team on their presentation and their efforts to design a greenhouse neutral development.

B. Bicycle and pedestrian access at San Ramon Paseo are essential:

1) To provide safe entry parallel to Ocean Avenue into the new development and the amenities specifically parks, childcare, walking trails and bike paths as well as easy access to City College and the Muni transit center on Frida Kahlo Way.

2) To allow Westwood Park residents and other neighbors direct and easy access to the same amenities that will be available in the new development.

3) To fully and seamlessly integrate this new neighborhood into the general community.

C. In addition to the comments and recommendations regarding designs, building materials and colors that take into consideration our general environment which includes strong ocean winds, fog, humidity that encourages mold,



I would also like to point out the grime from heavy street traffic and pigeons.

D. The area along Ocean Avenue has had a history of flooding. I recommend that wherever possible permeable pavers or like materials be incorporated in the design and building materials.

E. I support both concepts having accessible places and stoops where people can gather and watch kids play, get together to have conversation or just sit and read. Would a stoop with a ramp be a possibility?

F. The concept that the Unity Plaza Design Committee had was that the Plaza would be a gateway and to that end joining the Plaza to this new community via the PUC access area is very important and it seems to me to be achievable.

G. I also support public comment regarding peaceful areas in the newly designed park be made available as well as spaces for play for children and adults.

H. Finally, I wish to thank the Balboa Reservoir Community Advisory Committee for their due diligence in making this such an effective forum.

By way of reference, I am a resident of Westwood Park (42+ years) and active in the community. I am currently a member of the Ocean Avenue Association Street Life and Business Improvement Committees, the OMI Cultural Participation Project (Board Member), and other organizations supporting the Ocean Avenue/Ingleside neighborhoods, Arts and Culture District and retail corridor. I am a former member of the Westwood Park Association Board of Directors (President 2009-2016), and Balboa Reservoir Community Advisory Board (Vice Chair 2015-2016) and member of the Mercy Houseing and Unity Plaza Design Committees.

Sincerely,

Kate Favetti

C: Leigh Lutenski, OEWD

Seung Yen Hong, Planner

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Neighborhood opposition to restricted weekly hearings  
**Date:** Monday, April 13, 2020 6:34:36 PM

---

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

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

---

**From:** Gary Weiss <garysfx@gmail.com>  
**Date:** Friday, April 10, 2020 at 6:08 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** Jerry Dratler <dratler@sonic.net>, Stephanie Peek <stephanie@stephaniepeek.com>, Lori Brooke <lorimbroke@gmail.com>, "kcourtney@rhcassf.com" <kcourtney@rhcassf.com>, Marlayne Morgan <marlayne16@gmail.com>, Karen Breslin <kbsmail@sbcglobal.net>, George Wooding <gswooding@gmail.com>, "carolynkenady@gmail.com" <carolynkenady@gmail.com>, Bruce Bowen <bruce.r.bowen@gmail.com>, Junona Jonas <junonajonas@yahoo.com>, Ozzie Rohm <ozzierohm@sbcglobal.net>, "kenrackow@mac.com" <kenrackow@mac.com>, "jrigo.sf@gmail.com" <jrigo.sf@gmail.com>  
**Subject:** Neighborhood opposition to restricted weekly hearings

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April 10, 2020

Dear Commissioners,

It has come to our attention that all Planning Commission hearings will be held online during the COVID-19 crisis.

While we agree that decisions on certain critically important or "essential" projects need to be discussed, we are extremely concerned that market-rate projects and demolitions will also be heard in this manner.

Unless you can guarantee that 'public comment' can be accessed by all – including those with no access to the internet, these non-critical projects MUST be postponed until this crisis is over.

Thank you,

Neighborhood Leaders and San Francisco Land Use Coalition Members:

Richmond (D2) — Jerry Dratler  
Richmond (D2) — Stephanie Peek  
Cow Hollow (D2) — Lori Brooke  
Russian Hill (D3) — Kathleen Courtney  
Outer Sunset (D4) — Jeffrey Rigo  
Outer Sunset (D4) — Ken Rackow  
Cathedral Hill (D5) — Marlayne Morgan  
Miraloma Park (D7) — Karen Breslin  
Midtown Terrace (D7) — George Wooding  
Dolores Heights (D8) — Carolyn Kenady  
Dolores Heights (D8) — Bruce Bowen  
Dolores Heights (D8) — Junona Jonas  
Corbett Heights (D8) — Gary Weiss  
Noe Valley (D8) — Ozzie Rohm

cc: San Francisco Board of Supervisors

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 589 Texas St - CU Hearing Set - CORRECT  
**Date:** Monday, April 13, 2020 6:34:27 PM  
**Attachments:** [image001.png](#)  
[589 Texas St - Site Permit Set-CORRECT.pdf](#)

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

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**From:** Maria Cabrera Vergara <maria@levyaa.com>  
**Date:** Monday, April 13, 2020 at 3:33 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** "Giacomucci, Monica (CPC)" <Monica.Giacomucci@sfgov.org>  
**Subject:** 589 Texas St - CU Hearing Set - CORRECT

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

Good afternoon Jonas,

Hope you are well.

This is Maria from Levy Art and Architecture.

Monica Giacomucci -here CC'ed – contacted me this morning to let me know that when reviewing our CU Hearing Package she noticed I had actually included an older set in which the TSheet states two existing units instead of one. My apologies for the mistake. When putting together the information for the Hearing, I attached to the email an older set that was reflecting what the SF property Information Map /Assessor's Records reflected in the past, but previous to the recent unit count in which it has been confirmed that the existing unit on the property in only one.

Attached please find the most current set that was submitted to Planning before the Shelter in Place and that did reflect the results of the unit count.

Do not hesitate to let me know if you have any questions.

Thank you very much, and have a nice day,  
Maria

Maria Cabrera Vergara

Architectural Associate

LEVY ART + ARCHITECTURE

Phone 415.641.7320 X 14



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Neighbor Brief in Support of DR and Opposing Project at 350-352 San Jose Ave---April 16 Hearing #16  
**Date:** Monday, April 13, 2020 6:26:32 PM  
**Attachments:** [Neighbor Opposition to Project at 350 San Jose Ave. and in Support of DR.pdf](#)

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*Office of Commission Affairs*

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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



---

**From:** Stephen M. Williams <smw@stevewilliamslaw.com>  
**Sent:** Monday, April 13, 2020 6:19 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
**Subject:** Neighbor Brief in Support of DR and Opposing Project at 350-352 San Jose Ave---April 16 Hearing #16

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

President Koppel and Commissioners:

Attached is a brief submitted in support of the DR request submitted for the proposed project at 350-352 San Jose Ave. This is submitted as public comment as I do not represent the DR Requestor, Mr. Willis. Please excuse the late submittal but I was first contacted by a neighbor to the south just last Friday. I requested a continuance of the matter from the ZA and senior staff because of the irregularities I have found with the plans and the public notification procedure but have not received any response to my request. I do

not believe this is the type of case that should be heard remotely by the Commission. As set forth in the brief, I believe the neighbors deserve your support in this matter because of the following:

1. The Plans Are NOT Code-Compliant and Omit Basic *Mandatory* Information Required to Judge the Impacts of the Project—the 311 Notification Completely Failed to Include the Southern Elevation (at all) and the Adjacent Properties are Not Correctly Illustrated ---The Side Elevation Plans Do Not Depict the Doors, Windows or Light Wells on the Adjacent Buildings as Required by the Planning Code---the Neighboring Buildings Are Shown as Blank Boxes
2. The Project Eliminates and Luxuriates Naturally Affordable Rent Controlled Housing and the Developers Using Attorney Andrew Zacks, Forced Out Elderly Long-Term Tenants---One Elderly Tenant (40 + Years) Died During the Buy Out Negotiations and the Other Tenant of More Than Ten Years Left---The Developers Grown Children Now Live at the Site---The Project Grossly Violates Every Housing Policy We Have to Retain Affordable Housing
3. The Project is Not Code-Compliant and the 40' foot Tall, 70' Foot Horizontal Rear Yard Extension (nearly 10,000 sq. ft. of new building) is Absurd for This Modest Neighborhood and the Result of Improper "Averaging" Under the Code
4. The Project Grossly Violates the Residential Design Guidelines with it Massive Intrusion Into the Mid-Block Open Space, Walls of Windows and 40' Foot Height ---Towering over the modest one-story building to the south, Invading Privacy and Blocking Light and the Sight Line to the Mid-Block Open Space.....The Dept Specifically Directed the Developers to Reduce the Mass and Rear Extension But That was Ignored.
5. The Project Is Adjacent to a Small City Park (Juri Commons) and it Will Cast Substantial New Net Shadows on the Park and Recreation Open Space
6. For All Intents and Purposes, the Project is a De Facto Demolition with only the Façade of this Important Historic Building being Retained, Lifted, Moved Forward on the Lot and A New Floor Added Underneath and Another on Top

7. All of the Surrounding Neighbors Oppose this Unreasonable and Outrageous Project and Need Your Support---The Dept Was Sent a Petition and Emails of Some 40 Neighbors Opposing the Project But the Analysis Oddly States There is No Opposition.

Sincerely,  
Steve Williams

**Stephen M. Williams**  
**Law Office of Stephen M. Williams**  
**1934 Divisadero Street**  
**San Francisco, CA 94115**  
**Ph: (415) 292-3656**  
**Fax: (415) 776-8047**  
**Web: [stevewilliamslaw.com](http://stevewilliamslaw.com)**

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Suggestions for Smoother Opposition Comments  
**Date:** Monday, April 13, 2020 6:18:54 PM

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

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

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**From:** Public Lands for Public Good <publiclandsforpublicgood@gmail.com>  
**Date:** Sunday, April 12, 2020 at 8:58 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>  
**Cc:** Cityattorney <Cityattorney@sfcityatty.org>  
**Subject:** Suggestions for Smoother Opposition Comments

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President Koppel, Commissioners, Secretary Ionin:

We are writing with regard to organized opposition comments we gave at the April 9 Planning Commission Hearing regarding Agenda Items 16 and 16B, the Balboa Reservoir Project. Pursuant to Planning Commission Hearing Rules, as organized opposition, we had been granted 10 minutes [ or equal time with the Balboa Project sponsors, according to Hearing Rules ] for yesterday's hearing.

In accordance with those Hearing Rules, CCSF supporters withheld public comment with the expectation that their views would be adequately expressed by the PowerPoint presentation that was to have been presented by Steve Brown (Defend City College Alliance), Marcos Cruz (CCSF Student Assembly), and Wynd Kaufmyn (Public Lands for Public Good).

Unfortunately, because this was a first time experience for all involved, our presentation was not as smooth or effective as we had intended.

We had intended to comply with the Hearing Rule of having three speakers, but were unable to do so due to the logistical problems of the new virtual hearing process.

Most important, the main reason for our stunted and less than seamless presentation was that our speaker was unable to have direct control over the PowerPoint slides. Furthermore, we faced an additional obstacle of the time delay between the telephone and the visual streaming.

We ask that the Commission work out a way to enable organized opposition to have direct control over PowerPoint slides as well as overcome the time delay problem.

Doing so would enable organized opposition to get a fair shake in the future.

Also, our understanding is that organized opposition's presentation normally follows immediately after a project sponsor's. We were not

afforded this normal practice. Instead, we were placed at the tail end of public comments. We ask that in the future we be allowed to speak immediately after the speakers representing the Project.

Please assure us that these issues will be rectified before the next Commission hearing.

Finally, since you were unable to see our presentation as intended, please make an effort to look at the attached PowerPoint. This is what you were supposed to have been able to see during the virtual meeting, but couldn't.

Thank you for your attention to these matters.  
Sincerely,

Steve Brown (Co-Chair of CCSF Facilities Committee), DCCA  
Marcos Cruz (CCSF student), CCSF Student Assembly  
Wynd Kaufmyn (CCSF Instructor), Public Land for Public Good

cc: Dennis Herrera, City Attorney

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Statement in Support of the Discretionary Review 350-352 San Jose Ave  
**Date:** Monday, April 13, 2020 6:11:18 PM  
**Attachments:** [Risley Rebuttal to 350 SJ.docx](#)

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

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

---

**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Monday, April 13, 2020 at 5:48 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY  
<CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: Statement in Support of the Discretionary Review 350-352 San Jose Ave

PLEASE FORWARD TO COMMISSIONERS  
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.](#)

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**From:** Risley Sams <risleysams@gmail.com>  
**Sent:** Monday, April 13, 2020 1:36 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Statement in Support of the Discretionary Review 350-352 San Jose Ave

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sources.

Mr. Winslow,

Please find my statement in support of the Discretionary Review for 350-352 San Jose Ave to be heard on April 16th.

I live at 340 San Jose Avenue right next door.

Many thanks for your attention to this matter.,

Risley Sams  
415-244-1670

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: April 9, 2020 Remote Hearing #2018-011717 Summary Comments ...  
**Date:** Monday, April 13, 2020 6:06:27 PM

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, April 8, 2020 9:44 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>  
**Subject:** April 9, 2020 Remote Hearing #2018-011717 Summary Comments for ...

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Dear Commissioners,

I wanted to summarize my email comments from April 1st and April 4th on this project, in the event the process to call in on Thursday doesn't go as planned.

1. There should be a report back to the Department within 6 months of the CFC on occupancy and tenure even though the Project Sponsor say they intend to rent these flats. Sometimes plans, as well as intentions change. The entitlement could be sold, the flats could turn into TICs or Condos, the rent controlled flats could be Ellis'ed. It would be good to know the outcome once the flats and the ADU are completed for the reasons outlined in my April 1st email.
2. The Draft Motion should be revised for Section 317 Criteria "B" "L" and "I" as outlined in my April 4th email.
3. Based on the plans in the packet, the rear yard is 676 square feet. This is enough for the two flats to share, even with the ADU. The roof deck is an amenity that is not necessary for the sole use of the upper flat in order to meet the open space requirement of the Code. Below is the rear or East elevation, both (E) and (N). The new spiral staircase can be extended to the upper flat for access to the rear yard just as the existing back stairs gave access to the rear yard. Sorry for the crude attempt

at illustrating a spiral staircase but I think it makes the point.

Thank you.

Take good care and stay well.

Sincerely,  
Georgia Schuttish

8:49 AM Wed Apr 8

commissions.sfplanning.org

90%



Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: SUPPORT Balboa Reservoir Development Project  
**Date:** Monday, April 13, 2020 6:06:10 PM

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From: Tim <timcolen@gmail.com>  
Sent: Wednesday, April 8, 2020 11:00 AM  
To: CPC-Commissions Secretary  
Subject: SUPPORT Balboa Reservoir Development Project

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Dear President Koppel and Members of the Commission,

On behalf of the SF Housing Action Coalition, I respectfully urge you to initiate the General Plan Amendments without delay for this very important project. The opportunity to develop a large, well-located site such as this is a gift that comes along rarely and must not be squandered.

While the SFHAC, in light of the housing crisis, would have preferred a plan that delivered more housing, a case can be made that the compromise proposal before you successfully balances the interests of many groups, including the neighborhood's. This compromise was achieved only after years of public outreach and community meetings, many of which I attended. It's time to move forward.

The benefits of this project, especially the amount of subsidized housing, are enormous and deserve your support. Please do NOT let the perfect be the enemy of the good. Projects in the private sector simply cannot deliver this level of affordability.

Please approve the project initiation - the amount of review it's received and changes made over time to improve it demand your urgent action.

Sincerely,

Tim Colen, Senior Advisor  
San Francisco Housing Action Coalition  
(415) 601-1709

Sent from my iPad



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Do NOT Re-Zone the Balboa Reservoir!  
**Date:** Monday, April 13, 2020 6:05:30 PM

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**From:** zrants <zrants@gmail.com>  
**Sent:** Wednesday, April 8, 2020 12:38 PM  
**To:** Planning Department San Francisco <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 pubic 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 he 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:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** Fw: Hearing regarding 350-352 San Jose Ave.  
**Date:** Monday, April 13, 2020 6:05:10 PM

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**From:** Kitty Costello <kittycostello@earthlink.net>  
**Sent:** Wednesday, April 8, 2020 12:46 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Hearing regarding 350-352 San Jose Ave.

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Dear Commissioners,

Below is my statement regarding the proposed expansion of 350-352 San Jose Ave. But first of all, **I protest the way this meeting has been scheduled and is apparently being conducted without any notice to the owners and neighbors whose lives will be adversely impacted by this oversized development** next to Juri Commons. I understand that the previous hearing was cancelled due to the pandemic, but now it is being planned and conducted in a way that **thwarts the neighborhood's intention to participate**. Previously there were huge signs put up at the property in question and in the park that adjoins the property, but now, nothing. I only found out that the hearing was happening through a roundabout conversation with a neighbor. This is **the opposite of transparent**.

I have now spent half an hour on the Planning Commission website trying to figure out how to participate live in the meeting (not just passively live-stream or watch after the fact) and I find no link or useful instructions there. In addition, when I talk to other neighbors who have previously sent statements about 350-352 San Jose Ave. to the Planning Department, some of them said they will be unable to participate at all due to not having the electronic means to do so. **This meeting setup privileges some neighbors and owners over others and is not inclusive.**

Below is my statement about the adverse effect the proposed plan for 350-352 San

Jose Ave will have on our neighborhood, on Juri Commons and on my property. **I implore you to reduce the scale and impact of this plan!**

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STATEMENT FROM CATHERINE COSTELLO, CO-OWNER OF NEXT DOOR PROPERTY AT 374 SAN JOSE, April 8, 2020:

I co-own the property immediately to the south of 350-352 San Jose, and my property also adjoins Juri Commons. I have several concerns about the expansion plans for next door. After all the previous commentary given to the Planning Department by myself and my neighbors, it seems little has changed, and in fact the plans for the proposed addition have become even more extensive.

I want to say, first, that I do not have a problem with the building being extended further toward the street. My property would be more affected than anyone else's by an addition in the front, and I am not opposed to a street-facing addition. On the whole, **building up front is a far less intrusive plan than tripling the size in back where it faces our shared park, Juri Commons.**

These are my concerns for our neighborhood, our park, and my property:

1) OUT OF SCALE AND OUT OF CHARACTER WITH THE NEIGHBORHOOD – We all understand the need for more housing, but **what we need is affordable housing**, not top-end condos with zero addition of affordable units. This will be even more true after the devastating economic impact of COVID-19. Doubling the number of units in the building would have already been a huge impact for our neighborhood, but **tripling the size is completely out of character with the other buildings here.** Please scale this down.

2) APPALLING, UNPRECEDENTED IMPACT ON JURI COMMONS – The properties that adjoin Juri Commons are all set up so that no one is staring down on people using the park, and no one is looking directly into their neighbors' windows. In the proposed plan, **the addition will be more than twice as tall as the park is wide**, and the 9 terraced balconies proposed to face Juri Commons will make it so these **new owners will have a towering, proprietorial view of everything in the park. How obnoxious.** And any time one of them steps out onto their balcony with friends or talks on their phone out there, it will broadcast across the park and all of our properties. Even more obnoxious. Please scale this down.

3) INTRUSIVE PLACEMENT OF WINDOWS – The last time a revised set of plans was sent out, I couldn't for the life of me find any drawing or view that showed the windows that are proposed on the south side that faces my property and yard. In the previous plans, there were **16 windows proposed to face my property.** How is this possible? Every other property around here is either set

way back, or there are no significant windows facing others' properties. If the plans are the same as before, there would be **a huge edifice of windows looking down on me in my currently-private garden**. Please scale this down.

4) DEGRADING QUALITY OF LIFE FOR ALL PROPERTIES THAT ADJOIN JURI COMMONS. The owner of 350-352 San Jose Ave. wants to take away the open space on their own property and then enjoy looking down on the park and on everyone else's open space and property, while we have **an intrusive, noisy edifice degrading our shared quality of life**. Please scale this down.

As it stands, **the planned addition will cause much harm to the quality of life on our block and in our park, and any benefits will not accrue to the neighborhood**. The benefit will be primarily to line the pockets of one owner. The owner's plan is a guarantee that no matter who might move into a building that big and intrusive, everyone in the neighborhood will automatically feel unwelcoming toward them. How can one owner's profit be more important than the qualities of neighborliness we now share around our "commons?" **Please reduce the size and impact of the proposed structure, especially the part that faces Juri Commons!**

Kind regards,  
Catherine Costello  
374 San Jose Ave.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: OPPOSE 1846 Grove Street proposal  
**Date:** Monday, April 13, 2020 6:04:33 PM

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**From:** Susan Prion <prions@usfca.edu>  
**Sent:** Wednesday, April 8, 2020 1:10 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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** Susan Prion <prions@usfca.edu>  
**Subject:** OPPOSE 1846 Grove Street proposal

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

Dear Commissioners,

My name is Susan Prion. My husband and I are professors at USF, and have owned and lived at 1880 Grove Street continuously since March 1992. We walk to work and have been active members of our neighborhood community for 28 years.

I am writing today on behalf of the two of us, the 2 owners of 1882 Grove, and the 3 long-term tenants who currently live at 1882.

We strongly oppose the proposed development (erroneously titled 1846 Grove Street, even though there is no access to our street) due to concerns of safety, density, quality of life issues.

1. **Safety:** there is ONLY a 3.5-foot walkway access to this property from Fulton Street. In the event of any type of emergency, residents would be attempting to exit through this walkway while first responders are trying to enter with essential equipment. Not only is this dangerous for the residents and the first responders, but could allow a fire to spread quickly to the entire block because of the closeness of the development to the existing properties.

2. **Density:** The developer has asked for a surprising number of variances. The lots is zoned for 2 units, yet the current plan is for 4. The developer wants you to ignore the rules for setback from lot lines and % of total space used for the building. This plan doubles the allowed density for the space, and is a significant and unpleasant intrusion into the living spaces of the 17 neighboring properties that directly border the proposed development. The developer is asking for variances of the regulations for parking, access, exposure, height, bulk, and setback. It seems that nothing about this development will conform to the city building rules! It also requires a reduction in parking spaces on Fulton, increasing the already-difficult parking environment with the loss of spaces on Grove Street for the bicycle-share racks. The current plans for this development include 0 spaces for resident parking. Our neighborhood is already overwhelmed with street parking from St Mary's Hospital and USF.
3. **Quality of life:** Please be aware that, despite your advice from the last Planning Commission meeting about this project, minimal effort has been made to engage the community and truly listen to our concerns. One meeting was called for 2/26 but the location was not announced until the day of, and a promise to "deliver a printed announcement to adjacent homes as soon as we have confirmed the location" was unfilled. At 1880-1882 Grove, we have yet to receive any notice, via email or regular mail or flyer, about a meeting with the developer to discuss concerns. Despite the developer's claim that they have "reached out repeatedly to the neighbors," I will attest that we have received nothing over the past 2 years from the developer about the proposal or a community meeting. We fear that this disregard and disinterest in the perspective of community members directly influenced by this development speaks volumes about the current and future working relationship between the developer and the neighbors.

To summarize, the 7 owners and residents of 1880-1882 Grove Street STRONGLY OPPOSE this development in its current form.

Thank you for your kind consideration of the concerns of our community.

Best regards,

Susan Prion  
1880 Grove Street

**Susan Prion EdD, RN, CNE, CHSE**  
**Professor and Fulbright Scholar (Vietnam)**  
**School of Nursing and Health Professions (SONHP)**  
**SABBATICAL MAY 2019-AUGUST 2020**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Opposition to Balboa Reservoir Development -- April 9 Agenda  
**Date:** Monday, April 13, 2020 6:04:24 PM

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**From:** Henry Kevane <hkevane@pszjlaw.com>  
**Sent:** Wednesday, April 8, 2020 2:29 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Opposition to Balboa Reservoir Development -- April 9 Agenda

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Dear Mr. Hillis and members of the Planning Commission:

I am writing to oppose the proposed housing project for the Balboa Reservoir. I have been a resident of adjacent Westwood Park for over 30 years. I do not object to housing on the site, but I believe that the scale and design of the project is not compatible with the surrounding area. Our corner of the City has long been neglected and de-prioritized. For that reason, the reservoir – those bleak, windy and unattractive concrete pits – has become our *de facto* park, our open space. The plan to develop over 1,000 housing units on that site would not only overwhelm the neighborhood's already stretched and congested resources but would destroy the free space that has been enjoyed by residents for decades. There is ample underused space in Golden Gate Park and Lincoln Park that could be re-purposed for housing -- we all know, however, that any such effort would be political dynamite to the elected representatives for the Richmond and Sunset. And yet, the supervisors for Districts 7 and 11 seem complacent about the serious and negative effects to the area from the reservoir project. Oddly, the very lack of historical attention paid to improving and beautifying the reservoir has become the reason for eliminating it. Thus, it seems to me, the welfare of the Ingleside and Sunnyside neighborhoods is yet again being ignored.



Thank you for your consideration of my views on this subject.

Henry Kevane  
30 Eastwood Drive  
415/297-2963

PS: I read about this hearing in the Chronicle and saw the email address to submit comments but I am unsure if this is correct so I would appreciate an acknowledgment of receipt.

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: In Support of 1846 Grove  
**Date:** Monday, April 13, 2020 6:04:05 PM

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**From:** sara@ogilvie.us.com <sara@ogilvie.us.com>  
**Sent:** Wednesday, April 8, 2020 2:32 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** 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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Subject:** In Support of 1846 Grove

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

Dear San Francisco Planning Commission,

As you are well aware, the city's housing emergency dictates that infill housing is needed all over San Francisco. 1846 Grove presents an important opportunity in the Panhandle Neighborhood.

1846 Grove is a Safe Project that has been reviewed by responsible departments staffed with Code Experts.

The lot is massive and has already been reduced from 5 to 4 units in considerate response to concerned neighbors.

The Architect started with the approach of making the least impactful building on the site that actually increases fire safety to surrounding properties by providing a standpipe that could be used for fire on adjacent buildings.

The Architect minimized windows peeking into windows, preserved the tree, minimized dead space between buildings and fences, created generous open space with living roofs for downward-looking neighbors, developed smaller shaped buildings rather than a big block that looks out to other properties and crated a thoughtful community space.

The Architect provided 5 Community Meetings while offering individual or small group meetings to neighbors upon request. Where specific changes were requested, these were accommodated, culminating in 16 modifications.

The site has been used as a dumping ground for neighborhood construction debris. It is absolutely better served as housing.

I am a longtime San Francisco citizen who is disappointed with the perpetual gridlock surrounding new housing development in this city. The stasis is bizarre, chilling and inconsistent with our messaging as a welcoming, inclusionary and vibrant municipality.

We need an abundance homes of all kinds to be built as promptly and proficiently as possible. We need to stop pushing economic prosperity driven by diverse, talented, hardworking families into other cities in other states because we refuse to build more housing. I entreaty the Commission to demonstrate leadership, good stewardship and sage urban planning. 1846 Grove has my total support and I pray it gain yours today.

Thank you for your work to support a gorgeous, growing San Francisco.

Respectfully submitted,

Sara Ogilvie

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: oppose 1846 Grove St  
**Date:** Monday, April 13, 2020 6:03:59 PM

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**From:** Basil Ayish <basil.ayish@gmail.com>  
**Sent:** Wednesday, April 8, 2020 2:32 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>; 1846grovenighbors@gmail.com <1846grovenighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Subject:** oppose 1846 Grove St

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 project at 1846 Grove Street and ask that you vote to disapprove this project. It does not belong in the middle of this established block.

This project proposes twice the density that is permitted for this site, and does not address the issues brought up at the previous hearing. No meaningful changes have been made to the proposal to address Commissioners' and neighbors' concerns. The total number of bedrooms remains the same, the footprint was reduced by only 3.5% and no front or

rear setbacks were created.

We, residents of SF, count on Planning to protect us from projects that do not fit the character of a neighborhood. In this case, there has been a failure to do so. That character is made up, in large part, by the density and open space of existing properties. Duplexes, set backs and 45% open back yards are the norm in block 1187. Imposing double the density allowed and permitting a waiver of those standards benefits the investors of the proposed project while adversely affecting the neighbors' safety, enjoyment of their property, privacy, solitude, and communal benefit of individually owned open spaces. We now count on the Commission to right this wrong.

Please vote to disapprove the project proposal for 1846 Grove.

Sincerely,

Basil Ayish

1751 Grove St

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Planning Commission Hearings During COVID-19 Crisis  
**Date:** Monday, April 13, 2020 6:03:50 PM

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**From:** Ozzie Rohm <ozzierohm@sbcglobal.net>  
**Sent:** Wednesday, April 8, 2020 3:02 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:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir Project Information Sheet (Agenda Item 16)  
**Date:** Monday, April 13, 2020 6:03:34 PM  
**Attachments:** [BalboaReservoir\\_PC InfoSheet.pdf](#)

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**From:** Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>  
**Sent:** Wednesday, April 8, 2020 3:07 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>  
**Subject:** Balboa Reservoir Project Information Sheet (Agenda Item 16)

Dear Commissioners,

We hope you are staying safe and healthy. Our Balboa Reservoir project team is excited to provide more information about the project at tomorrow's hearing. Prior to the meeting, the project sponsor requested that we distribute a project information sheet to Planning Commissioners. Attached, please find the information sheet that describes their design approach to the site.

Please let us know if you have any questions.

Regards,  
Seung-Yen

**Seung-Yen Hong, LEED Green Associate**  
Urban Designer/Planner, City Design Group  
Direct (Office): 415-575-9026 | Fax: 415-558-6409  
SF Planning Department

**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:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir Development  
**Date:** Monday, April 13, 2020 6:03:19 PM

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From: Beverly Tharp <[beverly@beverlytharp.com](mailto:beverly@beverlytharp.com)>  
Sent: Wednesday, April 8, 2020 3:33 PM  
To: CPC-Commissions Secretary  
Cc: Hood, Donna (PUC); [swilliams@ccsf.edu](mailto:swilliams@ccsf.edu); [ivylee@ccsf.edu](mailto:ivylee@ccsf.edu); [alexrandolph@ccsf.edu](mailto:alexrandolph@ccsf.edu); Board of Supervisors, (BOS)  
Subject: Balboa Reservoir Development

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

Please follow the mandate of State Surplus Land Statute 54222.  
Public land should benefit the public!

This land should be used for genuinely affordable housing.  
Educators and long time San Francisco residents should benefit.

Our teachers have suffered enough lately and they deserve better!

It's wrong to take from City College so that private developers can profit!

Sincerely,

Beverly Tharp  
40 year SF resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: OPPOSE 1846 Grove Street Development  
**Date:** Monday, April 13, 2020 6:02:57 PM

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**From:** Meg Gray <1846groveneighbors@gmail.com>  
**Sent:** Wednesday, April 8, 2020 4:24 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Subject:** OPPOSE 1846 Grove Street Development

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Dear Commissioners:

As a homeowner who is greatly affected by this development (I live on Masonic), I oppose this project.

The investor/developers did not heed your recommendations from the December hearing. He did not lessen density in any significant way. They refused to discuss our concerns about fire safety in regards to the one narrow easement for this project. I was at all the meetings since the December hearing and we were told, and I quote, "We're not going to stop the project because people object to the access." Instead of working with our neighborhood, they have been decidedly dismissive of us. They reach out to a select few assuming that we will get out information to each other, a job they should be doing. They mocked one of the neighbors who proposed ADUs for teacher housing. In no way have they tried to include us in this project, maybe give us access or some incentive to sweeten the deal. They have not provided any notification for this weird online Planning Committee meeting.

We are at the beginning of a massive pandemic. This project is truly not essential. Having the hearing now puts us the neighbors between a rock and a hard place. It is difficult to communicate with each other. Without a physical presence at the hearing, I feel the impact of our message will be weakened.

At the December hearing, the investor/developers met Theo Gordon who was speaking on behalf of a project before ours. Mr. Gordon has NOT been to any meetings with the neighbors. He is a YIMBY advocate who I am sure you know. Mr. Gordon has NOT been to any meetings with the neighbors. He is garnering support of this project from people he knows but have no idea of this project.

I urge you to listen to the neighbors who are most affected by this project. I hope you review your recommendations to the investor/developers from the December meeting and see if they have followed through with them. I strongly feel they have not.

Respectfully,

Abby Kingan  
627 Masonic Avenue

|

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: OPPOSE 1846 Grove St Development  
**Date:** Monday, April 13, 2020 6:02:49 PM

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**From:** Jennifer Latimer <jenn.lat@gmail.com>  
**Sent:** Wednesday, April 8, 2020 4:43 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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Subject:** OPPOSE 1846 Grove St Development

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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 exemptions.

Please vote to disapprove the project proposal for 1846 Grove.

Thank you.

Jenn Latimer

Jennifer Latimer, LCSW | [jenn.lat@gmail.com](mailto:jenn.lat@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: In support of 1846 Grove St  
**Date:** Monday, April 13, 2020 6:02:37 PM

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**From:** Robin Kutner <robin.kutner@gmail.com>  
**Sent:** Wednesday, April 8, 2020 5:05 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** In support of 1846 Grove St

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Dear Planning Commission,  
Please consider this public comment for this coming Thursday's Planning Commission meeting. I live in the Panhandle area, where the project is located, and I am writing in support of 1846 Grove St. San Francisco. I understand a lot of the opposing comments are along the lines of fire and emergency access, but I have full faith in our DBI, Planning Department, Fire inspections, and so on. Our city and neighborhood need more housing, and this project is compliant.

Thank you,  
Robin Kutner  
Divisadero St

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: OPPOSE 1846 Grove St Development  
**Date:** Monday, April 13, 2020 6:02:23 PM

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**From:** Malinda Kai Tuazon <malindakai@gmail.com>  
**Sent:** Wednesday, April 8, 2020 5:36 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>; 1846grovenighbors@gmail.com <1846grovenighbors@gmail.com>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Subject:** OPPOSE 1846 Grove St Development

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Dear Commissioners,

I reside on block 1187 and respectfully request that you disapprove 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 neighbors' 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 this alleged reduction of density, the investors ignored neighbors' concerns about fire danger. Multiple neighbors have explicitly told him that we would like to see the number of potential residents reduced as part of a density-reduction plan because every potential resident increases the threat of an accidental fire, whether from a flicked cigarette butt to a BBQ malfunction. While the investors claim their properties will have state-of-the-art fire protection, none of the homes in the surrounding block do. Any fire in the subject lot will damage the surrounding homes and potentially injure or kill neighbors. Not taking this into consideration demonstrates, not only the investors' lack of engagement with the neighborhood, but how much this proposed development is inconsistent with keeping with the neighborhood's character.**

In addition to these factors, the investors in their plans and applications have described the project as an apartment building which entitles them to a CEQA Class 3 exemption. Under an apartment categorization, the minimum egress is 44 inches. The egress of this project is 36 inches for 50 feet. The investors claim this egress complies with fire code requirements by classifying it as single-family homes. In the revised plan, the investors include four single-family homes. In order to qualify for CEQA exemption, a project may only have a maximum of three single-family residences. This mischaracterization is yet another attempt by the investors to take advantage of this space without playing by the rules.

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.

Respectfully,

Malinda Tuazon  
613 Masonic Ave.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir  
**Date:** Monday, April 13, 2020 6:02:10 PM

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**From:** Anjali Sundaram <asundaram@ccsf.edu>  
**Sent:** Wednesday, April 8, 2020 5:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@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>; Shanell Williams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Alex Randolph <alexrandolph@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; Thea Selby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu <studenttrustee@mail.ccsf.edu>  
**Subject:** Balboa Reservoir

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Dear Planning Commission,

This is a serious decision. I object to this virtual meeting held during the current Covid 19 crisis when many SF residents are just trying to avoid getting seriously ill or going broke.

Building more housing for upper middle class and upper class residents **does not address the housing problem in SF**. It just invites more wealthy people OUTSIDE of the city to come live in

the city. It does not address the affordable housing problem.

Most land is privately owned. Public land is a precious commodity and must be used with the interests of all in mind.

In the current climate where our city cannot house people who serve coffee, people who take care of babies or educate kids, people who work in a myriad of public positions, public land should go to **affordable housing only or to other public interests like CCSF.**

**Please stop this stealth developers' land grab, initiated with a virtual meeting in a time of crisis. This is precisely what Naomi Klein talks about in her book The Shock Doctrine.**

Sincerely,

Anjali Sundaram

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Subject: OPPOSE 1846 Grove St Proposal  
**Date:** Monday, April 13, 2020 6:01:10 PM

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**From:** Michelle Dobrow <msd7667@hotmail.com>  
**Sent:** Wednesday, April 8, 2020 8:08 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; 1846grovenighbors@gmail.com <1846grovenighbors@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Subject: OPPOSE 1846 Grove St Proposal

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

Dear Commissioners,

I live on Masonic Ave at Fulton and my backyard faces the proposed the project called 1846 Grove St.

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.

**Building luxury condos will do nothing to help the housing crisis for our city. Eliminating open space / fire break in the center of a 100+ year old built up block deserves restrictions, not exemptions. Please appreciate that I am not against *any* development in this lot. I am against this current proposal which does not comport with the character of the neighborhood and has not included any meaningful neighborhood input.**

Please vote against the project proposal for 1846 Grove.

Thank you,

Michelle Dobrow  
613 Masonic Ave.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: OPPOSE 1846 Grove St Development  
**Date:** Monday, April 13, 2020 6:00:56 PM

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**From:** Gwendolyn Keefe <gbelomy@gmail.com>  
**Sent:** Wednesday, April 8, 2020 8:19 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>; 1846grovenighbors@gmail.com <1846grovenighbors@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 exemptions.

Please vote to disapprove the project proposal for 1846 Grove Street.

Best,  
Gwendolyn

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: Planning Commission - 1846 Grove - Letter of Support  
**Date:** Monday, April 13, 2020 6:00:41 PM

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**From:** david cumby <davidcumby@gmail.com>  
**Sent:** Wednesday, April 8, 2020 8:26 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@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:** [CPC-Commissions Secretary](#)  
**Cc:** [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir- April 9 meeting/1PM- Agenda Items 16a & 16b  
**Date:** Monday, April 13, 2020 6:00:10 PM

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From: Michael Ahrens <mikeahrens5@gmail.com>  
Sent: Wednesday, April 8, 2020 9:24 PM  
To: CPC-Commissions Secretary  
Cc: Low, Jen (BOS); Yee, Norman (BOS)  
Subject: Balboa Reservoir- April 9 meeting/1PM- Agenda Items 16a & 16b

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

I submit this comment on tomorrow's meeting with respect to the proposed Balboa Reservoir development, and agenda items 16a and 16b.

I am the president of Westwood Park Association, and submit this comment on behalf of Westwood Park Association. ("WPA"). WPA represents the interest of the residents of the Westwood Park Community that was developed more than 100 years ago and directly adjoins the proposed Balboa Reservoir Project.

With today's COVID-19 situation we do not believe that the review process for the proposed Balboa Development should continue as if nothing has happened. This will be a new world due to this pandemic and the sufficiency of the proposed development cannot be determined until after we all settle into a new normality. We just cannot know now what that new world will hold for our city, our state, or the world.

The situation involving our housing needs, our public transit system, the environmental impact of the proposed development, the economy, the availability of financing for the project, and other things cannot be known while we are in the midst of this pandemic.

We know that the next thing that may be proposed for your review is the final EIR. We all made comments on the DSEIR in the fall of 2019 based on the world as it was in the fall of 2019. With

the pandemic, social distancing, closed small businesses, hotels closing, homeless being sheltered in hotels, office buildings possibly being converted to housing, people working from home, how can we tell what the environmental impact will be when the new normality arrives. Any EIR must be done only after all of these things settle down.

Therefore, Westwood Park Association respectfully submits that all meetings on the Balboa Development should be deferred until after we all settle into the new normality and we can truly assess whether this proposed development is appropriate in light of the new normality.

I hope you agree with my comments and defer tomorrow's meeting. If the meeting is not deferred we will have comments, and we will submit them tomorrow morning and possibly supplement them after tomorrow's meeting.

We thank you for your considerations.

Michael Ahrens  
President, Westwood Park Association

Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: 1846 Grove Street Project  
**Date:** Monday, April 13, 2020 5:59:52 PM

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**From:** Michele King <michele.king@gmail.com>  
**Sent:** Wednesday, April 8, 2020 9:51 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.

Dear Planning Commissioners:

I am writing to express my support for the new housing project at 1846 Grove Street. With two decades of professional experience in urban planning and sustainability policy, I have a great appreciation for smart land use and design. This project creates efficient multi-unit housing near the recently upgraded Masonic Avenue bike lanes, without displacing any residents. This is the type of project that should be encouraged by the planning department and city residents.

As a longtime resident of San Francisco, I am also sensitive to privacy challenges and the need for sensitively designed small outdoor spaces. This project creates a small courtyard and orients the new units toward that shared open space, which helps maintain privacy for the surrounding existing residents. I reviewed the previous hearing and proposal to provide a setback around the new project, leaving a space between the existing fences and the new building as well as removing the interior courtyard. It seems like this would be less effective in terms of privacy because the new building would then be closer to the middle of the site with more windows oriented out toward the back of the existing buildings. This kind of buffer zone is not really useful open space and may end up as a storage area, which does not benefit existing or future residents. Further, keeping the interior courtyard would foster a

more human-centered design for inhabitants.

I think this project makes good use of a vacant property with a well-organized design that is respectful of neighbors. I hope it will be approved.

Respectfully

Michele King

[Michele King Projects](#) | San Francisco Bay Area

Planning & Policy Consulting Services

[michele.king@gmail.com](mailto:michele.king@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Opposed 1846 Grove Street Development  
**Date:** Monday, April 13, 2020 5:59:39 PM

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**From:** Ren Davis Phoenix <redsphx@gmail.com>  
**Sent:** Thursday, April 9, 2020 12:29 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>  
**Cc:** malindakai@gmail.com <malindakai@gmail.com>  
**Subject:** Opposed 1846 Grove Street Development

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Dear Commissioners,

We reside in and/or own property on in residence that shares block 1187 SF. Ca 94117 and strongly disapprove of the project named 1846 Grove Street. This proposal is out of character with the neighborhood in terms of density and building 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 communal beneficial open yards.

THE PROJECT DEVELOPER HAS DEMONSTRATED A CONSISTENT UNWILLINGNESS TO MEANINGFULLY ENGAGE THE NEIGHBORHOOD, opting instead to hold barely announced meeting meetings and sudden venue changes, and to be dismissive of or give lip service to the neighborhood. The planning department executive summary reports the project sponsors communities meeting activities and fails to record neighborhoods opposition to the project by citing only one there were multiple; however, we

have copies of 18 letters opposing it.

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 ALL THE RESIDENTS OF THE NEIGHBORHOOD and, in one example, claimed accommodations 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 WERE MADE THE FOOTPRINT WAS REDUCED BY ONLY 3.5% AND NO FRONT AND NEAR SETBACKS we are created in keeping with the neighborhood's character.

This type of construction IS NOT THE SOLUTION WE NEED TO OUR HOUSING CRISIS and is eliminating open space fired break in the center of a 100 + year old built up block and DESERVES RESTRICTIONS, "not" exemptions!

PLEASE vote to disapprove the project proposal for the 1846 Grove.

Sincerely,

Ren Davis Phoenix &  
Brook Ferragamo,  
Rental residents;  
Carol Solari  
Owner  
36 and 38 Ashbury Street,  
SF, CA 94117

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-Think GREEN: Reduce, Reuse, Recycle! Please consider the environment before printing this e-mail.

\*Sent from my Sprint 4G, (often not soo smart) smartphone ... ;)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir, agenda 16 a/b, Planning Commission 4/9/ 20  
**Date:** Monday, April 13, 2020 5:59:31 PM

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**From:** Madeline Mueller <madelinemueller@gmail.com>  
**Sent:** Thursday, April 9, 2020 12:51 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>  
**Subject:** Balboa Reservoir, agenda 16 a/b, Planning Commission 4/9/ 20

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Dear Planning Commissioners,

Recovery from the current pandemic may take years. What is happening now on a global scale and in San Francisco in particular is unprecedented, unforeseen, and unpredictable. We have been told that this week and the next are particularly dangerous for us.

Therefore, please do NOT go forward on Thursday, April 9th in considering even initial steps towards destabilizing a College of thousands of students by taking away land used by students since 1946; land that may soon be desperately needed to train thousands more to return to a life and workforce completely changed after Covid-19.

The California Legislative Analyst's Office (LAO) has just issued a recommendation that colleges use their reserves to add classes. There is to be a Federal infusion of probably \$1.7 billion to California Colleges which, along with the almost billion dollar facility bond measure recently passed for CCSF needs, indicates a sea change for City College.

All data and deals leading to the current resolutions which would likely downsize the College in favor of a private very dense housing development now must be reconsidered. Everything will be different. Nothing justifies going forward at this point in time for any project that compromises San Francisco's ONLY Community College's ability to reestablish America's



economy as well as reestablish a healthy quality of life.

Also any relationship between a possible development and an adjacent, suddenly expanding, College must be reconsidered only after a new Chancellor and Vice Chancellor of Facilities are in place for a while. (Both offices were vacated in the last few weeks due to resignations.)

To proceed with Agenda items 16A and especially 16B on April 9th, 2020 would be Unacceptable!

Thank you all for your consideration,

Madeline Mueller  
CCSF Faculty  
and Music Department Chair

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Restricting Public comment  
**Date:** Monday, April 13, 2020 5:58:55 PM

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**From:** Christine Hanson <chrissibhanson@gmail.com>  
**Sent:** Thursday, April 9, 2020 7:24 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>  
**Subject:** Restricting Public comment

Dear Commissioners,  
Yesterday, after struggling for an hour, and listening online to the Balboa Reservoir CAC meeting's small number of public commenters—an average meeting usually receives 20-30 people speaking in person, this one had 5, and then one more was added after a variety of phone numbers were given out in response to my emails sent to CAC members—I was not able to comment at the meeting. I have sent an emailed comment later but my comment was not able to be considered in any of the discussion.

The email thread below shows my attempts and the eventual news that the iPhone, with updated software which I am using to send this email to you, was not compatible with the call system.

Judging by the similarity of the access code you may have the same system in place for today's Planning Commission meeting. Please do not continue with Agenda items 16A and especially 16B today. Not only does this have the potential to leave the public out of the discussion but your Commissioners May be forced to make a decision without important information the public has to offer.

In yesterday's Balboa Reservoir CAC meeting the developers spoke about following up on decisions regarding coordinating with City College Facilities VP James Sohn about the placement of one of the access streets that will cross City College property.

The sixth caller who was finally able to get through to make public comment last night informed the CAC and apparently the presenter that not only did Chancellor Rocha leave the school recently but the head of Facilities James Sohn has resigned as well.

For the good of everyone, please hold these critical items until a proper hearing can be held, this huge project is not the one to experiment with.

Sincerely,  
Christine Hanson

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

**From:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>  
**Date:** Wednesday, April 8, 2020  
**Subject:** CAC commenting?  
**To:** "chrissibhanson@gmail.com" <[chrissibhanson@gmail.com](mailto:chrissibhanson@gmail.com)>  
**Cc:** "Tong, Reanna (CPC)" <[reanna.tong@sfgov.org](mailto:reanna.tong@sfgov.org)>, "Exline, Susan (CPC)" <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>, "Lutenski, Leigh (ECN)" <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>

Dear Chris,

We are really sorry about tonight. We just learned that some phones may have issues with our call system. Please kindly email your comments. We will circulate your comments to the CAC and the sponsor and provide responses.

Regards,  
Seung-Yen

---

**From:** Christine Hanson <[chrissibhanson@gmail.com](mailto:chrissibhanson@gmail.com)>  
**Sent:** Wednesday, April 8, 2020 7:43:30 PM  
**To:** Tong, Reanna (CPC) <[reanna.tong@sfgov.org](mailto:reanna.tong@sfgov.org)>  
**Subject:** Re: CAC commenting?

This meeting usually has about 30 people trying to comment.  
Most of your commenters have been locked out.

On Wednesday, April 8, 2020, Tong, Reanna (CPC) <[reanna.tong@sfgov.org](mailto:reanna.tong@sfgov.org)> wrote:

You are also welcome to submit a comment through the online Q&A function (as you had done earlier), if the phone in does not work. We are continuing to read the comments that come in that way.

**Reanna Tong, Planner**  
**Citywide Planning Division**  
San Francisco Planning Department  
[1650 Mission Street, Suite 400 San Francisco, CA 94103](https://www.sfpplanning.org)  
Direct: 415.575.9193|Fax:415.558.6409  
[www.sfpplanning.org](https://www.sfpplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Christine Hanson <[chrissibhanson@gmail.com](mailto:chrissibhanson@gmail.com)>  
**Sent:** Wednesday, April 08, 2020 7:09 PM  
**To:** Tong, Reanna (CPC) <[reanna.tong@sfgov.org](mailto:reanna.tong@sfgov.org)>  
**Subject:** CAC commenting?

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sources.

Hi,

The code to listen on phone and make comment does not work.

The help line just rings and rings.

I've downloaded an app and can connect on my laptop but have no idea if I can make comment.

Also I know people trying to access on their phone (Madeline Mueller for sure) and I'm concerned they are locked out.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: I SUPPORT 1846 Grove Street  
**Date:** Monday, April 13, 2020 5:58:32 PM

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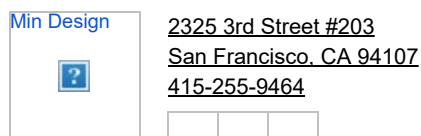
**From:** EB Min <eb@mindesignco.com>  
**Sent:** Thursday, April 9, 2020 8:00 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: I SUPPORT 1846 Grove Street

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

Please find my email of support for 1846 Grove below.

Thank you,

E.B. Min



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

**From:** **EB Min** <[eb@mindesignco.com](mailto:eb@mindesignco.com)>  
**Date:** Wed, Mar 11, 2020 at 6:24 PM  
**Subject:** I SUPPORT 1846 Grove Street  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>, <[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)>

Dear Commissioners,

I support the project at 1846 Grove Street. This proposal adequately addresses the issues of privacy, fire safety, and the impact of a building with no setbacks. The project developer has reached out consistently to the neighborhood. This type of construction is the kind of creative thinking and design we need to address our housing crisis. The future occupants will be grateful for a place to live in San Francisco.

Please vote to approve the proposal at 1846 Grove.

Thank you,

E.B. Min, AIA



2325 3rd Street #203  
San Francisco, CA 94107  
415-255-9464

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Meetings during "shelter in place"  
**Date:** Monday, April 13, 2020 5:57:36 PM

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**From:** Kirk Palmer <[kpalmers@gov.com](mailto:kpalmers@gov.com)>  
**Sent:** Thursday, April 9, 2020 8:47 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Meetings during "shelter in place"

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Dear Secretary and Commission,

I am writing to express my serious concerns with this group continuing its non-essential (meaning not life-saving) work during the current COVID-19 crisis. Particularly, I object to the fact that it is doing so in such a way that makes public comment and public demonstration of support or objection to plans and point significantly more difficult than it should be in our democracy. I shall also be contacting the board of supervisors, mayor's office, and local press to register my concerns.

I am a resident of Westwood Park, very near the Balboa Reservoir Project site. There is a meeting TODAY on this topic. There is NO PHYSICAL LOCATION for members of the public to attend this meeting. Our community is gravely concerned with this seemingly off-the-rails project. Note: we are not concerned that the site is being developed---the city needs housing and this is an appropriate site for such. But, many, many of us are concerned that the density recommended is more than double what was judged appropriate for the location in the environment impact study done for the master plan for the area. Also, numerous height allowances would be violated by the proposed development. My understanding is that the developer, who has designed and built a number of tawdry and unattractive projects in SF, is now attempting to fast track their plans by hiding under "sustainable development" provisions in state law. In a complex situation like this, public review and PUBLIC INPUT is critical to review and amendment...PRIOR TO APPROVAL. And, that input needs to include in-person speaking directly to planners. Many in our community are not tech-savvy and will not join calls or email in concerns. But, they would show up and speak.

I **\*urge\*** your office to put the brakes on these non-essential activities until such time as they can be conducting properly, in full accordance with sunshine laws and basic decency.

Sincerely,  
Kirk Palmer  
1405 Plymouth Avenue  
San Francisco, CA 94112

415 806-9516

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: 1846 grove; don't build  
**Date:** Monday, April 13, 2020 5:57:19 PM

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**From:** Tom Carberry <tomcar2427@aol.com>  
**Sent:** Thursday, April 9, 2020 9:15 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1846 grove; don't build

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Dear sirs

I am partial owner of a building at 1859 Fulton St. I am against the proposed building at 1846 grove st.

Im am opposed not only for the noise , privacy and all the setback variances that are needed. Having no street frontage, there will be many impositions on neighbors for garbage,deliveries, large item garbage pick up, parking which has been reduced by bike lanes etc. All utilities for these proposed buildings would have to be through this alley. Sewer, Water, Electric, Gas, Fire sprinkler, Cable. Any repairs block access in and out of this complex and of neighbors access to their properties.

I was a firefighter in SF for 30 years. Quick response is imminent for life and property protection. The address of Grove St. with entrance on Fulton would cause a delay in response. Access through a 3 foot alley would be extremely difficult for efficient firefighter response and ladder and equipment placement and usage.

I was also a fire inspector for two years and am very surprised this project could get passed through SFFD plan check. The buildings would have to be sprinklered and SFFD connection would have to be on the Fulton St access, but you have no building to connect to and if put in front of alley, access is reduced further. This project is a dangerous proposal.

Tom Carberry

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Please Approve 1846 Grove St.  
**Date:** Monday, April 13, 2020 5:57:00 PM

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**From:** Theo Gordon <theodore.a.gordon@gmail.com>  
**Sent:** Thursday, April 9, 2020 9:51 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Please Approve 1846 Grove St.

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Dear Planning Commission,

My name is Theo Gordon, I'm a 31 year old renter, living on Golden Gate Avenue, near the 1846 Grove site. I've been following this project closely because this type of housing -- small, modest, missing middle housing -- is the kind of housing that we are so sorely lacking in San Francisco. This is personal to me, because I hope to not live in my small studio apartment the rest of my life. I hope to someday have the stability to own a place and for that place to be big enough to raise a family in.

I would love to live in a place like 1846 Grove and I should have that option.

It is also distressing to see the opposition to this project act in such bad faith. They have misrepresented the site, the project sponsor, and their concerns in an effort to stop anything from getting built. A few examples of their bad faith arguments:

1. The walkway to the property - the fire marshal says that the walkway is wide enough to be safe, we should assume that the marshal knows more about fire safety than a bunch

of people at public comment. They also worry about the walkway not being wide enough for them to walk, but the people opposed will never have to walk down that walkway.

2. The use of the site - the opposition has portrayed the current site as some beautiful open space, but its current state is a bunch of overgrown weeds that all of the neighboring buildings have fenced themselves off from.
3. Impact on ADUs - The opposition has said that the 1846 Grove St project will stop them from being able to build ADUs on their own property. They were corrected during the plancom meeting in December that this is not true and yet they continue to make up this talking point.
4. Neighbors will be 'too close' - I live in an apartment, approximately 6" from my neighbors. It's fine. We're in a city, people can live close to each other.

These 4 homes are opportunities for 4 families to have a place to live in SF. This is missing middle housing, near transit, near parks, near jobs. This is everything we say we want. So don't let an opposition that will say no to everything stop 4 families from having a place to live.

Please approve this project.

Theo Gordon

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: Support of 1846 Grove St at 4/9/2020 planning commission  
**Date:** Monday, April 13, 2020 5:56:12 PM

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**From:** Jeremy Besmer <jdbesmer@gmail.com>  
**Sent:** Thursday, April 9, 2020 10:17 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support of 1846 Grove St at 4/9/2020 planning commission

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Dear Planning Commission,

Please consider this public comment for the April 14, 2020 Planning Commission meeting in support of the 1846 Grove St project.

I live in the Panhandle area where project is located, which I strongly support as a careful approach to sorely needed infill housing development in San Francisco. I understand a lot of the opposing comments are along the lines of fire and emergency access, but I have full faith in the project planners who have worked with DBI, Planning Department, Fire inspections, to find solutions to all the purported health and safety issues. San Francisco in general and this neighborhood specifically more housing, which this project will help deliver.

Thank you,  
Jeremy Besmer

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Fw: 1369-1371 Sanchez St  
**Date:** Monday, April 13, 2020 5:55:59 PM

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**From:** steffelevin <steffe.levin@gmail.com>  
**Sent:** Thursday, April 9, 2020 11:04 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1369-1371 Sanchez St

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Commissions,  
I am a neighbor and live across the street from 1369-71 Sanchez and am requesting the **removal of the proposed roof deck on that property**. There are no roof decks in this neighborhood, and no reason for a private roof deck.  
Since the plans already tower over the other houses, the roof deck is simply allows views into several homes. More to the point, there are no roof decks on the street or near here. Please remove the roof deck from those plans.

Thank you,  
Stephanie Levin

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir- Additional Comments of Westwood Park Association  
**Date:** Monday, April 13, 2020 5:55:12 PM  
**Attachments:** [Balboa Reservoir Project General Plan Amendments Comments.pdf](#)

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**From:** Michael Ahrens <mikeahrens5@gmail.com>  
**Sent:** Thursday, April 9, 2020 11:15 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Low, Jen (BOS) <jen.low@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>  
**Subject:** Balboa Reservoir- Additional Comments of Westwood Park Association

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Commissioners:

Last night Westwood Park Association sent an email comment that consideration of the Balboa Reservoir should be deferred until after the pandemic when we return to the new normal. In the event that you proceed with your considerations, Westwood Park has additional substantive comments. They are in the attached memo. Thank you for your consideration.

Mike Ahrens  
President, Westwood Park Association

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Walk SFs support of Balboa Reservoir Development  
**Date:** Monday, April 13, 2020 5:54:52 PM  
**Attachments:** [Balboa Reservoir Planning Commission Support letter.pdf](#)

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**From:** Jodie Medeiros <jodie@walksf.org>  
**Sent:** Thursday, April 9, 2020 12:42 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Kearstin Dischinger <kdischinger@bridgehousing.com>; joe\_kirchofer <joe\_kirchofer@avalonbay.com>; Brian Haagsman <brian@walksf.org>  
**Subject:** Walk SFs support of Balboa Reservoir Development

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Dear Commissioner Koppel,  
I wanted to register Walk SFs support for the Balboa Reservoir development. Walk SF will not be available for public comment today, but wish that our support for this project be known.  
Thank you,  
~jodie.

**Jodie Medeiros**

Executive Director  
[333 Hayes St. Suite 202. San Francisco, CA 94102](#)  
415.596.1580 (cell) | [walksf.org](http://walksf.org)

**Follow Walk SF on social media:** [Instagram](#) | [Twitter](#) | [Facebook](#)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Fw: Statement for 1 pm planning commission meeting  
**Date:** Monday, April 13, 2020 5:54:29 PM  
**Attachments:** [San Jose.docx](#)

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**From:** Joe Sarantis <[ksarantis@mac.com](mailto:ksarantis@mac.com)>  
**Sent:** Thursday, April 9, 2020 12:47 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Statement for 1 pm planning commission meeting

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Please see that attached statement for the San Jose meeting at 1 pm today.  
Thanks,  
Joe Sarantis

>  
>  
>  
> Sent from my iPhone



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Fw: 350-52 San Jose Avenue  
**Date:** Monday, April 13, 2020 5:54:11 PM

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**From:** Jo Babcock <[babcock.jo@gmail.com](mailto:babcock.jo@gmail.com)>  
**Sent:** Thursday, April 9, 2020 12:47 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 350-52 San Jose Avenue

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April 8, 2020

This is my testimony. I don't know if I'll be granted time to speak, but I request that my testimony be read aloud during the April 9<sup>th</sup>, Hearing.

Jo Babcock  
378-B San Jose Ave  
San Francisco, 94110

re: 350-52 San Jose Avenue

People in San Francisco need affordable housing! Not luxury condos!

\*I've talked to several neighbors who hate this proposal! 90% of the people who live around here say, "it's too big" and "there's no rental units in the plan". I've got the names of 40 people on a petition here,,,,,, opposing the current plan and I could get more! (show petition).

The current proposal is double the size of their plan from last year. The owner wants to add a huge, 70' rear extension to make it 3 times larger than the original building and 2 times longer than other buildings on our street. That's NON-CONFORMING, unnecessary, and violates the 40% yard rule. They're trying to use my property, built 70 years ago (in 1953) as leverage to push back beyond the allowable limit. That's **Unacceptable** and it's **Not-comparable**!

The SF Planning Code states that building expansions should have, "no adverse effect on

surrounding properties or their residents.” A project of this size would significantly have adverse affect on two, rent controlled apartments & six flats at 330-340 San Jose Ave, plus four, rent controlled apartments at 374-378-B San Jose Ave.

\*Keep the backyard open!

\*There should be no exceptions or variances to the size of the back yard.

We have a good neighborhood right now, but their proposal would have severe **negative** impacts on hundreds of people who live here!

\*1 - Loss of 4 rental apartments onsite (with no new, rental units in proposal) Not a net gain!

\*2 - Loss of sunlight and air (and an eyesore) in Juri Commons Park

\*3 - Total loss of light to 2 rental apartments & 6 flats next door at 330-340 San Jose.

-All would be in shadow- all day long. My lawyer said, “That’s illegal !”

\*4 - More congestion, loss of privacy, and more headaches (no parking for over a dozen cars)

\*\*\*\*Scale it back! Add affordable apartments!

The current plan is just a *boondoggle* for the real estate owner- who bought property 2 years ago.

He wants to “flip the building” and turn it into expensive condos. That’s not what we need!

\*\*\*\*\*SEND his sketch **back to the Drawing Board !**

**\*You have an opportunity here.** An opportunity to make a difference! \*Demand a New Plan!

\*Demand a plan with a smaller footprint & affordable housing.

\*\*\*Keep the back yard open. Don’t allow them to wreck our park and neighborhood !

Thank You, Jo Babcock

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Fw: 350 San Jose-Petition #1 & #2  
**Date:** Monday, April 13, 2020 5:53:55 PM

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**From:** Jo Babcock <babcock.jo@gmail.com>  
**Sent:** Thursday, April 9, 2020 12:49 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 350 San Jose-Petition #1 & #2

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OPPOSED to 70" Rear Extension at 350-52 San Jose Avenue, SF, CA 94110

	print name	address	signature	contact
1	Jo Babcock	owner; 378-B San Jose Ave.		babcock.jo@gmail.com
2	Kitty Costello	owner; 374 San Jose Ave.		// //
3	Carlo Camozzi	owner; 330 San Jose Ave		carlocamozzi@me.com
4	Tom Willis	owner; 332 San Jose Ave		415-860-1145
5	Minh Trinh	owner; 334 San Jose Ave		minh.trinh@gmail.com
6	Risley	owner; 336 San Jose Ave		415-244-1670
7	Andrew Leitchman	338 San Jose Ave		alrgjoey@gmail.com
8	Robin	338 San Jose Ave		alrgjoey@gmail.com
9	Cheri Raciti	owner; 365 San Jose Ave		cheriraciti@spcglb.net
10	Harry Louie	owner; 36 (rear) San Jose Ave		415-
11	Yolanda Lopez	380 San Jose Ave #4		415-
12	Edmund Green	380 San Jose Ave #4		415-
13	Dave Schweisguth	owner; 392 San Jose Ave		dave@schweisguth.org
14	Penny Schweisguth	owner; 392 San Jose Ave		// //
15	James Golden	373 San Jose Ave		267-625-5460
16	Alyson Berliner	373 San Jose Ave		// //
17	Jerry Bernal	owner; 371-385 San Jose Ave		
18	Marnie	383-A San Jose Ave		
19	Mr. Martin Windel	owner; 1375 Guerrero St.		
20	Mrs. Martin Windel	owner; 1375 Guerrero St.		
21	Donelle Malnik	250 San Jose Ave		hairandheavymetal@gmail.com

OPPOSED to 70' Rear Extension at 350-52 San Jose Avenue, SF, CA 94110

print name	address	signature	contact
22 Elizabeth Kravitz	376 San Jose Ave		
23 Steve	378 San Jose Ave		stevenyunglee@gmail.com
24 Gina	378 San Jose Ave		stevenyunglee@gmail.com
25 Joe Stevens	3621-26th St. #1		jostevens@imreachi.com
26 Rodrick K iracote			rodkiracote@yahoo.com
27 Clay Smith			smithclay@gmail.com
28 Lawrence Madden	owner: 316-318 San Jose Ave.		freddie.mad04@aol.com
29 Mr. Pat	owner: 361 San Jose Ave		
30 Mrs. Pat	owner: 361 San Jose Ave		
31 Jean-Marc Palmier	1359 Guerrero St.		impalmier@gmail.com
32 Amanda Peterson	#11 Juri		avpb03@gmail.com
33 Richard Mora	owner: #9 Juri		richard@drickmora.com
34 Barbara Anderson	owner: 1273 Guerrero #101		basu62@aol.com
35 Elliot Isenberg Ph.D.	owner: 115 San Jose Ave #4		elijahv108@comcast.net
36 Noma Feingold	Cesar Chavez		ready to wear with noma@gmail.com
37 James	architect owner: 328 San Jose Ave		
38			
39			
40			
41			

\* And unofficially, the Battalion Chief @ 26th St. Fire Station.  
 "Too dense. Hard to fight a fire in there."

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: In support  
**Date:** Monday, April 13, 2020 5:53:15 PM

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**From:** Michelle Birch <[shrinkwrapsf@gmail.com](mailto:shrinkwrapsf@gmail.com)>  
**Sent:** Thursday, April 9, 2020 12:56 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** In support

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

Hello Commissioners,

Thank you for making yourself available to us in these trying times.

My name is Dr. Michelle Birch.

I am a psychologist and a landscape designer. I have had the opportunity to work with the owner's of this project on many projects over the last 17 years. They are wonderful to work with because they are among the most respectful and courteous people I have known.

I am here today to show support for these ingeniously designed cottages. These cottages make use of a forgotten piece of private property in such a thoughtful way. They are designed so that that none of the cottages face their neighbors, thereby respecting the neighbor's privacy. The cottage roofs are to be covered in drought tolerant greenery, making the structures both

ecological and beautiful. Through the design of shared internal courtyards and private patios, the new residents will have outdoor space to relax and unwind.

Neighbors become very nervous when new development is proposed. People are afraid of change. They forget that we live in a city, that we all come here to work and enjoy the benefits that a city offers and that we must share. They forget that there is a shortage of housing in San Francisco. We must maximize the development of open lots and allow others to live and thrive beside us.

With a project like this, there really is no downside.

Thank you,

Michelle Birch, PhD

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir  
**Date:** Monday, April 13, 2020 5:52:35 PM

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**From:** Christine Hanson <chrissibhanson@gmail.com>  
**Sent:** Thursday, April 9, 2020 12:59 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Balboa Reservoir

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

Please forward this to the Commissioners regarding items 16A and 16B.  
Thank you,  
Christine Hanson  
Currently enrolled CCSF student

If you look at figure 3-25 in the 800 page design document, this TDM framework is based on insufficient data regarding parking usage at CCSF's Ocean Campus. Planning stated that their parking survey, which was done on May 10 and 11, 2016 represented average parking usage. But this data was collected the week before finals when the school's attendance is as small as it will be all semester.

Some data is missing completely: TDM surveyed the parking lot usage at night from 10:00PM to 12:30AM after all classes at the school are over. This is the only data collected in the evening and it completely omits parking for night students

Those first two paragraphs are a portion of public comment made in 2017. Jeremy Shaw has reassured us that this data was just a beginning, that more data would be collected, that this was not the end. But here we are with a complete design and still the insufficient data to replace the existing use of a parking lot used by City College for decades.

But one thing has changed. We are headed to a recession, and judging by the vast number of people who lost their jobs in the last 4 weeks it will be a whopper. During the last recession City College had 100,000 students. There have been zero projections in any of these planning documents for what to do



if that happens. So will the school just send people away? The recently resigned Chancellor has recently begun that process. Will the Balboa Reservoir project complete that process?

SFMTA has told us at the CAC meetings that it will take years to even open up the doors of a second MUNI car already traveling on Ocean Avenue. They gave little hope of much improvement on the transportation front. This elaborate plan shows us cladding and landscaping but still uses data from four years we have been will not be the basis for TDM grossly affecting City College.

As has been pointed out from the beginning of this process, it WILL affect City College and right now City College needs consideration in order to meet the needs of the recently unemployed in our uncertain future.

Please stop just simply passing this stuff forward. If you can't get a job you won't be able to afford any housing no matter how affordable"and we do need affordable housing"but we must protect our educational access as well.

How will these students, these people whose lives have been upended, manage to get to City College?

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Request to Postpone Hearing Non-Essential Items  
**Date:** Monday, April 13, 2020 5:52:31 PM

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**From:** Carlos Bocanegra <cebocanegra@dons.usfca.edu>  
**Sent:** Thursday, April 9, 2020 12:58 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Request to Postpone Hearing Non-Essential Items

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Dear President Koppel and Commissioners,

I am a San Francisco resident and am writing you to request this Commission postpone the reinstatement of all items from Commission hearings other than those most essential to public health, safety, and community stabilization.

Up until today, I tried several times to find the information for the call-in number to no avail. It was not until today that this information was posted. I am attaching a two pictures I took yesterday, and one I took today of the same web page for the reinstated hearing today April 9, 2020. This information was only recently posted. What does this mean for people who are unfamiliar with these processes? What does this mean for people who lack access to internet? What notice of call-in information was provided to folks without internet?

Holding hearings for luxury developments, a nonessential issue during this time of crisis, without meaningful community process and that stand to most negatively impact the vulnerable populations here in SF who have already suffered the most from COVID-19 is inequitable, deceitful, and unacceptable. It is a violation of many people's civil rights.

Again, I ask that you please postpone the reinstatement of all items from Commission hearings other than those most essential to public health, safety, and community stabilization. This public health crisis should, if anything, serve as an opportunity to strengthen our democratic processes and not diminish them.

Thank you.

Best Regards,  
Carlos Bocanegra

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir Development: Public Comment  
**Date:** Monday, April 13, 2020 5:51:49 PM  
**Attachments:** [Comment Ltr to Planning Commission - Design Guidelines 4-9-2020.pdf](#)

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From: r and k <woloso1@yahoo.com>  
Sent: Thursday, April 9, 2020 1:06 PM  
To: Koppel, Joel (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Moore, Kathrin (CPC); Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC)  
Cc: BRCAC (ECN); Hong, Seung Yen (CPC); Hillis, Rich (CPC); Ionin, Jonas (CPC); CPC-Commissions Secretary; CPC-Commissions Secretary  
Subject: Balboa Reservoir Development: Public Comment

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Planning Commission  
Joel Koppel, President  
Kathrin Moore, Vice President  
Sue Diamond, Commissioner  
Frank S. Fung, Commissioner  
Theresa Imperial, Commissioner

Attention: Richard Hillis, Director

RE: Balboa Reservoir Design Standards and Guidelines

I am writing to comment on the Balboa Reservoir Design Guidelines presented on Wednesday April 8, 2020 CAC Meeting:

A. I applaud the efforts of the design team on their presentation and their efforts to design a greenhouse neutral development.

B. Bicycle and pedestrian access at San Ramon Paseo are essential:

- 1) To provide safe entry parallel to Ocean Avenue into the new development and the amenities specifically parks, childcare, walking trails and bike paths as well as easy access to City College and the Muni transit center on Frida Kahlo Way.
- 2) To allow Westwood Park residents and other neighbors direct and easy access to the same amenities that will be available in the new development.
- 3) To fully and seamlessly integrate this new neighborhood into the general community.

C. In addition to the comments and recommendations regarding designs, building materials and colors that take into consideration our general environment which includes strong ocean winds, fog, humidity that encourages mold, I would also like to point out the grime from heavy street traffic and pigeons.

D. The area along Ocean Avenue has had a history of flooding. I recommend that wherever possible permeable pavers or like materials be incorporated in the design and building materials.

E. I support both concepts having accessible places and stoops where people can gather and watch kids play, get together to have conversation or just sit and read. Would a stoop with a ramp be a possibility?

F. The concept that the Unity Plaza Design Committee had was that the Plaza would be a gateway and to that end joining the Plaza to this new community via the PUC access area is very important and it seems to me to be achievable.

G. I also support public comment regarding peaceful areas in the newly designed park be made available as well as spaces for play for children and adults.

H. Finally, I wish to thank the Balboa Reservoir Community Advisory Committee for their due diligence in making this such an effective forum.

By way of reference, I am a resident of Westwood Park (42+ years) and active in the community. I am currently a member of the Ocean Avenue Association Street Life and Business Improvement Committees, the OMI Cultural Participation Project (Board Member), and other organizations supporting the Ocean Avenue/Ingleside neighborhoods, Arts and Culture District and retail corridor. I am a former member of the Westwood Park Association Board of Directors (President 2009-2016), and Balboa Reservoir Community Advisory Board (Vice Chair 2015-2016) and member of the Mercy Housing and Unity Plaza Design Committees.

Sincerely,  
Kate Favetti

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: General Public Comment for Remote Hearing April 9, 2020  
**Date:** Monday, April 13, 2020 5:51:32 PM

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Thursday, April 9, 2020 1:27 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>  
**Subject:** General Public Comment for Remote Hearing April 9, 2020

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Dear Commissioners,

Below is a screen shot of Mr. Sanchez' opening statement at the February 5, 202 Board of Appeals hearing on 1973 Broadway.

I basically agree with everything Mr. Sanchez said.

Except that he did not say that *there is* a remedy short of reviving the RET or the Peskin legislation that does not require a public process like these two failed attempts.

That remedy is Planning Code Section 317 (b) (2) (D) which allows you to adjust the Demo Calcs.

Existing housing is affordable housing....

The Demo Calcs have never been adjusted since Section 317 was implemented.

Extreme alterations, usually with major vertical expansions and facade obliteration have the same outcome as "real" Demolitions only without Commission oversight as Conditional Use.

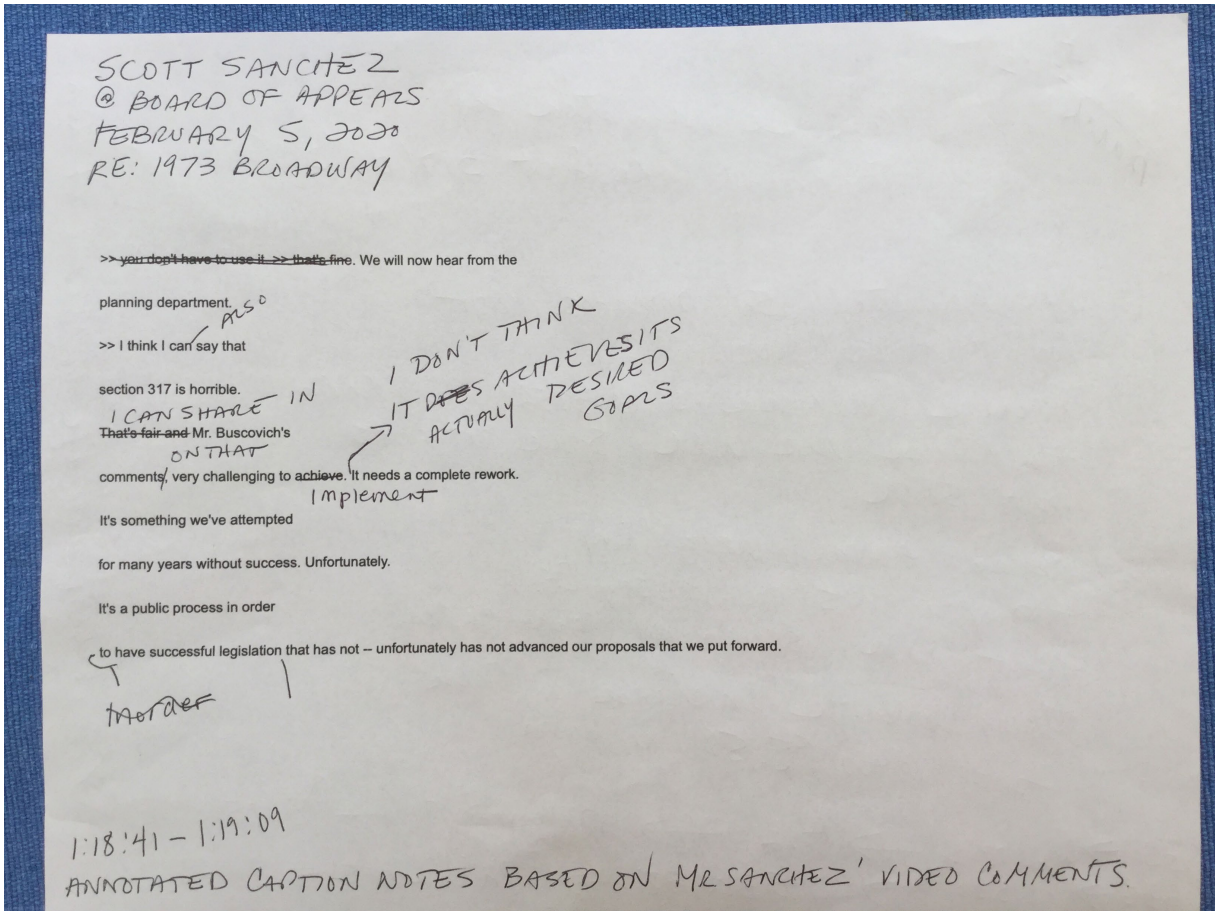
Two spec projects on Jersey Street recently sold for an average of more than \$5.5 million from the time of their sale to developers several years ago to their return to market.

I sent two emails to the Commission about these Jersey Street projects on March 11th and April 1st.

Overall the average increase for the 50 spec projects I have followed these past 6 years is \$3.5 million.

Please adjust the Demo Calcs.

It is a power, an ability, granted to you in the Planning Code.  
Additionally the Staff is revising the Code Implementation Document (CID).  
And everyone take very good care and stay well.  
And thanks to Mr. Ionin and his Staff and all the folks at SFGOVTV.  
All the best,  
Georgia



Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**To:** [Kitty Costello](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Re: Testimony regarding 350-352 San Jose Ave.  
**Date:** Monday, April 13, 2020 5:50:18 PM

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Please be advised your comments have been forwarded to the Commissioners and the item was continued to April 16, 2020.

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**From:** Kitty Costello <kittycostello@earthlink.net>  
**Sent:** Thursday, April 9, 2020 1:27 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Kitty Costello <kittycostello@earthlink.net>  
**Subject:** Testimony regarding 350-352 San Jose Ave.

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

*Commissioners:*

*I don't know if I will have a way to participate in this virtual hearing, so I am submitting this testimony, and I request that it be read aloud during public commentary on the proposal for 350-352 San Jose Ave.*

I am co-owner of the property just south of 350-352 San Jose Ave, and my property also adjoins Juri Commons. I implore you to scale down the size of this proposed construction because it will seriously degrade the quality of life for Juri Commons Park and neighbors.

- 1) First, I protest the fact that this hearing is being held without proper notice to the neighbors who are affected by this tripling of the size of the building at 350-352 San Jose. No notices were posted regarding this virtual hearing, and because of the Covid shelter orders, we are not even able to visit and inform neighbors who will be affected.
- 2) If we were having this conversation while standing in Juri Commons, rather than looking at plans that don't show the park at all, the harmful impact of this expansion on the park and neighborhood would be obvious. As proposed, the building will be more than twice as tall as the park is wide. The 9 proposed tiered balconies facing the park will give these new residents, and *only* these residents, an invasive, proprietary view of the park, and will drastically elevate the noise for the park and for all surrounding properties whenever the residents talk out there.



- 3) There is no affordable housing in the plan which seems more mind-bogglingly short-sighted than ever, especially given the devastating economic impact we are all facing from Covid-19.
- 4) According to the previous plans for the south-facing edifice, there are 16 windows planned, facing directly toward my property and garden. 16 windows right at my property line! How is this possible? No other buildings here are set up in such an intrusive way with windows looking into and down at other properties.
- 5) I do not have a problem with the property expanding toward the street. My property would be more affected than anyone else's by this front expansion, and I am okay with it.
- 6) This one owner at 350-352 is trying to lay claim to the rights of shared space, light, sound and privacy we all share collectively and in a neighborly fashion around Juri Commons. Please don't allow one person's profit to harm our shared quality of life. Please scale this project down!

Respectfully submitted,  
Therine Costello

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Planning Commission meeting today  
**Date:** Monday, April 13, 2020 5:49:12 PM

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**From:** Steven Brown <steven.brown@mail.ccsf.edu>  
**Sent:** Thursday, April 9, 2020 1:34 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Re: Planning Commission meeting today

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Draft

Whereas-the Voters of San Francisco defeated proposals to develop the Balboa Reservoir property 4 times: Propositions, E-1986, B-1987, L-1988 and L-1991.

Whereas-many advise against transferring public lands to private hands

Whereas-The 2004 Facilities Master Plan and previous bonds of 2005, 2009 and 2012, had many plans that have not been completed.

Whereas the Faculty Union (AFT 2121) has contested this action

Whereas-Resolutions have been brought to the Board of Trustees of City College that have been tabled or ignored.

Whereas-Chancellor Mark Rocha ignored the San Francisco Planning Department's request to incorporate Planning Department plans into the 2020 Facilities Master Plan.

Where as the Board of Trustees have passed resolutions requiring the administration to look into securing the Balboa Reservoir property that have been ignored.

Whereas-evidence shows that building 1100 homes on the Balboa Reservoir site will make the San Francisco housing crisis worse

Whereas-The process described in the CEQA and EIR reports have many unmitigated damaging qualities that will go on for a long as a decade, cause health and safety issues for children, students and district employees and disrupt classroom effectiveness.

Whereas-the neighborhoods surrounding the reservoir have issues with the planned development.

- \*It will create a fire hazard for the entire area.
- \*It will eliminate open space.
- \*It will prevent completion of emergency water supplies.

Whereas the Labor Council has endorsed City College's building plans and presented resolutions to the San Francisco Board of Supervisors and to the City College Board of Trustees to prevent private development of the Reservoir property.

Whereas-City College has rented the Reservoir for many years and is the only entity that has made any improvement to the property.

Whereas-Real Estate Law and lease agreements requires the PUC to allow City College of San Francisco right of first refusal to purchase the reservoir property

- \*The right of the first refusal lease clause or addendum legally-binding and gives City College the right to purchase the Balboa property if it goes up on the market. This means that if the PUC landlord decides to list the property for sale, they will have to accept the tenant's reasonable offer if the tenant decides to make one.

Whereas- the voters passed Prop A that allows funding to enable long-awaited and publicly promised development and expansion of the Ocean Campus of City College of San Francisco and would allow the purchase of the reservoir property from PUC.

Whereas- Any plans for privatizing the Balboa Reservoir land represents a willful contradiction and private undermining of the public interest as indicated by that support of Prop A.

Whereas the Reservoir developers have never gotten any feedback from "The College" and have continued their planning and promoting as though the have.

<https://commissions.sfplanning.org/cpcpackets/2018-007883GPA.pdf>

This document sets forth all the changes to the SF General Plan that the Planning Commission is considering, beginning with rezoning the Reservoir from Public (PC) to Residential/Balboa Reservoir Special Use District:

Whereas-the Developers ensured citizens that they would provide adequate parking and transit for City College students.

The CEQA process s flawed.

Be it resolved- Board of Trustees authorize the purchase of the Balboa Reservoir Property from the Public Utilities Commission for City College of San Francisco Development.

On Thu, Apr 9, 2020 at 1:21 PM Steven Brown <[steven.brown@mail.ccsf.edu](mailto:steven.brown@mail.ccsf.edu)> wrote:  
Items 16 a and 16b

--

Steven W. Brown AIFD  
Department Chair  
Environmental Horticulture/Floristry  
City College of San Francisco  
50 Phelan Ave.  
San Francisco, CA 94112  
415-239-3140  
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--

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir Affordable Housing Development  
**Date:** Monday, April 13, 2020 5:48:21 PM

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**From:** Zhivago70 <zhivago70@aol.com>  
**Sent:** Thursday, April 9, 2020 3:10 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Balboa Reservoir Affordable Housing Development

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

Hello Commissioners:

I am writing this letter in support of the planned development at the Balboa Reservoir.

I have lived on Brighton Avenue for nearly 20 years and recall Ocean Avenue when the biggest landmark near me was the Kragen Autoparts and restaurants and shopping were few and far between. In the past 10 years with the Mercy Development, the apartments above and adjacent to Whole Foods and the other developments up and down the street we now have diverse restaurants, shopping, and a more vibrant community. The changes have meant that I spend more time and money in my community, enjoying it more and feeling safer overall. As a homeowner and a single parent, I also appreciate the boost to my property value.

My son has been lucky to be able to attend neighborhood schools while we have lived here. He went to Sunnyside Elementary and is now at Denman for Middle School, and is off to Lowell next year. We have been lucky to walk to school most days throughout his childhood and he has felt safe getting himself home alone since 4th grade. However, we have seen many families move away from the community over that time because they could not afford to stay as parents in the City.

For these several reasons, I wholeheartedly support the planned 1000+ affordable housing community planned for the Reservoir. I love the idea of the open park areas, the added commerce it will bring to the Ocean corridor, and the planned town homes to help support entry level homeownership.

I hope you will also support this project in moving forward.

Sincerely,  
Lara Sao Pedro  
30 Brighton Ave  
SF, CA 94112  
415-430-8242

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Park Project  
**Date:** Monday, April 13, 2020 5:48:06 PM

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**From:** Kirk Palmer <[kpalmersdg.com](mailto:kpalmersdg.com)>  
**Sent:** Thursday, April 9, 2020 3:30 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Balboa Park Project

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

Dear Commission,

I am writing once again to express strong objections to advancing, or approving, mega-projects during the COVID-19 crisis. There were a number of callers on line today whose primary point seemed to be “the city needs housing, so we cannot delay this process any further.” What I, and many, are calling for is not a delay of months or years, but a delay of a few weeks! The public needs to have (a) the mechanisms for and (b) the mental bandwidth for participation. Please, set a reasonable timeline for this. For example, delay events that require public input until at least 21 days following the end of a shelter-in-place order for San Francisco. It is utterly, utterly absurd to say that a delay of several weeks in deliberation of large projects will have any meaningful impact on the final product, or its benefits and costs.

Please, please adopt a reasonable calendar.

Thanks you,  
Kirk Palmer  
1405 Plymouth Ave  
SF, CA 94112  
415 806-9516

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)  
**Subject:** Fw: Letter of Support for Balboa Reservoir project  
**Date:** Monday, April 13, 2020 5:47:44 PM

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**From:** Paul Anderson <pa94787@gmail.com>  
**Sent:** Thursday, April 9, 2020 5:32 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Letter of Support for Balboa Reservoir project

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

**To BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE:**

I am a homeowner on the West side of San Francisco (Monterey Heights) and would like to express my enthusiastic support for the Balboa Reservoir housing project.

As you know, there is a desperate housing shortage in San Francisco and the greater Bay Area. Yet the construction of new housing remains woefully inadequate. According to the 2018 San Francisco Housing Inventory report construction of new housing actually fell by 41% from 2017 to 2018, to 2,600 units. I haven't seen the comparable numbers for 2019, but fear they are not much better.

Residents of the West side of San Francisco need to do their part to alleviate this crisis. The West side can support much greater density. Parcels like the Balboa Reservoir which are walking distance to excellent public transportation, City College, grocery stores and a well-developed commercial corridor are particularly well suited for development.

The Department also should not overlook the fact that much of San Francisco's existing housing stock is effectively obsolete. The 2018 report noted that almost half of San Francisco's

housing stock was built prior to 1940 – much of it dating back to just after the 1906 earthquake. The housing on the west side of the city is characteristic of this. San Francisco residents deserve modern accommodations like the Balboa Reservoir project that meet current building codes and seismic standards, while providing open space and thoughtfully integrating with their surroundings.

I strongly urge the Department to end the years of debate and obstruction of this project and push it forward with all deliberate speed.

Thank you,

Paul Anderson  
46 San Jacinto Way  
San Francisco, CA 94127

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Balboa Reservoir Informational Presentation -- Comments  
**Date:** Monday, April 13, 2020 5:42:11 PM  
**Attachments:** [Plan Comm 4-9-20 Info Access and Security.doc](#)

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**From:** Rita M EVANS <rita.evans@berkeley.edu>  
**Sent:** Thursday, April 9, 2020 1:19 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** SNA-BRC@googlegroups.com <SNA-BRC@googlegroups.com>  
**Subject:** Balboa Reservoir Informational Presentation -- Comments

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My comments regarding the inappropriateness of holding this hearing remotely and the necessity for government employees working from home to preserve all communication related to this project are below and attached.

Rita Evans  
226 Judson Avenue

San Francisco Planning Commission Hearing  
April 9, 2020  
2018-007883CWP BALBOA RESERVOIR PROJECT, Informational Presentation  
Comment from Rita Evans, 226 Judson Avenue

1) The San Francisco Planning Commission has suspended its normal operating procedures in response to the COVID-19 pandemic. This includes holding today's hearing remotely rather than in person. While today's presentation on the Balboa Reservoir Project is for Informational purposes only, and no action will be recommended or taken, I urge the commission to postpone this presentation until such time as an in-person meeting is feasible in order to preserve the public's right to participate in this process.

More than 130 civic, library and related organizations have signed a statement on public access and transparency during this emergency. They strongly urge government entities to recommit to their duty to include the public in policy-making processes. They warn that,

“Government bodies should not opportunistically take advantage of the public’s inability to attend large gatherings to make critical decisions affecting the public’s interest if those decisions can reasonably be postponed. Just as citizens are being asked to defer nonessential travel and errands, so should government agencies defer noncritical policy-making decisions until full and meaningful public involvement can be guaranteed.”

While I commend the Commission and staff for their efforts in setting up today’s remote meeting, we know that this format will prevent some citizens ~~from~~ participating. Since this is not a critical matter in this time of emergency, the appropriate course of action is to postpone this hearing and any future hearings regarding this project until such time as in-person meetings can be held.

2) In a related matter, many city employees are conducting business off-premises on personal devices due to the emergency. It is critically important that all government employees strictly observe all information security and records retention requirements so that messages about key governmental functions are preserved, retrievable, and subject to review just as on-premises correspondence now is. All official business communications **must take place** over approved channels, channels that allow for messages to be easily **archived** and reviewed. All electronic communication and information sharing must be transacted through official government email accounts and use only government-issued communication devices. I look forward to assurance from the commission that these basic information security protocols are in place and enforced.

--

Rita Evans

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Comments for Remote Hearing Item # 16 on. April 16th Discretionary Review for 350-352 San Jose Avenue #2017-015039.  
**Date:** Monday, April 13, 2020 5:37:12 PM

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Saturday, April 11, 2020 7:59 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Comments for Remote Hearing Item # 16 on. April 16th 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 am resending my comments again for this DR that was continued from April 9th.  
Please see below.  
Thank you.  
Georgia Schuttish*

---

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 \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)  
**Subject:** Fw: 1369-1371 Sanchez Street CUA Comments for April 16th Remote Hearing  
**Date:** Monday, April 13, 2020 5:36:19 PM

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**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Sunday, April 12, 2020 1:43 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1369-1371 Sanchez Street CUA Comments for April 16th Remote Hearing

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

Dear Commissioners,

This item is on the Consent Calendar and I already requested that Mr. Ionin and the Officers please remove it from the Consent Calendar as there has never been anything routine about this project.

I have included below my three emails that were sent for last week's hearing as comments. I hope you have had time to read them or you will read them.

But I want to say the following here.

This CUA is to legalize a Demolition that has already taken place.

Any input that you may have in this approval is fundamentally limited by the reality. For example you cannot deny the Demo....it has already happened.

But you *can* have input on the Approval Motion which needs revisions as suggested in my April 4th email because three of the Section 317 criteria are not accurate and the Demolition should not be legalized with inaccurate criteria.

But you *can* have input on the roof deck which is not necessary to meet the Open Space Requirement as suggested in my April 9th email in point #3.



But you *can* have input by requesting follow up on the tenure and occupancy within six months of the CFC as suggested in my April 1st email to confirm that the flats and the ADU will be rented as stated by the Project Sponsors as written in the Draft Motion.

This photo was taken on August 7, 2018. This is how the site has been for all this time. For over five years, since its purchase in 2015 this spec project has not been available as housing.

Sincerely,  
Georgia Schuttish



---

*(Originally sent April 9th)*

Dear Commissioners,

I wanted to summarize my email comments from April 1st and April 4th on this project, in the event the process to call in on Thursday doesn't go as planned.

1. There should be a report back to the Department within 6 months of the CFC on occupancy and tenure even though the Project Sponsor say they intend to rent these flats. Sometimes plans, as well as intentions change. The entitlement could be sold, the flats could turn into TICs or Condos, the rent controlled flats could be Ellis'ed. It would be good to know the outcome once the flats and the ADU are completed for the reasons outlined in my April 1st email.
2. The Draft Motion should be revised for Section 317 Criteria "B" "L" and "I" as outlined in my April 4th email.
3. Based on the plans in the packet, the rear yard is 676 square feet. This is enough for the two flats to share, even with the ADU. The roof deck is an amenity that is not necessary for the sole use of the upper flat in order to meet the open space requirement of the Code. Below is the rear or East elevation, both (E) and (N). The new spiral staircase can be extended to the upper flat for

access to the rear yard just as the existing back stairs gave access to the rear yard. Sorry for the crude attempt at illustrating a spiral staircase but I think it makes the point.

Thank you.

Take good care and stay well.

Sincerely,  
Georgia Schuttish

8:49 AM Wed Apr 8

commissions.sfplanning.org

90%



(Originally sent April 4th)

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>

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*(Originally sent April 1st)*

Dear President Koppel,  
Vice-President Moore,  
Commissioner Imperial,  
Commissioner Fung,  
Commissioner Diamond  
and Commissioner Johnson:

First of all I hope you and your loved ones are all well and fine and continue to be so throughout this emergency.

Here are my comments on this project which has such a long and convoluted history:

Since this is a Conditional Use, I suggest that the Commission impose a Condition that requires a report back to the Department within six months of the CFC outlining the tenure and occupancy of the two flats and the ADU. It could be a simple checklist.

For example, will the Owner/Project Sponsor keep the completed building and rent the two flats and the ADU?

Or will the Owner/Project Sponsor sell each flat either as a TIC or Condo?

In this scenario what will happen to the ADU?

It can't be sold separately per the ADU legislation, but could it be in a package with one or both of the flats? Is the ADU then rented? Or just used for extended family? Or short-term rental?

This information could be on a form that needs to be filled out within six months of the CFC and attached to the deed like a NSR.

Why is this important?

Because this is data that could be used to understand occupancy/tenure as the Commission pushes forward with the goals of densification.

It would be good to know if the City is actually "getting" what the City hopes to be "getting" per the Mayor's Directives on housing and the apparent policy of the Planning Commission.

This should be required for all RH projects that are Demos or that increase density which is why I suggested it for previous Noe Valley projects like the one on Dolores Street and the one on [29th Street](#).

I hope you will consider this throughout the City in the RH Zoned neighborhoods, starting with this Sanchez Street CUA since there seem to be more and more projects throughout the City, not just in Noe Valley that are being approved due to the increase of density on the lot.

A report back to the Department within six months of the issuance of the CFC does not impose an unreasonable burden on a Project Sponsor/Owner. It would be no more than a checklist.

Additionally since this Sanchez Street project seeking approval is a Demo and must satisfy the Relative Affordability criterion in Section 317, does the private roof deck on the top of the structure intended solely for the use of the upper flat lessen the Relative Affordability of this flat whether it is a rental or TIC? It seems logical to think that such an amenity would lessen Relative Affordability.

It is a question I have raised with Staff and during General Public Comment and I hope will be considered before you sign off on the Draft Approval Motion.

Thank you and I want to also thank Ms. Cisneros for her help and her professionalism as Staff for this tortured project, and the same thanks to Ms. Gordon-Jonckheer who was the previous Staff several years ago prior to the illegal Demo when the original flats were proposed to become a very large single family home with a tiny second unit per Section 317 (b) (7) behind the garage. I hope they and their loved ones are well.

One more thought.

On a personal note, I have walked by these flats nearly everyday for 24 years. The 1937 Art Deco facade on this Stick Victorian was quite nice, compared with many other mid-20th Century remodels of Victorians. The building could have been preserved and the flats could have been spiffed up five years ago. As you know, in that five years, our "housing crisis" has apparently increased dramatically.

Once this project is completed it would be nice to have some data on these flats when they are added back into the housing pool, along with the ADU.

Thanks again and everyone please take very good care of yourselves.

Sincerely,  
Georgia Schuttish

Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: Support for 4118 21st St project  
**Date:** Monday, April 13, 2020 5:35:54 PM

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*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](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Brian Bills <brian.w.bills@gmail.com>  
**Sent:** Monday, April 13, 2020 11:18 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** Support for 4118 21st St project

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

Hello members of the Planning Commission,

I live at 17th and Valencia and I support the project at Diamond & Eureka St, 4118 21st St. I was just walking around my neighborhood last week and saw the notice of public hearing.

This project would turn a single-family home into a two-family home. This is the type of small-scale densification that San Francisco DESPERATELY needs if we are going to make it affordable to live in the city. I cannot attend the hearing, but please add my support into the public comments.

Contact me if you have any further questions.

Regards,  
Brian Bills  
594 Valencia St Apt 3, 94110  
[brian.w.bills@gmail.com](mailto:brian.w.bills@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Fw: 93-97 Leland Avenue - 2018-011991CUA  
**Date:** Monday, April 13, 2020 5:35:35 PM  
**Attachments:** [2018-011991CUA.93-97 Leland Avenue.pdf](#)

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*Office of Commission Affairs*

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



---

**From:** Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>  
**Sent:** Monday, April 13, 2020 2:52 PM  
**To:** russel <rmorine@aol.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** markkullberg@gmail.com <markkullberg@gmail.com>; adjustbill@aol.com <adjustbill@aol.com>; baukunst2000@yahoo.com <baukunst2000@yahoo.com>; pres\_117@yahoo.com <pres\_117@yahoo.com>  
**Subject:** RE: 93-97 Leland Avenue - 2018-011991CUA

Hi Russel,

Thank you for submitting your comments. The commission secretary will forward your comments to the commissioners for consideration.

Best,

**Xinyu Liang, AICP, Planner**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.575.9182 | Fax: 415-558-6409  
[Website](#) | [Hours of Operation](#) | [Property Information Map](#)

**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:** russel <rmorine@aol.com>  
**Sent:** Monday, April 13, 2020 11:24 AM  
**To:** Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** markkullberg@gmail.com; adjustbill@aol.com; pres\_117@yahoo.com  
**Subject:** Re: 93-97 Leland Avenue - 2018-011991CUA

Xinyu

Attached is a letter that I'd like the Planning Commission to consider regrading 93-97 Leland Ave.

Thank you

Russel Morine

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

From: Liang, Xinyu (CPC) <[xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)>  
To: russel <[rmorine@aol.com](mailto:rmorine@aol.com)>  
Cc: mark Kullberg <[markkullberg@gmail.com](mailto:markkullberg@gmail.com)>; [adjustbill@aol.com](mailto:adjustbill@aol.com) <[adjustbill@aol.com](mailto:adjustbill@aol.com)>  
Sent: Tue, Apr 7, 2020 5:13 pm  
Subject: RE: 93-97 Leland Avenue - 2018-011991CUA

Hi Ruseel,

Thank you for your email. Yes, this item is still scheduled to be heard on April 16<sup>th</sup>. There are two large hearing posters posted in front of the proposed development site. We have also mailed out our standard hard copy notification to the surrounding neighborhood. This Thursday the Department will hold the first remote hearing. According to the agenda published for the 4/9 hearing, members of the public are strongly encouraged to submit their issues and concerns in written form via email to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) before the public hearing. A public comment call-in line number will be provided on the Department's webpage [www.sfplanning.org](http://www.sfplanning.org) and during the live SFGovTV broadcast.

I'm glad to know that you are in general support of this project. The Department has reviewed the project to ensure the proposal meeting all the applicable Planning Code and our Urban Design Guideline. In the meantime, if you have any further questions/concerns, please feel free to let me know or reach out to the project sponsor and the architect cc'd in this email. You can also provide public comment via the instructions mentioned above.

Thanks and take care,

**Xinyu Liang, AICP, Planner**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.575.9182 | Fax: 415-558-6409  
Website | Hours of Operation | Property Information Map

**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:** russel <[rmorine@aol.com](mailto:rmorine@aol.com)>  
**Sent:** Tuesday, April 7, 2020 3:48 PM  
**To:** Parinas, Suzette (CPC) <[suzette.parinas@sfgov.org](mailto:suzette.parinas@sfgov.org)>; Liang, Xinyu (CPC) <[xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)>  
**Subject:** Re: 93-97 Leland Avenue - 2018-011991CUA

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

Will this item still be heard on April 16th? I understand that the Planning Commission is moving toward virtual hearings. How will the community be notified if we want to participate?

I am in general support of this project, but the Planning Commission should know that the project team did not update the community regarding changes to the design. The project that will be presented to the Planning Commission is not what was presented during the Pre Application meeting.

Thank You

Russel Morine  
Visitation Valley Resident

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

From: Parinas, Suzette (CPC) <[suzette.parinas@sfgov.org](mailto:suzette.parinas@sfgov.org)>  
To: Liang, Xinyu (CPC) <[xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)>  
Sent: Thu, Mar 26, 2020 3:27 pm  
Subject: 93-97 Leland Avenue - 2018-011991CUA

Good Afternoon,

This email is being sent to you in addition to the standard hard copy mail during the City's Shelter In Place Order for an item scheduled to be heard by the Planning Commission on April 16<sup>th</sup>. Please see the attached notice. If you have any questions about this item, please contact the Planner listed on the attached notice.

Thank you,

**Suzette Parinas**  
**Current Planning**  
**Southern Team, Current Planning Division**  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-6835  
**Email:** [Suzette.Parinas@sfgov.org](mailto:Suzette.Parinas@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)

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:** Re: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES FOOD ACCESS INITIATIVE IN RESPONSE TO COVID-19 PANDEMIC  
**Date:** Monday, April 13, 2020 2:31:39 PM

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

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

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, April 13, 2020 at 11:39 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES FOOD ACCESS INITIATIVE IN RESPONSE TO COVID-19 PANDEMIC

**FOR IMMEDIATE RELEASE:**

Monday, April 13, 2020

Contact: San Francisco Joint Information Center, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES FOOD ACCESS  
INITIATIVE IN RESPONSE TO COVID-19 PANDEMIC**

*Call Center will provide those who are COVID-19-positive or awaiting test results with food deliveries while they are in isolation or quarantine; Online resource and 311 will provide information to help San Franciscans find food available to them.*

*\$1 million from Give2SF will support the City's food security programs.*

**San Francisco, CA** — Mayor London N. Breed today announced a citywide effort to help San Franciscans access food during the COVID-19 pandemic. This new effort includes providing food for people who are currently in quarantine or isolation, and providing information about food resources to people who are otherwise food insecure.

As part of this food access effort, the City's Emergency Operations Center is working to expand the capacity of existing grocery and meal providers to serve more people. Additionally, Mayor Breed identified food security as one of the three priority areas for the immediate use of the Give2SF COVID-19 Response and Recovery Fund. Today, Mayor Breed announced \$1 million in Give2SF funds will support the Human Services Agency's existing food security programs.

“Many San Franciscans are in isolation in order to protect public health, and not everyone has family or friends in the area who can help them get the food they need,” said Mayor Breed. “We want people to be able to focus on their health and safety during this time—not worrying about if and how they are going to eat. We also know that COVID-19 is already having a serious financial impact on many of our residents, and people who were struggling to afford food and other basic needs before the crisis now face even bigger challenges. These food resources are an important part of our emergency response and will help people know where they’re getting their next meal.”

“Ensuring people are fed safely and consistently during this unprecedented crisis has been at the forefront of my office’s work and that of the Emergency Operations Center,” said Supervisor Sandra Lee Fewer. “My staff and I have been working closely with our community serving non-profits and City departments over the past month to make certain the City is meeting the growing need for food security. Thank you to all the volunteers, non-profit staff, and City disaster service workers who are working to prepare, distribute, and deliver food to families and individuals during this critical time.”

People who have tested positive for COVID-19 and people who are awaiting their test results need assistance obtaining food while staying safely indoors. Many people who test positive for COVID-19 have the ability to feed themselves or have family, friends, or neighbors who can assist them. Unfortunately for some, no such safety net exists. To address this need, the City has created a call center to support people who are in quarantine or isolation and are food insecure. With a referral from a health provider, a social worker will assess a family’s needs and connect them with deliveries of groceries. Additionally, the City has contracted with Off the Grid to provide prepared meals for people who are isolating or quarantining at home but who do not have access to cooking facilities.

For the public and people who may be newly food insecure, the Emergency Operation Center’s Feeding Unit has launched a [public webpage](#) on SF.gov and 311 resources to help people navigate their food options, including community providers or public benefits. The San Francisco Food Resources Map Viewer allows people to search for food resources near their location, including food provided by the San Francisco Unified School District, the Department of Disability and Aging Services, local grocery stores, and food banks. The website will be updated regularly with available resources. The website is: [www.sf.gov/get-food-resources](http://www.sf.gov/get-food-resources)

The City is also working to expand the capacity of existing providers to provide food to a larger food insecure population. The San Francisco Food Security Task Force [report](#) shows one in four residents were at risk of hunger due to low income prior to COVID-19. With the increased number of residents out of work, the number of people struggling to afford enough nutritious food will also increase. The City’s food partners have already reported a surge in demand for food. To address this growing need, the City is deploying Disaster Service Workers to support the expansion of community food providers. This includes approximately 70 librarians who have been trained and deployed in shifts to support the San Francisco-Marín Food Bank’s “pop up pantry” program that provides groceries to households in need.

The City is working to ensure feeding activities promote social distancing to prevent the spread of COVID-19. The City’s Feeding Unit is dispatching Disaster Service Workers to support community providers to establish safe and healthy feeding operations that meet the mandates of social distancing. The City is also supporting existing community feeding

providers with supplies and DSWs to help them transition from congregate feeding to grab-and-go or delivery feeding.

“Where you and your family are going to get their next meal is the last thing someone who tests positive for COVID-19 or awaiting their test results should worry about,” said Mary Ellen Carroll, Executive Director, Department of Emergency Management. “This is why San Francisco established a Feeding Task Force in the emergency operations center to ensure people who don’t have regular access to food have a reliable source of nourishment as they recover or await the results of their test.”

“Older people and adults with disabilities experience high rates of food insecurity, and the coronavirus pandemic has only exacerbated these needs. San Francisco has a variety of programs to help prevent hunger while people safely shelter in place. Our telephone helpline is now operating seven days a week to match older people and adults with disabilities with the best resources to meet their needs,” said Shireen McSpadden, Executive Director of the Department of Disability and Aging Services. “I’m grateful for the outpouring of support and creative ways our partner agencies and the community are stepping up during this difficult time. Together, we’re getting nutritious foods into the hands of those at heightened risk with prepared meals and linking hundreds of people with volunteers to help with groceries and household essentials.”

“The dramatic increase in lost wages as a result of staying home to protect the community’s public health means that there are significantly more people in need of our help,” said Paul Ash, Executive Director of San Francisco-Marin Food Bank. “As an essential service, it is critical that we are able to continue the job of making sure vulnerable neighbors get the food they need. Partnering with San Francisco to deploy disaster service workers has allowed us to continue and expand our mission.”

### **Department of Disability and Aging Services Food Resources**

In addition to this new effort to improve food security for the entire City, the Department of Disability and Aging Services (DAS) has worked to support seniors and people with disabilities to access food. Specifically, DAS is sustaining meal support for communal dining clients by transitioning sit-down meals to takeaway meals. Almost all of the congregate meal sites have transitioned to providing takeaway meals, either as a daily hot/frozen meal or multi-day pack of meals.

DAS has expanded its telephone helpline—(415) 355-6700—which is now available seven days a week to connect seniors and adults with disabilities with City services, including food assistance. The DAS Helpline is also connecting older adults and people with disabilities with volunteers who can help them with their essential needs, including grocery support.

### **CalFresh**

San Franciscans that may be facing new financial hardships should apply for CalFresh. This program allows eligible individuals and families to purchase food at most grocery stores and select farmers markets. Benefits are uploaded onto an Electronic Benefit Transfer (EBT) card that works like a bank debit card to purchase nutritious food.

The State has authorized two emergency CalFresh payments, one of which was issued on April 12 and another to be issued on May 10. These emergency funds allow participants to receive the maximum benefit amount for their household size. For example, the maximum

benefit for a single-person household is \$194 in monthly food benefits and \$646 for a family of four. During this difficult time, the state is also waiving or postponing certain requirements to help people keep CalFresh and apply while they shelter safely at home. These programmatic changes include no face-to-face application interviews and waiving documentation to renew benefits through June 17.

CalFresh recipients in San Francisco can also take advantage of other cost saving programs to save more money, including discounted utilities and free diapers for children under age three. For more information about how to apply, contact the San Francisco Human Services Agency at [www.sfhsa.org/calfresh](http://www.sfhsa.org/calfresh)

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Discretionary review  
**Date:** Monday, April 13, 2020 8:42:50 AM  
**Attachments:** [San Jose.docx](#)

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

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

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

---

**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Monday, April 13, 2020 at 8:00 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** FW: Discretionary review

Jonas,  
Please forward to the commissioners

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.](#)

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**From:** Joe Sarantis <ksarantis@mac.com>  
**Sent:** Sunday, April 12, 2020 12:26 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** Discretionary review

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

David,

Please see the attached document for:

discretionary review for [350-352 San Jose Ave.](#) to be hard [on April 16](#) .

Thanks,

Joe Sarantis



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 236 El Camino del Mar Letters of Opposition - 4/23/20 Planning Commission Hearing  
**Date:** Monday, April 13, 2020 8:40:42 AM  
**Attachments:** [236 El Camino del Mar Letters of Opposition.pdf](#)

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

Planning Department|City & County of San Francisco  
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Direct: 415-558-6309|Fax: 415-558-6409

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

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**From:** Peter Tempel <somebiz@tempel.net>  
**Date:** Monday, April 13, 2020 at 8:30 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>  
**Cc:** "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, Scott Emblidge <emblidge@mosconelaw.com>, "Deborah Holley (deborah@holleyconsulting.com)" <deborah@holleyconsulting.com>  
**Subject:** 236 El Camino del Mar Letters of Opposition - 4/23/20 Planning Commission Hearing

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

Dear President Koppel,

Please find attached the letters of opposition to the 236 El Camino del Mar project from 72 neighbors.

Best regards,

-Peter Tempel  
**230 El Camino del Mar**  
**San Francisco, CA 94121**

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for April 16, 2020  
**Date:** Friday, April 10, 2020 4:41:32 PM  
**Attachments:** [20200416\\_cal.docx](#)  
[20200416\\_cal.pdf](#)  
[CPC Hearing Results 2020.docx](#)  
[Advance Calendar - 20200416.xlsx](#)

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Commissioners,

Congratulations on your first remote hearing! By all accounts it was a huge success. I received positive feedback from staff and members of the public. We learned the AT&T melt down was likely a result of exceeding their capacity. We are working with them to resolve this issue. We are also working with MS Teams to increase the Live Event duration from four to ten hours.

Attached are your Calendars for April 16, 2020.

We will not be conducting any more training sessions for future remote hearings.

As always, feel free to contact me with any issues and/or concerns.

Stay safe,

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

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 236 El Camino del Mar Supplemental DR Request Letter - 4/23/20 Planning Commission Hearing  
**Date:** Friday, April 10, 2020 3:18:54 PM  
**Attachments:** [2020 04 10 Peter Tempel 236 El Camino Del Mar Planning Commission Letter Final copy-signed.pdf](#)

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

On 4/10/20, 3:16 PM, "Peter Tempel" <[somebiz@tempel.net](mailto:somebiz@tempel.net)> wrote:

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

Dear President Koppel,

Please find attached my 236 El Camino del Mar Supplemental DR Request Letter for the April 23rd Planning Commission Hearing.

Best regards,

-Peter Tempel

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)  
**Subject:** FW: North Beach Dispensary support letter  
**Date:** Friday, April 10, 2020 1:51:35 PM

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

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

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**From:** Kathleen Dooley <kathleendooley58@gmail.com>  
**Date:** Friday, April 10, 2020 at 1:50 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** North Beach Dispensary support letter

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

On Wed, Sep 11, 2019 at 2:10 PM Jeremy Fish <[mrjfish@gmail.com](mailto:mrjfish@gmail.com)> wrote:

To whom it may concern,

I have lived in San Francisco for the last 25 years, and I have watched the business plan for art galleries change dramatically. We are now the most expensive city in the USA by nearly 1/3 more than Manhattan. That makes displaying and selling art a very difficult recipe for our city. The Barbary Coast dispensary opening on Grant Avenue provides a unique opportunity to provide a wonderful visual art gallery, but with the financial backbone that the marijuana dispensary can provide. This allows the gallery to give the participating artists a larger share of the profit from their art sales. As opposed to the outdated 50/50 artist gallery sales split, the Barbary Coast North Beach gallery can give the artists up to a 80/20 split of the profits or more depending on the situation/artist. I will personally be curating some of the artists and shows in the Grant Avenue gallery and coordinating with artists and friends from around the world, to bring Grant Avenue world class exhibitions. The space can be a great melting pot of customers from the dispensary, mixed with the colorful neighbors, tourists, artists, and writers that make up our creative and culturally historic neighborhood. This gallery's goal will be to keep up the artistic legacy of North Beach, showing great international as well as local artists, at a time When San Francisco needs more art galleries, and less conservative restrictions. I am currently packing to head to the airport this evening for my next show opening in Rome this Saturday. I always proudly represent San Francisco, and especially North Beach when I travel to share my artworks made here in our neighborhood with the rest of the world.

Sincerely,  
Jeremy Fish  
North Beach Resident  
9/11/19



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)  
**Subject:** FW: letter of support for proposed North Beach cannabis dispensary  
**Date:** Friday, April 10, 2020 1:43:56 PM  
**Attachments:** [North Beach Neighbors - Support for Barbary Coast North Beach.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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Kathleen Dooley <kathleendooley58@gmail.com>  
**Date:** Friday, April 10, 2020 at 1:40 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** letter of support for proposed North Beach cannabis dispensary

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

Please find enclosed a letter from a residential neighborhood .

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Re: CPC hearing results  
**Date:** Friday, April 10, 2020 10:57:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Please save to i:drive.

Thanks,

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

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

---

**From:** "Son, Chanbory (CPC)" <chanbory.son@sfgov.org>  
**Date:** Friday, April 10, 2020 at 10:45 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>  
**Subject:** RE: CPC hearing results

Formatting is fine.

**Thank you,**  
**Chanbory Son, Executive Secretary**  
**Commission Affairs**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6926 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**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:** Friday, April 10, 2020 10:40 AM  
**To:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Cc:** Son, Chanbory (CPC) <chanbory.son@sfgov.org>  
**Subject:** Re: CPC hearing results

Please review for formatting.

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

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

**From:** "Feliciano, Josephine (CPC)" <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>  
**Date:** Friday, April 10, 2020 at 10:18 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** CPC hearing results

**Josephine O. Feliciano**  
Commission Affairs

**Direct:** 415-575-9111 | **Fax:** 415-558-6409



1650 Mission Street, Suite 400  
San Francisco, CA 94103

**SF Planning**  
**Department**

[Hours of Operation](#) | [Property Information Map](#)



**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 \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES TEXT TO 9-1-1 SERVICE  
**Date:** Friday, April 10, 2020 10:41:32 AM  
**Attachments:** [04.10.20 Text to 911.pdf](#)

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

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---

**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, April 10, 2020 at 9:30 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES TEXT TO 9-1-1 SERVICE

**FOR IMMEDIATE RELEASE:**

Friday, April 10, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**SAN FRANCISCO LAUNCHES TEXT TO 9-1-1 SERVICE**

*City establishes critical lifeline for people in situations where it is not possible to call 9-1-1*

**San Francisco, CA** — Mayor London N. Breed and Department of Emergency Management Executive Director Mary Ellen Carroll announced a critical tool to help people who cannot safely call 9-1-1 during the COVID-19 Stay Home Order and beyond. Text to 9-1-1 is now available in San Francisco and provides a life-saving option for people in situations, including domestic violence, where it is too dangerous to dial 9-1-1.

“Text to 9-1-1 is a great feature for our City’s emergency response to better serve all of our residents, but it has become even more significant during the coronavirus pandemic,” said Mayor Breed. “With people staying at home, it is a particularly difficult and dangerous time for people experiencing domestic violence. We’ve secured apartments for victims of domestic violence during this stay at home order, and now with text to 9-1-1 we’re making it easier for victims to contact the police safely as well.”

San Francisco’s Text to 9-1-1 service is intended primarily for use in three emergency scenarios:

- When someone is in a situation where it is not safe to place a voice call to 9-1-1;

- When an individual is deaf, hard-of-hearing, or has a speech disability; and
- When a medical emergency arises that renders the person incapable of speaking.

“We are proud to provide a Text to 9-1-1 option for San Francisco residents and businesses with police, fire or medical emergencies,” said Mary Ellen Carrol, Executive Director, and San Francisco Department of Emergency Management. “If you can call 9-1-1, that is what you should do, but sometimes it is not safe to verbally call. This is when being able to text to 9-1-1 can become the vital link between someone in distress and the help they need. We believe this true now during this global pandemic, and beyond this public health crisis.”

In general, people with police, fire or medical emergencies should call 9-1-1 if they can and text 9-1-1 if they cannot. San Francisco public safety dispatchers are trained to receive emergency calls and text messages from their workstations. When texting 9-1-1 the initial message should be short and include the location of the emergency. The person texting should also ask for police, fire or medical assistance. The next step is to answer the dispatcher’s questions and follow the instructions of the public safety dispatcher. People are advised to keep responses short and simple.

San Francisco began live testing Text to 9-1-1 in early February to allow public safety dispatchers to receive training on the new system. Testing occurred in partnership with community providers that serve hearing and speech impaired residents and victims of domestic violence. San Francisco received 1,077 Text-to-911 messages during this period comprised of 952 tests and 125 live text messages. San Francisco dispatchers are now capable of answering calls and texts to 911 from their workstations.

As San Franciscans follow the Stay Home Order to disrupt the spread of COVID-19, the City has seen greater percentage of emergency calls related to domestic violence. Since the March 16 stay home order, 9-1-1 calls have decreased by 24% while number of domestic violence calls has remained constant. From March 17 to April 8, 2019, San Francisco had 44,461 emergency calls with 459 related to domestic violence. During the same period in 2020, San Francisco had 33,875 emergency calls with 448 related to domestic violence.

During the first week after the shelter-in-place directive, the San Francisco District Attorney’s Office saw an initial spike of a 60% increase in clients referred to its Victim Services Division compared to the same week in 2019. Mayor Breed and District Attorney Chesa Boudin yesterday announced that San Francisco has secured 20 furnished apartment units for survivors of domestic violence. The temporary homes will be donated by Veritas, and are the result of a collaboration with Mayor Breed, District Attorney Boudin, the Human Services Agency, and the City’s community-based domestic violence advocates. The City is also working to secure additional housing for survivors of domestic violence.

“Escaping domestic violence is a difficult for many reasons. COVID-19 has created a situation where victims have limited opportunities to call for help,” said Kathy Black, Executive Director, La Casa de Las Madres. “Text to 9-1-1 provides people suffering from domestic violence the opportunity to escape their abusers.”

Calls to domestic violence hotlines operated by community service organizations are becoming more complex as people stay home due to COVID-19. Victims of domestic violence have limited opportunity to safely ask for help and escape their abusers. Text to 9-1-1 combined with San Francisco’s recent initial acquisition of twenty private housing units are critical components of the City’s strategy to assist victims of domestic violence during this

global pandemic.

Domestic violence is a crime and people experiencing domestic violence should call 9-1-1 if they can and text 9-1-1 if they cannot. The following resources are also available for people experiencing domestic violence in San Francisco:

Asian Women's Shelter – 24 Hour Crisis Line  
877-751-0880

San Francisco District Attorney Victims Services  
415-553-9044

La Case de las Madres – 24 Hour Crisis Line  
877-503-1850 (adults)  
877-923-0700 (teens)  
415-200-3575 (text)

Riley Center at the St. Vincent de Paul Society of San Francisco - 24 Hour Crisis Line  
415-225-0165

W.O.M.A.N., Inc. 24 Hour Crisis Line  
877-384-3578  
415-864-4722

Cooperative Restraining Order Clinic  
415-255-0165 (Schedule Appointment)

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DELIVERY FEE CAP TO SUPPORT SAN FRANCISCO RESTAURANTS DURING COVID-19 PANDEMIC  
**Date:** Friday, April 10, 2020 10:31:03 AM  
**Attachments:** [04.10.20 Supplemental Declaration Food Delivery.pdf](#)

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

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

---

**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, April 10, 2020 at 10:30 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES DELIVERY FEE CAP TO SUPPORT SAN FRANCISCO RESTAURANTS DURING COVID-19 PANDEMIC

**FOR IMMEDIATE RELEASE:**

Friday, April 10, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES DELIVERY FEE CAP  
TO SUPPORT SAN FRANCISCO RESTAURANTS DURING  
COVID-19 PANDEMIC**

*Third-party delivery providers can charge restaurants no more than 15% commission for food delivery for the duration of the Local Emergency*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Ahsha Safaí, and Supervisor Aaron Peskin today announced a temporary limit on the commission that third-party food delivery companies can charge restaurants during the COVID-19 pandemic. The cap will be in effect through the remainder of the local emergency, or until businesses are permitted to reopen for dine-in service, whichever comes first. This fee cap is part of a broader effort to support small businesses in San Francisco during the COVID-19 pandemic.

Mayor Breed issued this order as part of a Supplement to the Local Emergency Declaration she made on February 25<sup>th</sup>. All Supplemental Declarations are available at <https://sfmayor.org/mayoral-declarations-regarding-covid-19>.

“Restaurants across San Francisco are struggling to stay open. In these tough financial circumstances, every dollar counts and can make the difference between a restaurant staying open, or shuttering. It can make the difference between staying afloat or needing to lay-off staff,” said Mayor Breed. “I want to thank Supervisor Safaí and Supervisor Peskin for working with me to support our local restaurants and help them get through this difficult time.”

“We’ve listened to our restaurants and the struggles they’re facing during this unprecedented time. The high commission fees being charged to our businesses remains unchanged and that cannot continue as every dollar can mean staying open or laying-off more staff,” said Supervisor Ahsha Safaí. “For San Francisco’s rich network of mom and pop restaurants to survive, it’s imperative that we move aggressively. I applaud Mayor Breed for working with us to take swift action.”

“These corporations have refused to adjust their fees and are profiting immensely off a public health crisis while restaurants and their employees are suffering,” said Supervisor Aaron Peskin. “They are trying to undercut responsible regulation in the midst of this emergency, while also denying worker demands for basic safety gear, hazard pay and adequate sick leave. I appreciate the Mayor acting quickly to provide immediate, temporary relief for San Francisco restaurants while we continue to work on more permanent relief.”

Under the City’s Stay Home Public Health Order, restaurants are not permitted to offer dine-in service. In order to stay open, restaurants are offering take-out and delivery, and many restaurants are relying on third-party delivery services to provide that delivery.

While some delivery services have waived fees on the customer-side, delivery services continue to charge restaurants a commission. These fees typically range from 10% to 30% and can represent a significant portion of a restaurant’s revenue, especially at a time when the vast majority of sales are for delivery. This commission fee can wipe out a restaurant’s entire margin.

Mayor Breed’s Order temporarily limits the fee that delivery companies can charge to 15%. This cap on delivery fees is intended to support small businesses during the COVID-19 pandemic, and will be in effect for the duration of the Local Emergency, or until restaurants are allowed to resume in-person dining. While delivery companies provide an important service and support local employment, establishing a cap on commission fees is necessary to help keep restaurants in business.

Restaurants are experiencing significant financial hardship during this time and are seeing a decline in business as a result of COVID-19 and the Stay Home Order. Of the approximately 4,000 restaurants in San Francisco, the Golden Gate Restaurant Association estimates 30% to 50% are still operating and offering food delivery. The California Employment Development Department and U.S. Department of Labor indicate that a large number of the statewide 2.3 million initial unemployment claims since March are service industry workers.

“During this time of crisis, every tool that relieves economic pressure on our San Francisco restaurant community matters,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Mayor Breed’s and the City’s leadership provides relief for the restaurants that provide essential services to our communities, jobs for our workforce, and allows this vital part of our economy and culture to function for the ongoing benefit of our city.”

“We are very appreciative of the Mayor taking action to limit the amount delivery companies can charge restaurants to 15% for the duration of the emergency order,” said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. “We have been advocating for this type of relief for the past month and we are appreciative of the progress. This move by the City will help ensure our restaurants who are staying open to deliver much needed food can continue to help keep staff on payroll in addition to giving them a better chance of keeping their doors open.”

This Supplemental Declaration is part of Mayor Breed’s ongoing efforts to support small businesses, including restaurants, during the COVID-19 pandemic. These initiatives to support small business include:

- \$54 million in business taxes and licensing fees deferrals, impacting 11,000 payees;
- \$10 million Workers and Families First Paid Sick Leave Program, providing up to 40 hours of paid sick leave per employee;
- \$9 million Emergency Loan Fund providing up to \$50,000 in zero interest loans for individual small businesses;
- \$2 million Resiliency Grants providing up to \$10,000 grants to over 200 small businesses;
- \$2.5 million in support for working artists and arts and cultural organizations financially impacted by COVID-19;
- Supporting nonprofits funded by the City so workers don’t lose their incomes;
- Issuing a Moratorium on Commercial Evictions for small and medium sized businesses that can’t afford to pay rent;
- Advocating for additional resources for small business and workers through the federal CARE Act;
- Establishing City Philanthropic [www.Give2SF.org](http://www.Give2SF.org) Fund, where donations will support housing stabilization, food security, and financial security for workers and small businesses impacted by coronavirus;
- Launching a one stop City website for businesses and workers seeking resources, contacts, and updates during the COVID-19 emergency: [www.oewd.org/covid19](http://www.oewd.org/covid19).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR BREED AND DISTRICT ATTORNEY BOUDIN ANNOUNCE TEMPORARY HOUSING FOR SURVIVORS OF DOMESTIC VIOLENCE  
**Date:** Thursday, April 09, 2020 9:08:18 AM  
**Attachments:** [04.09.20 Housing for Survivors of Domestic Violence.pdf](#)

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

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

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Thursday, April 9, 2020 at 9:00 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED AND DISTRICT ATTORNEY BOUDIN ANNOUNCE TEMPORARY HOUSING FOR SURVIVORS OF DOMESTIC VIOLENCE

**FOR IMMEDIATE RELEASE:**

Thursday, April 9, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR BREED AND DISTRICT ATTORNEY BOUDIN  
ANNOUNCE TEMPORARY HOUSING FOR SURVIVORS OF  
DOMESTIC VIOLENCE**

*As part of the City's COVID-19 response, the Human Services Agency worked with property owner Veritas to secure 20 furnished apartment units for survivors of domestic violence in San Francisco*

**San Francisco, CA** — Mayor London N. Breed and District Attorney Chesa Boudin today announced that San Francisco has secured 20 furnished apartment units for survivors of domestic violence. The temporary homes will be donated by Veritas, and are the result of a collaboration with Mayor Breed, District Attorney Boudin, the Human Services Agency, and the City's community-based domestic violence advocates. The City is also working to secure additional housing for survivors of domestic violence.

Over the past weeks and months, Shelter-in-Place Orders have been issued throughout the world to slow the spread of COVID-19. While staying at home except for essential needs is important for slowing the virus, it has created a difficult and often dangerous situation for

people who are experiencing domestic violence. While many organizations have modified service delivery to provide virtual support, it is difficult for a survivor to confidentially access those resources if they reside in the same home as the abusive partner.

During the first week after the shelter-in-place directive, the San Francisco District Attorney's Office saw an initial spike of a 60% increase in clients referred to its Victim Services Division compared to the same week in 2019. In the second week, the office saw a 33% decrease in new client referrals. As we continue to monitor domestic violence cases, it is paramount for survivors to know that there are safe emergency housing options available for them, their children, and their pets during this crisis.

"While staying home except for essential needs is necessary to slow the spread of COVID-19, it isn't the safest option for everyone. On top of dealing with the global pandemic, far too many families also have to deal with the threat of violence and abuse at home, all while being more socially isolated from their friends and other support networks," said Mayor Breed. "We are seeing a concerning increase in cases of domestic violence around the world and in San Francisco, and there's a growing need to have more safe places for survivors to go. I'm grateful to Veritas for stepping up and donating these 20 homes so that we have some additional resources for people who need help during this uniquely challenging time."

"As we shelter in place to limit COVID transmission, survivors of domestic violence are at an increased risk of danger and victimization by their abusers," said District Attorney Chesa Boudin. "Now more than ever, we must work together to ensure that the most vulnerable of our victims have a place to shelter free from abuse. We have come up with an immediate plan for 20 furnished apartments and are working collaboratively to find shelter for many more survivors in the coming days."

"For people experiencing domestic violence, the public health stay-at-home orders meant to save lives can have the unintended consequence of isolating them from the community and services that help keep families safe," said Trent Rhorer, Executive Director of the San Francisco Human Services Agency. "We often face challenges to find alternative housing for people experiencing abuse. We are grateful for Veritas' generosity and the opportunity to connect these vital housing sites to the District Attorney's Office as an important part of the City's response to increased threats of violence during this unprecedented global pandemic."

"As a homegrown San Francisco business, we feel deeply tied to our community and know how hard this public health crisis has been on everyone, especially the most vulnerable," said Yat-Pang Au, Founder and CEO Veritas Investments. "Whether it's providing temporary housing for individuals displaced by fire, families seeking care at our local medical institutions, or in this case, survivors of domestic violence, Veritas is always seeking ways to be a supportive member of the San Francisco community."

"La Casa de las Madres is open and working to support survivors, because, sadly, domestic violence doesn't stop during a pandemic," said Kathy Black, Executive Director, La Casa de las Madres. "We know that as this pandemic goes on, there will be an increased need for services and shelter, and these 20 temporary homes are a good place to start. I'm glad to see the City taking action to protect our most vulnerable residents and am thankful for Mayor Breed's efforts to support survivors."

Veritas, a San Francisco-based real estate management company, is donating 20 furnished apartment units for temporary use by domestic violence survivors as part of their Safe Home



Program. The homes are located in several secure buildings throughout the city. Survivors and their families, including their pets, can move in at their convenience and can stay for up to 90 days at no cost. The apartments should be available by the end of this week. During that time, survivors will be supported by one of our community-based domestic violence agencies, who will provide wraparound services and referrals. Domestic violence agencies will refer clients directly as needed, based on availability.

These new housing units supplement the existing domestic violence shelters in San Francisco. Domestic violence shelters and hotlines are deemed essential businesses under the Stay Home Order and continue to operate.

If you are a survivor of domestic violence and need assistance, please contact:

- In an emergency, call 911
- National Domestic Violence Hotline: 1-800-799-7233
- W.O.M.A.N., Inc. Crisis Line: 415-864-4722
- La Casa de las Madres Crisis Lines: Adult Line 1-877-503-1850, Teen Line 1-877-923-0700
- Asian Women's Shelter Crisis Line: 1-877-751-0880
- Saint Vincent de Paul Society – Riley Center Crisis Line: 415-255-0165

Additionally, the San Francisco Police Department's Special Victims Unit has an on-call team 24/7 and is reachable at 415-553-9225.

Resources for survivors of domestic violence can be found at <https://sfgov.org/dosw/violence-against-women-prevention-and-intervention-grants-program-0>.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Postponement of Planning Commission Meeting  
**Date:** Monday, April 06, 2020 4:18:18 PM

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

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

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**From:** Steve Zeltzer <lvpsf@igc.org>  
**Date:** Monday, April 6, 2020 at 3:05 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Myrna Melgar <myrna.melgar@sfgov.org>  
**Subject:** Postponement of Planning Commission Meeting

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

Postponement of 4/9/20 Planning Commission Meeting  
4/6/20

To The San Francisco Planning. Commissioners,

In light of the extreme emergency because of the Covid-19 pandemic that the people of San Francisco are in, I call on you to postpone the March 9, 2020 Planning Commission meeting. The inability of all people to participate in this meeting including those without internet access mean that any such meeting with orders for residents to stay in their homes would disenfranchise the citizens and residents of the city.

Furthermore, the fact that this commission continues to work toward the privatization of public lands for developers is a travesty. The likely long term economic decline in San Francisco with a likely massive increase in empty condo and housing units means that the financing of this speculative housing project must be stopped now and any further expenditure of public funding for this project is a statement of priority that challenges the people of San Francisco about who this project represents. Wells Fargo has already halted any further investment in construction development project. and the ensuing economic decline will lead to a shutdown of most financing of such

projects as this.

The San Francisco Labor Council and AFT 2121 have both called for the land to be transferred to the college for public use and that is something that is necessary. This is especially in light of the fact that there are large numbers of young workers and youth who will not be able to get jobs but can attend our community college to advance their skills and knowledge. The Balboa project is an anti-labor and frontal attack on public education and the continued expenditure of millions of dollars of City funds on this project must be halted now.

Do not be partners in selling off public land for the developers and speculators who are running this city.

Steve Zeltzer  
UPWA

SF Labor Council Resolution For Transfer Of Balboa Property to CCSF  
[11-26-18 Resolution to Stop Racism and Privatization/Outsourcing of Public Services in the City & County of San Francisco](https://sflaborcouncil.org/wp-content/uploads/2018/11/11-26-18Resolution-to-Stop-Racism-and-PrivatizationInSF..pdf)  
<https://sflaborcouncil.org/wp-content/uploads/2018/11/11-26-18Resolution-to-Stop-Racism-and-PrivatizationInSF..pdf>