

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hearing Date: April 23, 2020; Agenda Items 1a & 1b Items Proposed for a Continuance; 526-530 Lombard Street (Fielding Street)  
**Date:** Thursday, April 23, 2020 11:33:23 AM  
**Attachments:** [DR Requestors's Statement Planning Commissino 042220.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)

---

**From:** "smw@stevewilliamslaw.com" <smw@stevewilliamslaw.com>  
**Date:** Wednesday, April 22, 2020 at 5:50 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, Hartmut Gerdes <cap94941@yahoo.com>, Lynda Griffith <casarosa09@gmail.com>, Stan Hayes <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, Joe Butler <joseph1butler@gmail.com>, Jacob Uhland <jacobuhland@me.com>  
**Subject:** Hearing Date: April 23, 2020; Agenda Items 1a & 1b Items Proposed for a Continuance; 526-530 Lombard Street (Fielding Street)

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**President Koppel and Commissioners:**

Attached is correspondence on behalf of the DR Requestor in support of the requested continuance and asking for a longer continuance than previously recommended by staff. The matter should be set for June to allow sufficient time for the tasks that remain. I spoke to David Winslow today and he is in agreement with the new timeframe.

Thanks you for your consideration.

**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 \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Continuance of Items 1a and 1b on April 23, 2020 (526 Lombard Street) for at least 60 Days  
**Date:** Thursday, April 23, 2020 11:32:14 AM

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

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

---

**From:** Joan Dahlgren <joan.dahlgren@gmail.com>  
**Date:** Wednesday, April 22, 2020 at 7:11 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Subject:** Continuance of Items 1a and 1b on April 23, 2020 (526 Lombard Street) for at least 60 Days

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Dear Messers Koppel, Ionin and Winslow:

My name is Joan Dahlgren, and I have resided at 520 Lombard, a 102-year-old building located immediately east of 526 Lombard, for over 35 years. On February 21, 2020, I contacted Mr. Winslow to obtain further information about the proposed development next door. I now understand that this project is scheduled to be reviewed as Items 1a and 1b at the Planning Commission's regular meeting tomorrow, April 23, but that Mr. Winslow is recommending that continuance on the project should be held until June 25, 2020.

As the immediate next door neighbor of 526 Lombard, this email is written to express my support of this continuance, primarily because no new plans that I know of have been produced since the relatively sketchy plans I received from Mr. Winslow back in February. Nor has there been a presentation for concerned neighbors or contact whatsoever from the project's developer regarding the revised design plans. Until more complete information can be disseminated, a 60-day continuance, especially in light of the current shelter-in-place

ordinances, seems warranted.

Thank you for your consideration.

Sincerely,

Joan Dahlgren

520 Lombard

San Francisco, CA 94133

[joan.dahlgren@gmail.com](mailto:joan.dahlgren@gmail.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 526-530 Lombard Street  
**Date:** Thursday, April 23, 2020 11:23:13 AM

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

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

**From:** Barbara Alexandra Szerlip <baszerlip@gmail.com>  
**Date:** Thursday, April 23, 2020 at 9:17 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** 526-530 Lombard Street

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To Joel, David and Jonas,

I am a decades-long neighbor who will be directly - and negatively - impacted by the proposed building in the back lot on Lombard Street.

I support a continuance of at least 60 days, until the Planning Commission meeting of Thursday, June 25/20.

Kyle, the project's sponsor, and his architects, have not produced new plans in accordance with city requirements - and in light of the concerns of and objections by many neighbors on both sides of the property. Those neighbors, as well as the Telegraph Hill Dwellers Assoc. (THD), have a legal right to that continuance. In the hope that a resolution can be found.

Thank you,  
B. A. Szerlip  
532 'B' Lombard Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 201710231990 236 El Camino Del Mar Discretionary Review [IWOV-BN.FID3029867]  
**Date:** Thursday, April 23, 2020 11:22:27 AM  
**Attachments:** [03-11-2020 Letter to PC re 236 El Camino Del Mar.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:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Thursday, April 23, 2020 at 10:11 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** FW: Case No. 201710231990 236 El Camino Del Mar Discretionary Review [IWOV-BN.FID3029867]

Jonas,  
Please forward this letter 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

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**From:** Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>  
**Sent:** Thursday, April 23, 2020 9:58 AM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** FW: Case No. 201710231990 236 El Camino Del Mar Discretionary Review [IWOV-BN.FID3029867]

Here ya go!

**Sylvia Jimenez, Senior Planner**  
**Northwest Team | Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9187 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Jimenez, Sylvia (CPC)" <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>

**Date:** Thursday, March 12, 2020 at 12:46 PM

**To:** "Chu, Mary" <[mchu@buchalter.com](mailto:mchu@buchalter.com)>, "Winslow, David (CPC)" <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>

**Cc:** "Guerra, Alicia C." <[aguerra@buchalter.com](mailto:aguerra@buchalter.com)>, "Mansouri, Braeden" <[bmansouri@buchalter.com](mailto:bmansouri@buchalter.com)>

**Subject:** Re: Case No. 201710231990 236 El Camino Del Mar Discretionary Review [IWOV-BN.FID3029867]

Hi Mary,

Thank you for your email. I am forwarding this to David Winslow, DR manager, for his review. Please note that today's Planning Commission meeting has been cancelled and your item has been rescheduled for next week's meeting on March 19th.

Best,

Sylvia Jimenez

---

**From:** Chu, Mary <[mchu@buchalter.com](mailto:mchu@buchalter.com)>

**Sent:** Wednesday, March 11, 2020 5:03 PM

**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>

**Cc:** Guerra, Alicia C. <[aguerra@buchalter.com](mailto:aguerra@buchalter.com)>; Mansouri, Braeden <[bmansouri@buchalter.com](mailto:bmansouri@buchalter.com)>

**Subject:** Case No. 201710231990 236 El Camino Del Mar Discretionary Review [IWOV-BN.FID3029867]

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Good afternoon Ms. Jimenez,

Attached please find a letter from Ms. Guerra to Planning Commission regard: 236 El Camino Del Mar Discretionary Review. Could you please forward this letter to the President and Members of the San Francisco Planning Commission?

Thank you so much!  
Best regards,

## Buchalter

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### **Mary Chu**

Legal Secretary to Alicia Guerra

**T** (415) 227-3657

[mchu@buchalter.com](mailto:mchu@buchalter.com)

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55 Second Street, Suite 1700  
San Francisco, CA 94105-3493

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Standard Environmental Requirements - Case Number: 2020-000052PCA. OPPOSE  
**Date:** Thursday, April 23, 2020 11:20:33 AM  
**Attachments:** [2020.04.23.StdCEQA Conditions PC ComLtr.pdf](#)

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

---

**From:** Toyer Grear <toyer@lozeaudrury.com>  
**Date:** Thursday, April 23, 2020 at 10:56 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "theresa.imperial@sfgove.org" <theresa.imperial@sfgove.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "Fewer, Sandra (BOS)" <sandra.fewer@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@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>  
**Subject:** Standard Environmental Requirements - Case Number: 2020-000052PCA. OPPOSE

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Honorable Members of the Planning Commission,  
**Attached please find comments written** on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California.

If you have any questions, please do not hesitate to contact Attorney Richard Drury directly.

Thank You,

Toyer Grear

Office Manager / Paralegal

Lozeau Drury, LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

email: [toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)

phone: 510-836-4200 / fax: 510-836-4205

**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: 178 Seacliff Avenue - 2017-013959DRP  
**Date:** Thursday, April 23, 2020 9:59:00 AM  
**Attachments:** [200421 DR 178 Seacliff Ave.pdf](#)

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
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---

**From:** SF MAP <[info@missionawarenessproject.com](mailto:info@missionawarenessproject.com)>  
**Sent:** Wednesday, April 22, 2020 9:37 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** 178 Seacliff Avenue - 2017-013959DRP

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Please see attached letter for the Commissioners. 200421 DR 178 Sea cliff Ave

**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: Market Octavia Hub Plan Area Amendment  
**Date:** Thursday, April 23, 2020 9:58:00 AM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
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---

**From:** Haneystaff (BOS) <[haneystaff@sfgov.org](mailto:haneystaff@sfgov.org)>  
**Sent:** Thursday, April 23, 2020 9:11 AM  
**To:** bob ryan <[ryan\\_sanfran@yahoo.com](mailto:ryan_sanfran@yahoo.com)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>  
**Subject:** RE: Market Octavia Hub Plan Area Amendment

Hi Robert,

I'm connecting you with Aaron from the Planning Department who can help answer these questions.

Best,  
Han

---

**From:** bob ryan <[ryan\\_sanfran@yahoo.com](mailto:ryan_sanfran@yahoo.com)>  
**Sent:** Wednesday, April 22, 2020 11:00 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Haneystaff (BOS) <[haneystaff@sfgov.org](mailto:haneystaff@sfgov.org)>  
**Subject:** Market Octavia Hub Plan Area Amendment

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Hi,

We understand that there are proposed amendments to heights of the original plan. Our neighborhood received no notice of this. What is the process for notification of the public?

Thank you,

Robert Rhine  
1025 Minna street

**From:** [Amy Lee](#)  
**To:** [Bintliff, Jacob \(BOS\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Mandelman, Rafael \(BOS\)](#); [Hicks, Bridget \(CPC\)](#); [Conner, Kate \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [George Karamanos](#); [Jenna ♥♥](#); [Jonathan Pearlman](#)  
**Subject:** Re: 4118 21st St - request for continuance  
**Date:** Thursday, April 23, 2020 8:43:18 AM  
**Attachments:** [Outlook-wiqcrhia.png](#)  
**Importance:** High

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Dear Jonas, Jacob, and Commissioners,

Respectfully, we must admit, that we are surprised to see this request from the Supervisor's office for a continuance. Given the extensive outreach and lack of issues raised since this new project was first sent to the neighbors back on January 13, 2020, we do not understand what a continuance would achieve.

We have worked diligently with Planning to transform an existing non-conforming SFH into a two-unit home that is contextually appropriate in the neighborhood and will add to the City's housing stock.

It is important to note that the Karamanos previously appeared before the Commission in August and September 2019, in which this family brought forward a single-family home that was disallowed based on a tied 2-2 vote not *on the project itself, but on our request for a continuance*, where these very same neighbors opposed a continuance and engaged in bad faith last-minute false accusations.

In late December 2019, Planning Department, the Zoning Administrator, and the City Attorney all concluded that this new proposed project was substantially different and it need not wait the required year and it, therefore, was properly scheduled for April 23, 2020 Commission review.

Since then, and throughout this entire 24-month process, we have had more than 50 1:1 or small group meetings with neighbors. We have offered to meet with anyone and met with everyone that expressed interest in doing so. Moreover, we have made numerous significant revisions to the design, based on feedback we have received. Based on our ongoing good faith efforts to engage the community, many in the neighborhood are supportive, as reflected by the letters submitted to the Commission.

The current neighbors seeking a continuance have never responded to our offers to meet and have not provided any substantive objections to the project that have not already been responded to or resulted in design changes. Thus, we are not sure what a 30-day delay, or

any delay, would accomplish. Nevertheless, we remain ready to meet with any and all neighbors, as we have been doing, over Zoom, or on the phone, at their convenience. We always have been and will make our architect and consultant available, if that helps.

If indeed a continuance is granted, we respectfully request that it be for no more than 2 weeks. Please do not continue the hearing longer than absolutely necessary to have these conversations – which we have been actively having for 24 months. The Karamanos are fully prepared to come before the Commission and view these few neighbors' last-minute request for a continuance as nothing more than a delaying tactic, especially when they have ignored our offers to meet with them and have raised no substantive comments on the design of the home.

The Karamanos family are eager to build their home for their growing family and parents. They would like to move forward with rebuilding their lives and are current members of the Noe Valley community, where they currently reside. As two working parents, they relied on the previous architect and unfortunately, this renovation started out poorly. He was hired as well to oversee the construction and failed to ensure that the construction proceeded within the scope of the approved permit. The situation was further exacerbated continual inspection approval by DBI. The Karamanos has suffered greatly, not only financially but personally. This project is completely code-compliant, and we have done everything we can to assuage the neighbors who were willing to talk with us. We are not sure what more could possibly be done.

We look forward to presenting the project to you sooner rather than later.

Best,

Amy



[www.3ssanfrancisco.com](http://www.3ssanfrancisco.com)

(415) 290-3051

---

**From:** Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>

**Sent:** Wednesday, April 22, 2020 1:28 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Amy Lee <amy@3ssanfrancisco.com>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>

**Subject:** 4118 21st St - request for continuance

Dear Jonas,

I'm writing to respectfully request a 30-day continuance of this item from tomorrow's hearing to May 21. We recognize that the project has been determined to be a substantially different project from what was denied last year and therefore has been properly agendized at this time. However, given the high level of concern, confusion among the neighbors as to the review process for this new project, and the additional strain everyone is under in these extraordinary circumstances, we believe a continuance will give space for all parties to make their concerns known to the Commission, and to have additional time to understand the current plans and communicate further with the project team. I am including Amy Lee from the project team here as well.

Please let me know if you have any questions, and thank you so much for all your efforts to keep the Commission's business underway during this time. Thank you,

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](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: May 14 Planning Hearing Record #: 2018-012648CUA: 2001 37th Avenue  
**Date:** Thursday, April 23, 2020 8:35:00 AM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
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**From:** PIC, PLN (CPC) <pic@sfgov.org>  
**Sent:** Wednesday, April 22, 2020 5:47 PM  
**To:** Maryalice Fischer <chee@myfairpoint.net>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Subject:** Re: May 14 Planning Hearing Record #: 2018-012648CUA: 2001 37th Avenue

Dear Maryalice

The preferred method to submit comments to the Planning Commission, in advance of the hearing, is to coordinate with the assigned planner, who is the primary contact for the project.

**Property Information Map (PIM):** <http://sfplanninggis.org/pim>

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The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

---

**From:** Maryalice Fischer <[chee@myfairpoint.net](mailto:chee@myfairpoint.net)>  
**Sent:** Wednesday, April 22, 2020 1:41 PM

**To:** PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Subject:** May 14 Planning Hearing Record #: 2018-012648CUA: 2001 37th Avenue

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Hello - I am seeking guidance on how to submit materials in advance of the May 14 Planning Hearing for Record # 2018-012648CUA, Project location: 2001 37th Avenue.

The Department's hearing procedures (<https://sfplanning.org/resource/hearing-procedures-cpc>) state: *"Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner."*

Given that the shelter in place order has closed the Planning Department offices, how, where, and in what format can advance submissions be made? This would be a separate submittal from comments which I understand can be submitted up to the day before the hearing.

In a related matter how should a written application for organized opposition be made? The hearing procedures state: *"Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and at least 3 speakers."*

Thank you for your assistance in this matter.  
Maryalice Fischer The Center for Health, Energy & the Environment, LLC  
[chee@myfairpoint.net](mailto:chee@myfairpoint.net)

**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: Signed petition re: 4/23 PC hearing item #15  
**Date:** Thursday, April 23, 2020 8:34:00 AM  
**Attachments:** [200422\\_pc petition - signed.pdf](#)

---

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)  
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**From:** Luke Ogrydziak <luke@oparch.net>  
**Sent:** Wednesday, April 22, 2020 6:10 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>  
**Subject:** Signed petition re: 4/23 PC hearing item #15

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Petition attached.

Best, Luke

--

Luke Ogrydziak | OPA | (415) 474-6724 | [oparch.net](http://oparch.net) | [Instagram](#)

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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: 3074 Pacific Avenue - 2017-0013272DRP  
**Date:** Thursday, April 23, 2020 8:32:00 AM  
**Attachments:** [200419 DR 3074 Pacific Ave.pdf](#)

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Josephine O. Feliciano

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San Francisco Planning Department  
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**From:** SF MAP <[info@missionawarenessproject.com](mailto:info@missionawarenessproject.com)>  
**Sent:** Wednesday, April 22, 2020 9:37 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** 3074 Pacific Avenue - 2017-0013272DRP

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Please see attached letter for the Commissioners. 200421 DR 3074 Pacific Ave

**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: 178 Seacliff Avenue - 2017-013959DRP  
**Date:** Thursday, April 23, 2020 8:32:00 AM  
**Attachments:** [200421 DR 178 Seacliff Ave.pdf](#)

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Josephine O. Feliciano

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**From:** SF MAP <[info@missionawarenessproject.com](mailto:info@missionawarenessproject.com)>  
**Sent:** Wednesday, April 22, 2020 9:37 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** 178 Seacliff Avenue - 2017-013959DRP

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Please see attached letter for the Commissioners. 200421 DR 178 Sea cliff Ave

**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: For 4/27/2020 meeting: DSG in full context of rezoning  
**Date:** Thursday, April 23, 2020 8:26:00 AM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
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**From:** Harry Bernstein <[riquerique@yahoo.com](mailto:riquerique@yahoo.com)>

**Sent:** Monday, April 20, 2020 2:31 PM

**To:** BRCAC (ECN) <[brcac@sfgov.org](mailto:brcac@sfgov.org)>; [sunnyside.balboa.reservoir](mailto:sunnyside.balboa.reservoir@sunnyside.balboa.reservoir@gmail.com) <[sunnyside.balboa.reservoir@gmail.com](mailto:sunnyside.balboa.reservoir@gmail.com)>; [mikeahrens5](mailto:mikeahrens5@gmail.com) <[mikeahrens5@gmail.com](mailto:mikeahrens5@gmail.com)>; [Brigitte Davila](mailto:Brigitte.Davila@ccsf.edu) <[bdavila@ccsf.edu](mailto:bdavila@ccsf.edu)>; [Jon Winston](mailto:jon.winston.brcac@outlook.com) <[jon.winston.brcac@outlook.com](mailto:jon.winston.brcac@outlook.com)>; [Peter Tham](mailto:peter.tham@ltgroupre.com) <[peter.tham@ltgroupre.com](mailto:peter.tham@ltgroupre.com)>; [jumpstreet1983](mailto:jumpstreet1983@gmail.com) <[jumpstreet1983@gmail.com](mailto:jumpstreet1983@gmail.com)>; [cgodinez](mailto:cgodinez@lwhs.org) <[cgodinez@lwhs.org](mailto:cgodinez@lwhs.org)>; [rmuehlbauer](mailto:rmuehlbauer@live.com) <[rmuehlbauer@live.com](mailto:rmuehlbauer@live.com)>; [tang.mark](mailto:tang.mark@gmail.com) <[tang.mark@gmail.com](mailto:tang.mark@gmail.com)>; [aj](mailto:aj@ajahjah@att.net) <[aj@ajahjah@att.net](mailto:aj@ajahjah@att.net)>

**Cc:** [CPC-Commissions Secretary](mailto:commissions.secretary@sfgov.org) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; [Hood, Donna \(PUC\)](mailto:DHood@sfgov.org) <[DHood@sfgov.org](mailto:DHood@sfgov.org)>; [Board of Supervisors, \(BOS\)](mailto:board.of.supervisors@sfgov.org) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; [Yee, Norman \(BOS\)](mailto:yee@ccsf.edu) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; [Low, Jen \(BOS\)](mailto:jen.low@sfgov.org) <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>; [Maybaum, Erica \(BOS\)](mailto:erica.maybaum@sfgov.org) <[erica.maybaum@sfgov.org](mailto:erica.maybaum@sfgov.org)>; [SNA BRC](mailto:sna-brc@googlegroups.com) <[sna-brc@googlegroups.com](mailto:sna-brc@googlegroups.com)>; [Public Lands for Public Good](mailto:publiclandsforpublicgood@gmail.com) <[publiclandsforpublicgood@gmail.com](mailto:publiclandsforpublicgood@gmail.com)>; [John Rizzo](mailto:jrizzo@ccsf.edu) <[jrizzo@ccsf.edu](mailto:jrizzo@ccsf.edu)>; [Thea Selby](mailto:tselby@ccsf.edu) <[tselby@ccsf.edu](mailto:tselby@ccsf.edu)>; [Shanell Williams](mailto:swilliams@ccsf.edu) <[swilliams@ccsf.edu](mailto:swilliams@ccsf.edu)>; [Ivy Lee](mailto:ivylee@ccsf.edu) <[ivylee@ccsf.edu](mailto:ivylee@ccsf.edu)>; [Alex Randolph](mailto:alexrandolph@ccsf.edu) <[alexrandolph@ccsf.edu](mailto:alexrandolph@ccsf.edu)>; [Tom Temprano](mailto:ttemprano@ccsf.edu) <[ttemprano@ccsf.edu](mailto:ttemprano@ccsf.edu)>; [studenttrustee@mail.ccsf.edu](mailto:studenttrustee@mail.ccsf.edu)

**Subject:** Re: For 4/27/2020 meeting: DSG in full context of rezoning

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Hello, all

I appreciate aj's continuing efforts to focus on the planning procedures that have led us to the present juncture. aj is no doubt right about this less-than-transparent planning process, and the community would have recognized what was being pushed (in terms of zoning) if the planning goals for project density had been more clearly stated. Planning and OEWD might have foreseen the proclivities of the Planning Commission. At the hearing on April 9, one or two of the members went out of their way to commend the use of a General Plan Amendment to update an existing plan. In this case, since the result of the amendment is to provide more housing—an overarching objective of the current City administration—it's seen as a means to an

end. The gross process was certainly pointed out by some. The estimated density from the Housing Element was explicitly mentioned at the hearing. The meticulous and lengthy process for approving the original Balboa Park Station Area Plan, lasting eight years or so, was articulately highlighted in a comment from a resident of Westwood Park. That's even longer than it has taken the Balboa Reservoir project to get from the initial public meetings of 2014 to the present, which several of the YIMBY folks contemptuously ridiculed. But you can add another two years or so to that early timeline if you go back to the Golden Shovel real estate challenge of 2012, which produced two detailed analyses of the Balboa Reservoir. (It was intended as advice for the SFPUC, which also happened to be one of the sponsors of the competition.) In 2016, aj summarized one aspect of the winning competition from UC Berkeley:

> Unlike the City Team's unwillingness to acknowledge the importance of parking for CCSF and the neighborhoods, the UC students saw parking to be of obvious importance."The proposal also took advantage of the site's unique topography to provide below-grade replacement parking at close to above-grade costs. "As the largest student parking area on campus, replacement parking was a focal point of both the CCSF and the local community," says D'Orazi.

=====

The developers of the project are not against more parking facilities than what they have already proposed. It's just that if CCSF wants additional parking, they'll have to provide it, at an unbelievable cost per space, and probably on their own land. (Note that in the above quote, the suggestion was made for underground parking.)

When the project was at a more preliminary stage, the planning process always seemed to give it the benefit of the doubt—initial approval of a TDM (a Transportation Demand Management plan, which is required for any large housing development) or the ENA (Exclusive Negotiating Agreement), officially recognizing and granting negotiating rights to the developer of the proposed project. The bodies that gave their initial approvals were quick to point out that this was not final approval. There would be a stage further down the line to evaluate the total impact of the project. (At that point, it would have become hard to stop, especially if it was merely about quibbles concerning the transparency of the early planning process. With the familiar adage about broken eggs in mind, the planning process seems to be most concerned with the end product; that is, it's more about erecting omelets than preserving the integrity of eggs.)

This is not to say that it's misguided to continue to raise our voices and to battle inequities and improper procedures. How can such arguments be useful as the development team is beginning to see the end in sight, later this very year—when it comes before the Board of Supervisors in July. If that is a straightforward vote at a virtual meeting, efforts have to be intensified at the

remaining preliminary approval procedures continue to come up.

Harry B.

On Monday, April 20, 2020, 01:01:47 PM PDT, aj <[ajahjah@att.net](mailto:ajahjah@att.net)> wrote:

BRCAC:

DSG is once again on the agenda for the 4/27/2020 meeting.

However the DSG topic avoids addressing the broader subject of rezoning...Rezoning that the Planning Commission is being asked to approve.

Early on in the Reservoir Project's "public engagement process" in 2015-2016, people in the community had raised the issues of zoning and density. The Reservoir Team avoided addressing these (unspeakable?) issues during the Principles & Parameters period.

It was only after the RFP process had concluded that it was revealed that the Project was proposing 1,100-1,550 units.

The programmatic Balboa Park Station Area Plan, to which the Reservoir Project is subsidiary, talked about 425-500 units; not 1,100. It was unconscionable and dishonest for the Planning Dept/OEWD to deliberately avoid addressing the issues of zoning and density until after the RFP selection.

It is only now that Planning Dept Staff is asking for the Planning Commission to make major changes in zoning via a "General Plan Amendment."

The proposed General Plan Amendment makes MAJOR changes to the Balboa Park Station Area Plan's Housing Element and Open Space Element.

**The 1,100-unit privatized Reservoir Project is not compliant with the existing Balboa Park Station Area Plan and San Francisco General Plan. The Reservoir Project is being reverse-engineered via the proposed General Plan Amendment to make it such.** The cart had been knowingly placed before the horse from the git-go.

Planning Dept/OEWD's manipulation of the General Plan Amendment shows egregious lack of integrity. Why were the issues of rezoning from "Public" to "Special Use District" avoided and hidden from public view until recently?

Rezoning of "Public" to private needs full airing out--not just from a stage-managed Staff presentation--but from the public in more than mere 2-minute snippets.

--aj



**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: Market Octavia Hub Plan Area Amendment  
**Date:** Thursday, April 23, 2020 8:25:00 AM

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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)  
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**From:** bob ryan <[ryan\\_sanfran@yahoo.com](mailto:ryan_sanfran@yahoo.com)>  
**Sent:** Wednesday, April 22, 2020 11:00 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Haneystaff (BOS) <[haneystaff@sfgov.org](mailto:haneystaff@sfgov.org)>  
**Subject:** Market Octavia Hub Plan Area Amendment

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Hi,

We understand that there are proposed amendments to heights of the original plan. Our neighborhood received no notice of this. What is the process for notification of the public?

Thank you,

Robert Rhine

1025 Minna street

**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: STATEMENT OF OPPOSITION TO 4118 21ST STREET: 4/23 AGENDA ITEM 2020-00021CUA  
**Date:** Thursday, April 23, 2020 8:25:00 AM

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Josephine O. Feliciano

**Commission Affairs**

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**From:** Curtis Larsen <curtisarlarsen@hotmail.com>

**Sent:** Wednesday, April 22, 2020 11:10 AM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>

**Cc:** Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; C Schroeder <cschroeder.us@gmail.com>; Liz and Katrina <andrewsmadsen@gmail.com>; Anne Guaspari <abguaspari@gmail.com>; Kay Klumb <kayklumb@gmail.com>; Joan Ramo <theempressrules@yahoo.com>; Carlos Ybarra <ybarcarlos@gmail.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Anastasia Yovanopoulos <shashacooks@yahoo.com>

**Subject:** STATEMENT OF OPPOSITION TO 4118 21ST STREET: 4/23 AGENDA ITEM 2020-00021CUA

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RE: 2020-000215CUA

(Formerly 2018-00602CUAVAR)

Dear Planning Commissioners:

I am a resident whose property faces the rear of 4118 21st Street and am quite familiar with this project as it was previously presented as 2018-00602CUVAR. The Planning Commission rejected this plan to replace two rental units with two market rate units at the September 19, 2019 meeting.

My objections are:

**1. Remodeling and illegal demolition should not be used to bypass the planning process.**

This "remodeling" that lead to the illegal demolition effectively bypassed neighborhood notification and wiped away any evidence that the demolished structure consisted of two rental units (existence of two units validated by US Postal Service's official delivery records) and now proposes a new structure with two market units that is more than double the size of the original, yet provides no additional housing.

**2. This proposal appears to encroach on 4124 21st Street's property.** The adjacent property at 4124 21st Street is owned by Mr. Carlos Ibarra, a vulnerable neighbor in his late seventies and for whom I am concerned. He has been subject to a variety of issues caused by this

project including interior flooding, exposure to an open sewage pipe, and the potential incursion of the proposed structure onto his property. At a minimum, prior to consideration of 2020-000602CUR, the Commission must require that a formal survey be conducted, marked, and paid for by the property owners of 4118 21st Street to determine the true boundary between these two properties and to ensure that Mr. Ibarra's property rights are protected.

**3. Inappropriate building scale and density precedent.** This project, if approved as presented, would be, by far, the largest structure on our block and sets a dangerous precedent for the building of larger and larger structures forever altering the character of our block. Quite simply, the proposed structure is too tall and too dense in proportion to the neighboring homes.

Sincerely,

Curtis Larsen

385 Eureka Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: 4118 21st St - request for continuance  
**Date:** Thursday, April 23, 2020 8:23:00 AM

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Josephine O. Feliciano

**Commission Affairs**

San Francisco Planning Department  
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**From:** Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>

**Sent:** Wednesday, April 22, 2020 1:29 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; amy@3ssanfrancisco.com; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>

**Subject:** 4118 21st St - request for continuance

Dear Jonas,

I'm writing to respectfully request a 30-day continuance of this item from tomorrow's hearing to May 21. We recognize that the project has been determined to be a substantially different project from what was denied last year and therefore has been properly agendized at this time. However, given the high level of concern, confusion among the neighbors as to the review process for this new project, and the additional strain everyone is under in these extraordinary circumstances, we believe a continuance will give space for all parties to make their concerns known to the Commission, and to have additional time to understand the current plans and communicate further with the project team. I am including Amy Lee from the project team here as well.

Please let me know if you have any questions, and thank you so much for all your efforts to keep the Commission's business underway during this time. Thank you,

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:** [Yonathan](#)  
**To:** [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)  
**Subject:** Conditions for demolition of demonstrably unaffordable housing  
**Date:** Thursday, April 23, 2020 2:19:24 AM

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To SF Planning Commission,

Please approve the ordinance that requires CU for demolishing demonstrably unaffordable housing under the condition that it exempt projects that increase the number of units and/or sleeping rooms.

[Planning Code 317](#) is a sprawling law that originally intended to preserve rent controlled and naturally affordable housing ([Ord. 69-08](#)), but also includes vague and contradictory criteria such as “neighborhood character.” And the Conditional Use delay and uncertainty themselves add to the cost and contribute to the high rent of housing.

Mandelman’s proposed ordinance ([Board File 200142, 2020-003035PCA](#)) removes the exception to the CU requirement for demonstrably unaffordable single-family homes. The effect may be to prevent some luxury renovations, but it can also perversely prevent demolitions needed to construct a greater amount of housing (such as ADUs and future upzonings such as SB 50), which would worsen affordability.

In order to focus the legislation on improving housing affordability, the Planning Commission should approve the ordinance under the condition that projects that create more units or create more sleeping rooms not require a CU.

Thank you  
Yonathan Randolph

**From:** [Sanchez, Diego \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Fw: Proposed amended language for Case 2018-001443MAP M-1 & M-2 Rezoning  
**Date:** Wednesday, April 22, 2020 4:52:14 PM

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Commission Secretary,

I meant to include you in the CC below.

This is in regards to language staff is proposing to the Ordinance to be heard at April 24 Planning Commission hearing.

Diego R Sanchez  
Legislative Affairs

The Planning Department is open for business during the Shelter in Place Order. 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 [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).

---

**From:** Sanchez, Diego (CPC)  
**Sent:** Wednesday, April 22, 2020 4:50 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:** Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>  
**Subject:** Proposed amended language for Case 2018-001443MAP M-1 & M-2 Rezoning

Commissioners,

I am writing you in regards to Case 2018-001443MAP M-1 & M-2 Rezoning, which you will be hearing on Thursday April 23, 2020.

On page 6, lines 8-10 of the proposed Ordinance there is the following language exempting Self Storage uses:

(22) NP except that a proposed Self Storage use is Principally Permitted on a lot adjacent to an M-2 District if a Development Application, as defined in Section 401, for the establishment of such use was submitted to the City by October 31, 2019

Staff is recommending replacing that language with the following:

(22) NP except that a Self Storage use is Principally Permitted, and is exempt from the retail limits of Section 210.3A, provided that the Self Storage use also includes

at least 0.8 Floor Area Ratio of ground floor PDR uses, on any lot in the Eastern Neighborhoods Plan Area that was in an M-2 District on October 31, 2019 and was rezoned to a PDR-2 District by the ordinance in Board File No. 20-XXX. This note shall expire by operation of law on June 1, 2030, unless the Board of Supervisors, on or before that date, extends or re-enacts it, provided that any authorization granted hereunder shall be valid for such period of time as the conditions of approval of such authorization provides, notwithstanding the expiration of this section. Following the expiration of this section, the City Attorney shall cause this Section to be removed from the Municipal Code.

Staff prefers this newly proposed language as it assures a minimum amount of Production, Distribution, and Repair (PDR) use at the ground floor. The language it is proposing to replace does not include these assurances. I will be referring to this in my remarks at the hearing but wanted to provide you with the language beforehand.

Please do not hesitate to reach out to me with any questions.

Stay healthy and safe!

Diego R Sanchez  
Legislative Affairs

The Planning Department is open for business during the Shelter in Place Order. 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 [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street  
**Date:** Wednesday, April 22, 2020 3:42:15 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:** "andrewsmadsen ." <[andrewsmadsen@gmail.com](mailto:andrewsmadsen@gmail.com)>  
**Date:** Wednesday, April 22, 2020 at 1:36 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Fwd: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street

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Dear Jonas,

This email was undeliverable to "[millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org)" and [Katherine.moore@sfgov.org](mailto:Katherine.moore@sfgov.org).  
Could you please forward my email to these two people?

I would really appreciate it.

Katrina Madsen

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

From: **andrewsmadsen .** <[andrewsmadsen@gmail.com](mailto:andrewsmadsen@gmail.com)>  
Date: Tue, Apr 21, 2020 at 8:53 PM  
Subject: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street  
To: jonas.ionin <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [Katherine.moore@sfgov.org](mailto:Katherine.moore@sfgov.org) <[Katherine.moore@sfgov.org](mailto:Katherine.moore@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org) <[millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>, Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>, Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>, [jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org) <[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)>, <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>  
Cc: C Schroeder <[cschroeder.us@gmail.com](mailto:cschroeder.us@gmail.com)>, Marc Schroeder <[schroedermarc@me.com](mailto:schroedermarc@me.com)>, Anne

Guaspari <[abguaspari@gmail.com](mailto:abguaspari@gmail.com)>, Curtis Larsen <[curtisarlarsen@hotmail.com](mailto:curtisarlarsen@hotmail.com)>, Carlos <[ybarcarlos@gmail.com](mailto:ybarcarlos@gmail.com)>, Dorothy <[dkellysf@yahoo.com](mailto:dkellysf@yahoo.com)>, Joan Ramo <[theempresrules@yahoo.com](mailto:theempresrules@yahoo.com)>, anastasia Yovanopoulos <[shashacooks@yahoo.com](mailto:shashacooks@yahoo.com)>, Ace 2121 <[ace2121@gmail.com](mailto:ace2121@gmail.com)>, Ozzie Rohm <[ozzierohm@sbcglobal.net](mailto:ozzierohm@sbcglobal.net)>, tony <[tony@oleaplastering.com](mailto:tony@oleaplastering.com)>

The above referenced project (formerly 2018-002602CUA) is of great concern to its neighbors. We had expected as per Planning Code Section 303 that it would not be scheduled at the Planning Commission again until September. After the new architect sent plans to us in January, we thought that a neighborhood meeting would be scheduled for all the impacted neighbors to be informed and express concerns. Instead, the project is on the Planning Commission calendar for 4-23-20, and the plans included with the packet for that hearing are substantially different from the ones sent to neighbors in January.

The issues are still the same with the illegal demolition of an affordable, 2 unit rental building, force out of an aging tenant (about to achieve the Ellis act protection), out of scale bulk, blocking of light, and invasion of privacy with this project as its adjacent neighbors had repeatedly expressed about the former project. We are especially still concerned that the new project might encroach on the west property line of our dear neighbor, Carlos Ibarra. We respectfully ask the Commission for at least a 30 day continuance so that the neighbors can work toward an agreement on a path forward.

Katrina Madsen & Liz Andrews  
4107 21st Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street  
**Date:** Wednesday, April 22, 2020 3:37:25 PM

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

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**From:** Ashley Fong <ashleysfong@gmail.com>  
**Date:** Wednesday, April 22, 2020 at 3:35 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Anne Guaspari <abguaspari@gmail.com>, Kay Klumb <kayklumb@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Joan Ramo <theempressrules@gmail.com>, Carlos Ybarra <ybarcarlos@gmail.com>, Liz and Katrina <andrewsmadsen@gmail.com>  
**Subject:** Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street

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Dear Planning Commissioners,

As neighbors of 4118 21st Street, we oppose the proposed project 2020-000215CUA, and we respectfully request a minimum 30-day continuance for this case.

The owners of 4118 21st St. have shown reckless disregard to the procedures and protocols set in place to protect the interests of neighboring residents. In particular, how this has needlessly inconvenienced and negatively impacted an elderly neighbor who lives adjacent to the property.

We respectfully request that all parties should remain vigilant, as the actions of the new owners are disconcerting, to say the

least. It is worrisome that this project has now circled back so quickly for permitting approval. According to Planning Code 303, this item was not to revisit the Planning Commission until September 19, 2020, one year after the hearing where the Planning Commission did not approve of the illegal demolition of 4118 21st St. It is clear that the owners chose to act of their own accord to remove the evidence of the previous building, so that they may further their project to their interpretation of the rules.

The owners have not been forthcoming with the final set of plans. In addition, they did not hold a 311/community meeting and therefore allow time for neighbors to express concerns.

A minimum 30-day continuance will allow time for the owners of 4118 21st St. to follow protocol and hold the 311 meetings in order to address and allay the concerns of the community. We feel the process thus far has been murky at best and we strongly encourage the owners of 4118 21st St. to move forward in a way that is fair and equitable to all parties.

Thank you,  
Ashley Fong & Kevin Kehoe

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Flores, Veronica \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2020-000052PCA - Letter to Historic Preservation Commission & Planning Commission re: Standard Environmental Requirements. OPPOSE  
**Date:** Wednesday, April 22, 2020 3:31:50 PM  
**Attachments:** [Letter re CEQA Standard Conditions 4-22-20.pdf](#)

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

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---

**From:** Mark Wolfe <mrw@mrwolfeassociates.com>  
**Date:** Wednesday, April 22, 2020 at 2:35 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Aaron Hyland <aaron.hyland.hpc@gmail.com>, Diane Matsuda <dianematsuda@hotmail.com>, "kate.black@sfgov.org" <kate.black@sfgov.org>, Chris Foley <chris.foley@sfgov.org>, Richard Johns <RSEJohns@yahoo.com>, Jonathan Pearlman <jonathan.pearlman.hpc@gmail.com>, "So, Lydia (CPC)" <lydia.so@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>  
**Subject:** Case No. 2020-000052PCA - Letter to Historic Preservation Commission & Planning Commission re: Standard Environmental Requirements. OPPOSE

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To the Commissions Secretary:

Please find attached correspondence addressing the subject Case No. 2020-000052PCA, an ordinance adopting "standard environmental conditions."

Please distribute to Commissioners as appropriate and place in the file for this Case.

Thank you, and please reply with any questions or concerns.

---

Mark R. Wolfe

**M. R. Wolfe & Associates, P.C. | Attorneys**

**Land Use | Environmental Law | Elections**

555 Sutter Street | Suite 405 | San Francisco, CA 94102

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sanchez, Diego \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4/23 PC Item #14 - UMU Legislation  
**Date:** Wednesday, April 22, 2020 3:30:31 PM

---

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

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---

**From:** Tuija Catalano <tcatalano@reubenlaw.com>  
**Date:** Wednesday, April 22, 2020 at 3:28 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Joel Koppel <jkoppel@ibew6.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Patricia Delgrande <patty@dnwalter.com>, Evette Davis <edavis@bergdavis.com>, "Luis Cuadra - BergDavis Public Affairs (LCuadra@bergdavis.com)" <LCuadra@bergdavis.com>  
**Subject:** 4/23 PC Item #14 - UMU Legislation

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

President Koppel, Vice President Moore, and Commissioners,

I apologize for the lateness of this note. My office represents the project sponsor for 2300 Harrison Street. I will be speaking tomorrow at public comment on the UMU legislation to ask for the inclusion of a grandfathering clause, but wanted to also forward my comment in writing in case there are any technical difficulties.

The Planning Commission approved the 2300 Harrison project in December 2019. The UMU

legislation was introduced in February 2020, when the 2300 Harrison project was on appeal at the Board of Appeals and the Board of Supervisors. Through a set of unique circumstances and the Mayor's Shelter-in-Place Order, the project is now in limbo as the Board has decided not to hear CEQA appeals for the time being, which is also preventing the Board of Appeals appeal from being heard. In the meanwhile, the UMU legislation is proceeding and will likely become effective before the pending appeals have been heard.

2300 Harrison followed all applicable Planning processes, engaged in extensive community discussions, was designed based on UMU zoning that has existed since 2009 (as part of the EN plan), and spent years to process approvals. It is fundamentally unfair and inequitable to change the rules after the project has already been approved by the PC and after the project sponsor has spent years and substantial amount of money to entitle the project per existing rules.

In addition to an approx. 27,000 sf office addition, the project proposes 24 residential rental units on an existing surface parking lot, including 6 on-site BMR units (which is double the required amount) at AMI levels as low as 50% and up to 80%. The project also results in over \$3.5M in impact fee payments that will fund infrastructure, schools, childcare, and other programs.

Given the extraordinary circumstances that have prevented the project from moving forward with the city's appeal processes, we respectfully ask that that the Planning Commission recommend inclusion of a grandfathering clause in the UMU ordinance so that the project can proceed and be heard on the BOS and BOA appeals instead of being superseded by the pending legislation.

Thank you for your time,



Tuija Catalano, Partner

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San Francisco, CA 94104



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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4211 26th Street - Opposition to the CUA  
**Date:** Wednesday, April 22, 2020 3:29:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[4211 26th St. Revised Plan Set 20191107 - Downloaded from Accela.pdf](#)  
[4211 26th Street - MLS Ad.pdf](#)

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

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

---

**From:** Ozzie Rohm <ozzierohm@sbcglobal.net>  
**Date:** Wednesday, April 22, 2020 at 3:07 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Commissioner Theresa Imperial <theresaimperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, Noe Neighborhood Council <info@noeneighborhoodcouncil.com>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>  
**Subject:** 4211 26th Street - Opposition to the CUA

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

President Koppel and Members of the Planning Commission:

On behalf of Noe Neighborhood Council (NNC), I am writing to express our opposition regarding the proposed project at 4211 26<sup>th</sup> Street. Our reasons are as follows:

- The proposed design is out of scale and not in keeping with the height and bulk of the homes on this street. At 5,512 square feet and a height of 35 feet, this is the tallest and largest structure ever on this block.

It is worth noting that even recent projects such as 4276 26<sup>th</sup> Street that involved massive rebuilding of a single-family home only reach 2,395 square feet.

- The Notice of Public Hearing for the Conditional Use Authorization (CUA) misrepresented the description of the existing property. Contrary to what this notice states, the subject property is NOT a single-family home. Although the lot is zoned RH-1, 4211 26<sup>th</sup> street is legally a two-unit building with separate utility meters that was previously occupied by tenants. The assessor's records clearly attest to this fact as shown on the Property Information Map.

Here's the project description per Notice of Public Hearing:

The proposal is for a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 for the demolition of an existing two-story, single-family residence with an Unauthorized Dwelling Unit (UDU) and the construction of a three-story over basement, single-family residence with an Accessory Dwelling Unit (ADU).

And here's the property description per assessor's records:

Parcel                    6562037  
 Address                 4211 26TH ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,028,840.00	Use Type	Dwellings - Apt 4 units or less
Structure	\$440,931.00	Units	2
Fixtures	-	Stories	2
Personal Property	-	Rooms	7
Last Sale	6/15/2016	Rooms	3
Last Sale Price	\$1,385,000.00	Bathrooms	2
Year Built	1913	Basement	-
Building Area	1,725 sq ft		
Parcel Area	2,901 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

- The plans are completely devoid of the drawings for the existing property. Had the Project Sponsor included these plans for the benefit of the Planning Commission and the public and had the Planning Department caught this omission, it would have been crystal clear what is being demolished. The public has the right to know what currently exists on the subject property as well as what will be erected in its place. As off the date of this writing, which is only 8 days prior to the CUA hearing, the plans on Accela do NOT include any drawings for the existing property that is being proposed to be demolished (see the attached plans).
- As the 2016 sales advert for the building attests, the upper unit was occupied by tenants who were paying \$2100 a month (see the attached advert). Why is it ok

to displace tenants only to build the largest single-family luxury home on the block?

- The proposed project is replacing two affordable rent-controlled units with one monster home of 3,700+ square feet and an ADU of 672 square feet PLUS an additional 1,090 square feet for parking and storage. We'll be losing two rent-controlled units should the Commission approve the demolition of this building and in their place, we'll get one massive luxury single-family home affordable to a fraction of San Francisco population and a sham Accessory Dwelling Unit.

At a time when there is an immense upzoning pressure on the City to transform every RH lot to multi-family buildings of 4+ units, it is baffling to see the Planning Department approving plans for replacing two legal units with one single-family home and a tiny in-law unit. An ADU is not the same as an independent unit and as such cannot replace the 2<sup>nd</sup> existing unit on this property.

- The adjacent property to the west will be fully boxed in with a yard that will be completely flanked by a 4-story building on one side and a 3-story building on the other (see the included diagram from the plans).
- Above all, the proposed project is an insult given our affordability crisis and the current economic downturn. To demolish two "affordable by design" units to build a luxury single-family home of 5000+ square feet demonstrates utter insensitivity to the affordability crisis we're faced with.

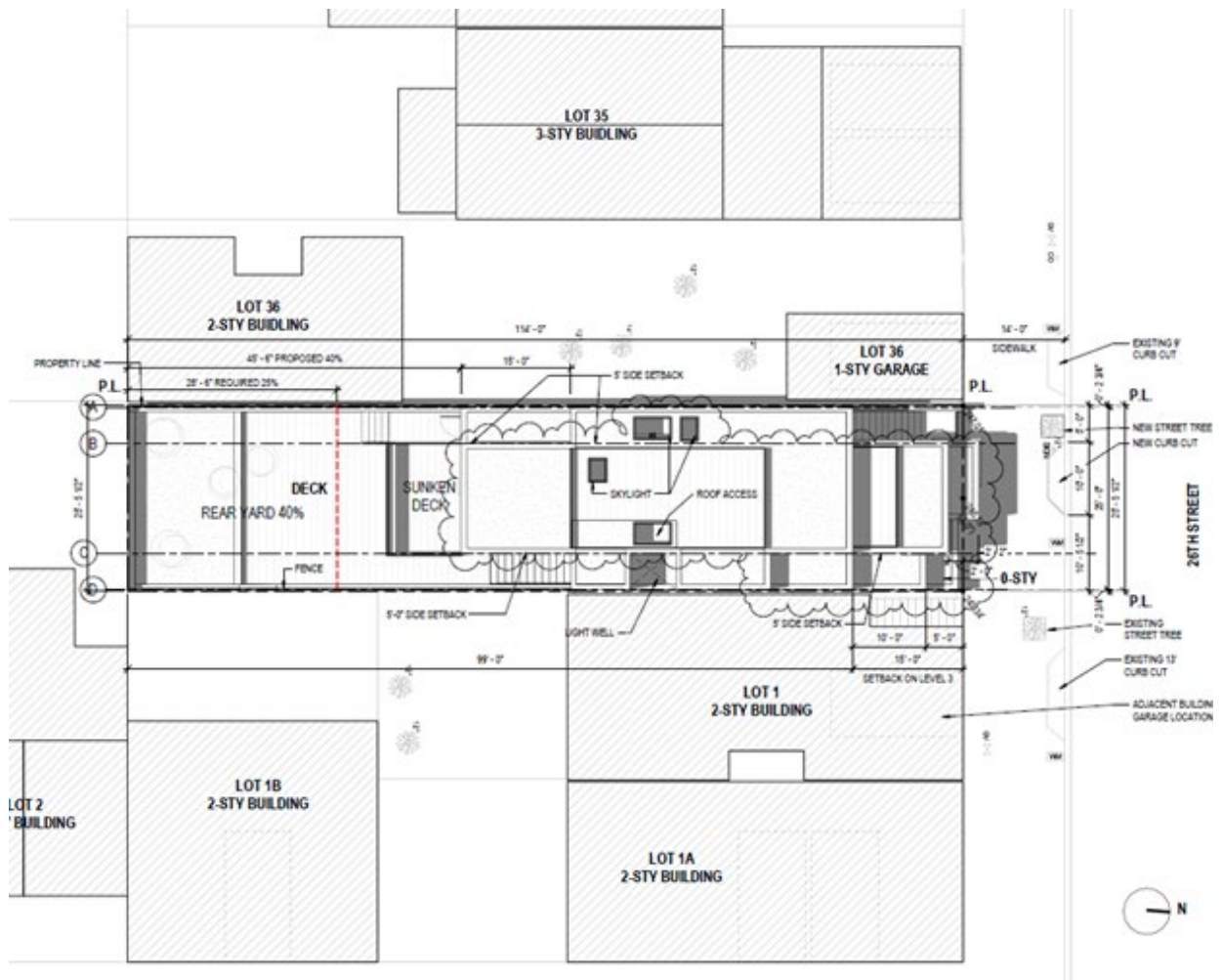
The above issues should have been addressed during the department review of this project. How can the department misrepresent the current two-unit building in light of the irrefutable facts? How can the plans for this project omit any drawings for the existing structure? How can the history of tenant displacement at this site be ignored? How is it desirable to build a monster single-family home of 5000+ square feet to replace two modest units when the department's stated policy is densification?

That is why we urge you to reject this project at its current state and require the staff to correct the misrepresentations described in the above while asking the Project Sponsor to reduce the mass and scale of this project to align it better with neighboring properties.

Sincerely,

Ozzie Rohm

For the 300+ members of Noe Neighborhood Council



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project Sponsor comments for 350 Liberty Street Discretionary review (2018-013511DRP)  
**Date:** Wednesday, April 22, 2020 1:25:58 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[20-0420 350 Libery DR Hearing notes.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)

---

**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Wednesday, April 22, 2020 at 12:54 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: Project Sponsor comments for 350 Liberty Street Discretionary review (2018-013511DRP)

Jonas,  
please forward to the planning 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

The Planning Department is open for business during the Shelter in Place Order. 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 [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

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**From:** Paul Wang <paul@ya-studio.com>  
**Sent:** Monday, April 20, 2020 6:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Paul Wang <paul@ya-studio.com>  
**Cc:** Winslow, David (CPC) <david.winslow@sfgov.org>

**Subject:** Project Sponsor comments for 350 Liberty Street Discretionary review (2018-013511DRP)

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

Dear Planning Commission Secretary

Attached are comments in support of the project on behalf of the project sponsor for the project at 350 Liberty Street.

**Paul Wang**, Senior Associate

 Y.A. studio

777 Florida Street, Suite 301, San Francisco, CA 94110

(o) 415.920.1839 x103 (f) 415.920.1840

[www.ya-studio.com](http://www.ya-studio.com)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street  
**Date:** Wednesday, April 22, 2020 12:29:19 PM

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**Jonas P. Ionin,**  
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---

**From:** Kay Klumb <kayklumb@gmail.com>

**Date:** Tuesday, April 21, 2020 at 4:54 PM

**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Katherine.moore@sfgov.org" <Katherine.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>

**Cc:** C Schroeder <cschroeder.us@gmail.com>, Marc Schroeder <schroedermarc@me.com>, Anne Guaspari <abguaspari@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Carlos <ybarcarlos@gmail.com>, Dorothy <dkellysf@yahoo.com>, Joan Ramo <theempressrules@yahoo.com>, Liz and Katrina <andrewsmadsen@gmail.com>, anastasia Yovanopoulos <shashacooks@yahoo.com>, Ace 2121 <ace2121@gmail.com>, Ozzie Rohm <ozzierohm@sbcglobal.net>, tony <tony@oleaplastering.com>

**Subject:** Objection to #2020-000215CUA for 4-23-20, 4118 21st Street

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

The above referenced project (formerly 2018-002602CUA) is of great concern to its neighbors. We had expected as per Planning Code Section 303 that it would not be scheduled at the Planning Commission again until September. After the new architect sent plans to us in January, we thought that a neighborhood meeting would be scheduled for us to be informed and express our concerns. Instead, the project is on the Planning Commission calendar for 4-23-20, and the plans included with the packet for that hearing are substantially different from the ones sent in January.



We have the same issues with the illegal demolition of an affordable, 2 unit rental building, eviction of an elderly tenant, out of scale bulk, blocking of light, and invasion of privacy with this project as we had repeatedly expressed about the former project. Especially concerning is the impingement upon the west property line. We respectfully ask the Commission for at least a 30 day continuance and instruction to the project sponsors to meet with the neighbors in order to address our concerns.

Kay Klumb

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street  
**Date:** Wednesday, April 22, 2020 12:26:07 PM

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**Jonas P. Ionin,**  
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---

**From:** Carlos Ibarra <ybarcarlos@gmail.com>  
**Date:** Tuesday, April 21, 2020 at 8:51 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Katherine.moore@sfgov.org" <Katherine.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>  
**Cc:** C Schroeder <cschroeder.us@gmail.com>, Marc Schroeder <schroedermarc@me.com>, Anne Guaspari <abguaspari@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Dorothy <dkellysf@yahoo.com>, Joan Ramo <theempressrules@yahoo.com>, Liz and Katrina <andrewsmadsen@gmail.com>, anastasia Yovanopoulos <shashacooks@yahoo.com>, Ace 2121 <ace2121@gmail.com>, Ozzie Rohm <ozzierohm@sbcglobal.net>, tony <tony@oleaplastering.com>, "kayklumb@gmail.com" <kayklumb@gmail.com>  
**Subject:** Objection to #2020-000215CUA for 4-23-20, 4118 21st Street

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

The above referenced project (formerly 2018-002602CUA) is of great concern to its neighbors. We had expected as per Planning Code Section 303 that it would not be scheduled at the Planning Commission again until September. After the new architect sent plans to us in January, we thought that a neighborhood meeting would be scheduled for us to be informed and express our concerns. Instead, the project is on the Planning Commission calendar for 4-23-20, and the plans included with the

packet for that hearing are substantially different from the ones sent in January.

We have the same issues with the illegal demolition of an affordable, 2 unit rental building, force out of an aging tenant (about to achieve the Ellis act protection), out of scale bulk, blocking of light, and invasion of privacy with this project as we have repeatedly expressed about the former project. Especially concerning is the impingement upon the west property line. We respectfully ask the Commission for at least a 30 day continuance and instruction to the project sponsors to meet with the neighbors in order to address our concerns.

These are my specific concerns.

1. The plans you gave me when we met on February 2nd show that you intend to expand the western side of your house to extend as a straight line from the front (south) property line to the full length of the western side of your building. At present, the western side of your building is more than one foot from our common property line.

2. I don't want my house to be changed forever by this project. If they do intend to build right up to our common property line, it would mean that the three stories of the new house would completely block all the light going into the windows on two stories of my home. All of my windows on the eastern side of my house, the side that faces your property, would be affected by your plans to build right up to the common property line. If they build right up to our common property line, it will make my home permanently darker, colder and closed in. Even now, I feel the effect of this because of temporary plywood wall currently on our common property line.

3. I would really like to preserve the Eastern light I get when there is space between our buildings that exists now. If they build right up to the property line, they will destroy what light and air I get now.

4. As I did on February 2nd, I ask again that the sponsors complete a survey that clearly marks our common property line is made on this property, not just on paper. I have asked them to complete one that permanently marks the property line and which has a string marking the property line. My reason for asking again for this is explained below.

5. I am still very concerned about the new foundation they had built at the north end of our common property line. I mentioned this when we met on February 2nd. The new foundation built last year has a very odd extension that mounds cement on my side of the property line. I've already sent you photos of this intrusion. I still think that the cement foundation extends into my property. I would like to know if they plan on removing the new cement work and the intrusion onto my side of the property line.

Thank you for taking the time to read my concerns. I hope that the Karamanos family will understand that there are still many concerns for me in my house and others in our neighborhood.

Sincerely,

Carlos Ibarra  
4124 21st Street

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to #2020-000215CUA for 4-23-20, 4118 21st Street  
**Date:** Wednesday, April 22, 2020 12:25:52 PM

---

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

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**From:** Joan Ramo <theempressrules@yahoo.com>  
**Date:** Tuesday, April 21, 2020 at 10:02 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Katherine.moore@sfgov.org" <Katherine.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, C Schroeder <cschroeder.us@gmail.com>, Marc Schroeder <schroedermarc@me.com>, Anne Guaspari <abguaspari@gmail.com>, Curtis Larsen <curtisalarsen@hotmail.com>, Carlos <ybarcarlos@gmail.com>, Dorothy <dkellysf@yahoo.com>, Liz and Katrina <andrewsmadsen@gmail.com>, anastasia Yovanopoulos <shashacooks@yahoo.com>, Ace 2121 <ace2121@gmail.com>, Ozzie Rohm <ozzierohm@sbcglobal.net>, tony <tony@oleaplastering.com>  
**Subject:** Objection to #2020-000215CUA for 4-23-20, 4118 21st Street

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

RE: 2020-000215CUA  
(Formerly 2018-00602CUAVAR)

Planning Commissioners:

I live at 4101 21st Street. My property is across the street from [4118 21st Street](#) and am quite familiar with this project as it was previously presented as 2018-00602CUVAR. The Planning Commission rejected the 2018 plan to replace two rental units with two market rate units at their September 19, 2019 meeting.

2018-00602CUVAR was voided because the owners illegally demolished the existing residence.

The owners are now legally prevented from pursuing another permit for 12 months.

The item before you violates Planning Code 303 by calendaring a hearing on 4/23/2020, before the required one year timeframe has lapsed. This matter cannot legally be heard by this Commission until September [19, 2020](#).

It appears that the Commission is not complying with Planning Code 303. Proceeding with another hearing on the same but slightly modified project presented by the same owners applies the law differently to different people. The owners of 2118 are the same, and the project is substantially the same. The difference between the two projects is based on the fact that the owners illegally demolished the original structure so a complete demolition is part of the second permit.

Beyond my objection to the illegality of accelerating the hearing dates for 4118, I have other serious concerns.

**1. Approving this illegal demolition rewards bad behavior.** The illegal demolition effectively wiped away physical evidence that the existing structure was for decades two rental units and now the new owners propose a new structure with two market rate units that is more than double the size of the original.

The proposed project does not create additional units. Two families lived in 2 separate units in 2118 for decades.

In January, 2020, the owner gave me and two other neighbors a copy of their plans. I repeated an earlier request for a neighborhood meeting, and again, the owner said no.

I raised concerns that the 4118 construction intrudes into the property of its neighbor to the west. I asked the owner for a string to string, physical survey to settle the issue of the property line. At that time, the owner said they would not do anything that cost them any more money.

At that meeting, the owner gave me and two others a physical copy of their plans. I have

asked the owners repeatedly if the plans that were submitted to the Commission were the same as the plans the owner gave us in January. The owners have not answered this query. In fact, the plans the owners submitted to the Commission are different than the ones the owner gave me in January.

**2. This proposal appears to encroach on [4124 21st Street](#)'s property.** The adjacent property at [4124 21st Street](#) is owned by Mr. Carlos Ibarra, a vulnerable neighbor in his late seventies and for whom I am concerned. He has been subject to a variety of traumatic events caused by this project including interior flooding, exposure to an open sewage pipe, live electric wires from 4118 which flapped on Mr. Ibarra's home and the potential incursion of the proposed structure onto his property.

At a minimum, prior to consideration of 2020-000602CUR, the Commission must require that a formal survey be conducted string to string, marked, and paid for by the property owners of [4118 21st Street](#) to determine the true boundary between these two properties and to ensure that Mr. Ibarra's property rights are protected.

**3. Negative Precedent Set: Scale and density of the proposed structure is woefully out of scale.** This project, if approved as presented, would be, by far, the largest structure on the block and will set a dangerous precedent for the wholesale building of larger and larger structures forever altering the character of our block. Quite simply, the proposed structure is too tall and too dense in proportion to its neighboring homes.

I respectfully ask the Commission to:

1. Remove this matter from the calendar and deny the owners' request for a building permit.

Or, in the alternative,

2. Re-calendar this matter to after September 19, 2020 provided that the owners:

- A. By June 30, 2020, complete a line to line survey of the western side of their property which adjoins the property of Mr. Carlos Ibarra and share that survey with the neighbors,

- B. By July 15, 2020, present physical copies of the plans they filed with the Commission to the community, in a meeting open to all the neighbors; and,

- C. Any other terms the Commission seems reasonable.

Sincerely,  
Joan Ramo  
4101 21st Street

Richard Santucci, and  
Christine Santucci  
404 Diamond Street



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection and request for continuance — 4118 21st St., 2020-000215CUA  
**Date:** Wednesday, April 22, 2020 12:25:16 PM

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

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

---

**From:** Anne Guaspari <abguaspari@gmail.com>  
**Date:** Tuesday, April 21, 2020 at 10:21 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Kay Klumb <kayklumb@gmail.com>, C Schroeder <cschroeder.us@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>  
**Subject:** Objection and request for continuance — 4118 21st St., 2020-000215CUA

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Dear Planning Commissioners,

We're adjoining neighbors to 4118 21st St. (2020-000215CUA), and would very much appreciate a 30-day continuance in order for the project sponsors to schedule a 311 meeting for all the neighbors.

Though we received a first set of plans from the project architect in January, we expected that a 311 meeting would be scheduled and held by the project sponsors before any Commission hearing, in order to avoid some of the problems encountered during construction in 2018. No 311 meeting was scheduled or held for this project.

We also expected that the project would be delayed till 9/20/20 (per Planning Code 303),

since it had been disapproved by the Planning Commission on 9/19/19. We have concerns about the project's mass and its window and deck area at back.

We and other neighbors would like to be able to ask questions and express concerns about the project, and to learn the architect's and project sponsors' response to them, through the process the city has created. We haven't been given the opportunity to do that and the current schedule doesn't allow time for it to take place.

A continuance would give the project sponsors time to include neighborhood review in their project.

Thank you,  
Anne & John Guaspari

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street  
**Date:** Wednesday, April 22, 2020 12:24:58 PM

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

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

---

**From:** C Schroeder <cschroeder.us@gmail.com>  
**Date:** Wednesday, April 22, 2020 at 8:19 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Anne Guaspari <abguaspari@gmail.com>, Kay Klumb <kayklumb@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Joan Ramo <theempressrules@gmail.com>, Carlos Ybarra <ybarcarlos@gmail.com>, Liz and Katrina <andrewsmadsen@gmail.com>  
**Subject:** Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street

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

Dear President Koppel and Planning Commissioners,

As 15-year neighbors of 4118 21st Street, we oppose the proposed project 2020-000215CUA, and we respectfully request a minimum 30-day continuance for this case.

On 9/19/2019 the Planning Commission disapproved the illegal demolition for 2018-002602CUAVAR at 4118-21st Street. We understood that per Planning

Code Section 303 to mean that 4118 - 21st Street's previously proposed multi-generational building project would be heard by the Commission on or after 9/19/2020. This timeframe allows time for all parties to properly review, discuss and address the impact of latest proposed project's mass in a timely manner.

Instead, what we have today is a one set of design plans which were emailed to surrounding neighbors in late January without a community meeting, and another newly discovered set of plans just found in the 2020-000215CUA Hearing Packet days before 4/23 Commission Hearing.

Since the most recent plans were neither emailed nor sent to neighbors prior the 4/16/20 by either the project sponsor, architect or the Planning Department, there is a need for the additional time to review, discuss and address neighbors concerns prior to any authorization hearing. These opportunities would have been afforded if the hearing was held on or after 9/19/2020.

As we expressed on 9/19/19, we believe that each property owner has the right to improve and expand their property, but we also believe firmly that these endeavors need to follow the legal and community processes outlined by the City and County of San Francisco.

A continuance for 2020-000215CUA provides time for both a proper neighborhood group review and responses to identified concerns by the project sponsors prior an authorization approval hearing.

We thank you in advance for your thoughtful and diligent consideration.

Sincerely,  
Cynthia and Marc Schroeder

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Postpone hearing re: 2020-000215CUA  
**Date:** Wednesday, April 22, 2020 12:24:45 PM

---

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

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

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**From:** anastasia Yovanopoulos <shashacooks@yahoo.com>  
**Reply-To:** anastasia Yovanopoulos <shashacooks@yahoo.com>  
**Date:** Wednesday, April 22, 2020 at 8:41 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Katherine.moore@sfgov.org" <Katherine.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>  
**Cc:** "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Postpone hearing re: 2020-000215CUA

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

Dear Planning Commission President Joel Koppel and Fellow Commissioners,

As a senior tenant living in Noe Valley and member of Noe Neighborhood Council, I urge the Planning Commission to postpone the hearing re: [2020-000215CUA](#) to a later date for two important reasons:

1. The neighbors need more time to negotiate with the owner and project sponsor on this new project.
2. The Planning Department needs enough time correct the record on misrepresentations.

Re misrepresentations:

a). The Conditional Use Authorization as proposed on this project claims that 4118 is a "single family home" is false.

- The subject property is not a "single family home"

- The subject property is not a "two-story over basement single family home" The (HRE) **Historic Resource Evaluation** states: " 4118 21st Street is a *one story over basement* rectangular plan *two unit building* clad in stucco and capped with a flat roof etc....." built in 1908.

b) The "existing square footage" for 4118 21st Street re: [2020-000215CUA](#) is incorrectly stated.

- The existing square footage is not 3,025 square feet.
- Although this is a new project, this is the same property. The project sponsors' former architect went on the record with 2500 square feet:

When the Commission asked the architect at the initial hearing re: subject property at 4118 21st Street how big the pre-demolition house was, he answered **2500 square feet**. The project sponsors' own **11-2017 appraisal** says **2841 total square feet**, 3 bedrooms, two bath.

In addition, as a senior tenant I am particularly concerned that an elderly tenant was evicted in the process to make room for this project. Neighbors gave public testimony and have provided several documents to the file to support the fact that a tenant occupied a rental unit at the property for 20+ years.

Evidence of eviction history-Buyout documents filed at SF Rent Board **Exhibits E** <http://commissions.sfplanning.org/cpcpackets/2018-002602CUAVARc2.pdf>

Terms and Conditions in "**Settlement and Release Agreement**" document, signed by tenant on 9/29/17, from the SF Rent Board provides a description of the tenants rental unit: "premises" at the Property.

I agree with Noe Neighborhood Council that: to approve this project without even a pause to allow neighbors to digest and negotiate sends the wrong message to developers that they can indeed evict tenants with impunity.

Commissioners, I ask you to postpone this hearing so that there enough is time for the Department to address misrepresentations, for the neighbors to have. the opportunity to reach a satisfactory compromise with the project sponsors and their architect.

Sincerely,  
Anastasia Yovanopoulos  
District # 8 tenant

I agree with Noe Neighborhood Council that: To approve this project without even a pause to

allow neighbors to digest and negotiate sends the wrong message to developers that they can indeed evict tenants with impunity.

[Re: 2020-000215CUA](#) 4118 21<sup>ST</sup> STREET. Request for Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317 to legalize the demolition of an existing 3,025 square foot, two-story over basement, single family home and to authorize the construction of a 4,481 square foot, three-story over basement, two family home in a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

C). Re tenant history at 4118 21st Street:

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street  
**Date:** Wednesday, April 22, 2020 12:24:05 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:** Tony Perisin <tperisin@gmail.com>  
**Date:** Wednesday, April 22, 2020 at 9:38 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Anne Guaspari <abguaspari@gmail.com>, Kay Klumb <kayklumb@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Joan Ramo <theempressrules@gmail.com>, Carlos Ybarra <ybarcarlos@gmail.com>, Liz and Katrina <andrewsmadsen@gmail.com>, C Schroeder <cschroeder.us@gmail.com>, Raul Rodriguez <raulrrodriguez@gmail.com>  
**Subject:** Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street

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

Dear Planning Commissioners,

I live at 4105 21st St directly across the street from 4118 21st St. As a long-time resident of Noe Valley, I am writing to express my opposition to project 2020-000215CUA and to request a minimum 30-day continuance for this case.

The owners of 4118 proceeded with an illegal demolition of the property to further their own interests at the expense of their neighbors. After removing all evidence of the prior building, the



owners then chose to misrepresent the facts of what had existed on this site to justify a larger building that is out of character with the neighborhood and has a direct negative impact on all surrounding neighbors. On 9/19/2019, the Planning Commission reviewed and **did not approve** the illegal demolition (see 2018-002602CUAVAR). According to Planning Code Section 303, I understood that the Commission would not consider any new plans for this property until at least 9/19/2020. It was also my understanding that the project sponsors would schedule a 311 meeting with the neighbors prior to any future Commission hearing to hear and respond to their concerns. This is the process the city has created to safeguard the interests of *all* interested parties.

I personally feel that owners who intentionally pursue illegal actions to bypass the guidelines put in place to protect the larger community should bear the penalties associated with their actions. This is not unreasonable. It is only fair.

I respectfully urge the Commission to enforce existing planning codes and defer a new hearing for this property until 9/19/2020 or later.

Thank you for your consideration.

Tony Perisin

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street  
**Date:** Wednesday, April 22, 2020 12:23:43 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:** Raul Rodriguez <raulrrodriguez@gmail.com>  
**Date:** Wednesday, April 22, 2020 at 10:18 AM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Anne Guaspari <abguaspari@gmail.com>, Kay Klumb <kayklumb@gmail.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Joan Ramo <theempressrules@gmail.com>, Carlos Ybarra <ybarcarlos@gmail.com>, Liz and Katrina <andrewsmadsen@gmail.com>, C Schroeder <cschroeder.us@gmail.com>, Raul Rodriguez <raulrrodriguez@gmail.com>, Tperisin <tperisin@gmail.com>  
**Subject:** Objection to 2020-000215CUA + Continuance Request for Proposed Project at 4118-21st Street

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

Dear Planning Commissioners,

I live at 4105 21st St directly across the street from 4118 21st St. I have lived in the Noe Valley area for over 18 years. I am writing to express my opposition to project 2020-000215CUA and to request a minimum 30-day continuance for this case.

The owners of 4118 proceeded with an illegal demolition of the property to further their own

interests at the expense of their neighbors. After removing all evidence of the prior building, the owners then chose to misrepresent the facts of what had existed on this site to justify a larger building that is out of character with the neighborhood and has a direct negative impact on all surrounding neighbors. On 9/19/2019, the Planning Commission reviewed and **did not approve** the illegal **demolition (see 2018-002602CUAVAR)**. According to Planning Code Section 303, we understood that the Commission would not consider any new plans for this property until at least 9/19/2020. It was also our understanding that the project sponsors would schedule a 311 meeting with the neighbors prior to any future Commission hearing to hear and respond to their concerns. This is the process the city has created to safeguard the interests of *all* interested parties.

We believe that owners who intentionally pursued illegal actions to bypass the guidelines put in place to protect the larger community should bear the penalties associated with their actions. This is not unreasonable. To do otherwise would reward this, and incentivize further, illegal demolitions.

I respectfully urge the Commission to enforce existing planning codes and defer a new hearing for this property until 9/19/2020 or later.

Thank you for your consideration.

Raul Rodriguez  
4105 21st Street  
SF, CA 94114

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES GIVE2SF FUNDING FOR SENIORS, UNDOCUMENTED SAN FRANCISCANS, AND SMALL BUSINESSES  
**Date:** Wednesday, April 22, 2020 12:22:30 PM  
**Attachments:** [04.22.20 Give2SF Update.pdf](#)

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

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, April 22, 2020 at 12:11 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES GIVE2SF FUNDING FOR SENIORS, UNDOCUMENTED SAN FRANCISCANS, AND SMALL BUSINESSES

**FOR IMMEDIATE RELEASE:**

Wednesday, April 22, 2020

Contact: San Francisco Joint Information Center, 415-558-2712, [dempres@sfgov.org](mailto:dempres@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES GIVE2SF FUNDING FOR SENIORS, UNDOCUMENTED SAN FRANCISCANS, AND SMALL BUSINESSES**

*Give2SF COVID-19 Response and Recovery Fund will provide San Franciscans with food security, access to housing, and security for workers and small businesses.*

*The Fund has received approximately \$10.5 million in contributions and pledges from foundations and individual donors, and is accepting additional donations.*

**San Francisco, CA** — Mayor London N. Breed today announced that the first round of funding from the Give2SF COVID-19 Response and Recovery Fund has been allocated to support vulnerable San Franciscans and small businesses during the pandemic. \$5.35 million in funding has been allocated to City departments to date, and the Fund will distribute additional funding as donations are received. Funding from Give2SF will provide food security and access to housing for San Franciscans, with a focus on assisting undocumented people who otherwise may not have access to social safety net programs, seniors and people with disabilities, and small businesses.

Last month, Mayor Breed announced three priority areas for the Fund: food security, access to housing, and support for workers and small businesses. The Give2SF priority areas were selected based on analysis of the most pressing needs and the swiftest available methods to deliver impactful support, with an equity lens to address disparities faced by certain communities.

“There are so many San Franciscans who are struggling to make rent, put food on the table, and keep their small business open,” said Mayor Breed. “That’s why we created the Give2SF Fund, which is collecting support for our small businesses and individuals who are dealing with the challenges of COVID-19. We are grateful for the generous contributions of private donors and philanthropic organizations who are supporting our efforts to take care of our residents during this incredibly difficult time. This is just the first round of funding, and we’ll keep working to get additional support into the hands of those who need it most.”

“The Give2SF fund was established as a response to the COVID-19 emergency as another recovery-focused avenue of resources that the City could allocate to those struggling during these challenging times,” said City Administrator Naomi Kelly. “I am thankful for the continued support of our residents and businesses who have donated to the Fund. These donations will help fuel our recovery efforts and will literally save lives during this crisis.”

The City Administrator’s Office, the Controller’s Office, the Department of Emergency Management and the Office of the Mayor have worked collaboratively to determine the allocation of the Give2SF Fund, and an initial \$5.35 million from the Fund has been allocated to the relevant City agencies to support these priority areas.

“The number of San Franciscans who are stepping up for each other during this time is heartwarming,” said Supervisor Hillary Ronen. “Most donors are average people who aren’t rich by any means, but are giving what they can to help fellow neighbors in need. I want to emphasize that every dollar that is donated to Give2SF goes directly to families, small businesses, and workers in need. The current donations are disproportionately from everyday working San Franciscans. Now I challenge the 75 billionaires and other wealthy residents in who live in our great city to step up and donate, proportional to their wealth, to the Give2SF Fund. There is an enormous need in our city right now, and high-net worth individuals can very concretely help us meet those needs.”

“This pandemic is unprecedented in modern history, and to stop the spread and start our recovery we must all step up and do our part,” said Supervisor Catherine Stefani. “I have been so impressed with our neighbors’ compassion, bravery, and resolve during this difficult time and I extend special thanks to the generous Give2SF donors who have helped us provide much needed resources to vulnerable San Franciscans and small businesses. The dedication to public health and safety that our community has shown has been astounding, and I am more confident than ever that we will get through this together.”

The Human Services Agency, Office of Economic and Workforce Development, and the Mayor’s Office of Housing and Community Development are working with their community partners and grantees to distribute these essential resources to San Franciscans.

### **Food Security**

An initial \$2.5 million from the Give2SF Fund has been allocated to ensure that

San Franciscans will not experience heightened food insecurity during the coronavirus crisis. This funding is being administered by the Human Services Agency (HSA).

Of the \$2.5 million, an initial \$500,000 is dedicated to provide grocery gift cards for undocumented individuals and families. This program will support people who are less able to access mainstream public safety net programs due to their immigration status and will offer some immediate relief for undocumented individuals and families in San Francisco who have little to no income. The program will distribute \$200 Safeway gift cards to roughly 2,500 low-income, undocumented San Franciscans for online or in-person purchase of food items. HSA is partnering with the San Francisco Health Network's Healthy San Francisco program, a trusted provider of health care services to undocumented San Franciscans, to distribute the gift cards. This program is designed to support people who are less able to access mainstream public safety net programs due to their immigration status.

An additional \$1 million will go toward supporting DAS-funded community-based food and nutrition providers to ensure that older adults and people with disabilities continue to have access to food during the pandemic. Funding will support existing providers including Bayview: Hunters Point Multipurpose Senior Center, Centro Latino de San Francisco, Meals on Wheels, On Lok Day Services, Project Open Hand, San Francisco Marin Food Bank, and Self-Help for the Elderly.

\$700,000 in food security programming will be directed to low-income residents who are disconnected from existing social and economic support programs. These vulnerable San Franciscans will be identified by community-based organizations serving these populations and by analyzing the City's robust data on food insecure populations already receiving social safety net services. Funding will be prioritized through the City's Emergency Operations Center Feeding Task Force and may include distribution of additional grocery gift cards.

\$300,000 in funding will be directed to the Office of Economic and Workforce Development's Immigrant Workers and Family Fund.

### **Support for Small Businesses and Workers**

A total of \$2.1 million from Give2SF has been allocated to provide financial assistance to small businesses and workers. San Franciscans particularly at risk of experiencing financial insecurity during the current crisis include older adults and people with underlying health conditions, low-income families with children, undocumented and mixed-status households, and independent contractors.

\$1.35 million has been allocated to the Office of Economic and Workforce Development's Small Business Resiliency Fund and to the San Francisco Hardship Emergency Loan Program (SF HELP). \$1 million will provide grants of up to \$10,000 to San Francisco small businesses and \$350,000 will be deployed for 0% interest loans of up to \$50,000.

Give2SF Funds will support financial relief for vulnerable workers and their families at risk of heightened financial insecurity due to COVID-19, particularly because of their immigration status. City relief will supplement existing resources for housing and food security in the event state or federal resources are not available, and will ensure that vulnerable populations can have their basic financial needs met.

### **Housing Stabilization**

\$750,000 from the Give2SF Fund has been allocated to provide flexible short-term financial relief to individuals and families who are experiencing a housing crisis or are at imminent risk of a housing crisis related to COVID-19. As with the other Give2SF priority areas, additional funds will be allocated to support access to housing as donations are received.

Using funding from Give2SF, the Mayor's Office of Housing and Community Development (MOHCD) will leverage a network of community-based providers to provide individuals and families at imminent risk of eviction or loss of housing with direct financial assistance, including, but not limited to: rent, including deposit and arrears; mortgage payments; and utilities, including deposit and arrears.

Specifically, the City will focus funding support on low-income households and households that are directly impacted by COVID-19 as a result of job loss, a reduction of hours, closure of a place of employment, or other similarly caused loss of income or financial need that resulted from the pandemic.

### **Give2SF Funding**

In total, Give2SF has received approximately \$10.5 million in donations and pledges. This includes \$9.2 million in donations received by the City and the San Francisco Foundation.

To date, the City has received approximately \$5.6 million in donations from nearly 1,600 individuals to the Give2SF Fund, and the median donation amount is \$100. This includes donations made through the online portal ([Give2SF.org](https://www.give2sf.org)), check, and wire transfer. In addition, the San Francisco Foundation has received approximately \$3.6 million for the City's Give2SF fund. As more donations are made and pledges are fulfilled, funds will be disbursed to support the Give2SF priorities.

Anyone interested in making a monetary contribution to the City and County of San Francisco can do so at [www.give2sf.org](https://www.give2sf.org). Money can be donated via check or wire to the Office of the Controller or through the Give2SF website via credit card. It is preferable that large donations be made by check or wire so no credit card merchant fees are incurred.

### **Major Contributions and Pledges to the Give2SF Fund**

Salesforce - \$1,500,000  
Ann and Gordon Getty - \$1,000,000  
Aneel Bhusri - \$1,000,000  
Gerson Bakar Foundation - \$1,000,000  
Hellman Foundation - \$1,000,000  
Crankstart Foundation - \$500,000  
Erica and Jeff Lawson - \$500,000  
Google - \$500,000  
Stupski Foundation - \$500,000  
Tom and Theresa Preston-Werner - \$250,000  
Bank of America - \$200,000  
Wells Fargo - \$150,000  
Diane B. Wilsey - \$111,000  
Cruise co-founders, Kyle Vogt and Dan Kan - \$100,000  
Dara Khosrowshahi - \$100,000  
John Pritzker Family Fund - \$100,000  
Ray and Dagmar Dolby Fund of the Marin Community Foundation - \$100,000

LinkedIn - \$100,000  
Lisa Stone Pritzker - \$100,000  
Mark Pincus - \$100,000  
Nion McEvoy - \$100,000  
Slack - \$100,000  
Grammarly - \$75,000  
Comcast - \$50,000  
Hercules Capital - \$50,000  
Ron Conway - \$50,000  
Reality SF Church - \$50,000  
Waymo - \$50,000

The Controller's Office will prepare a final report of all donors and uses related to the Fund.

In addition to monetary donations, the City is requesting sealed personal protective equipment (PPE) for frontline health workers, cleaning supplies, and technology equipment for essential employees to telecommute. For information on donations of in-kind goods and services, please email: [give2sf@sfgov.org](mailto:give2sf@sfgov.org).

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES EXPANSION OF CITYTESTSF FOR ALL ESSENTIAL EMPLOYEES  
**Date:** Wednesday, April 22, 2020 11:34:08 AM  
**Attachments:** [04.22.20 CityTestSF Expansion.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:** Wednesday, April 22, 2020 at 10:31 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES EXPANSION OF CITYTESTSF FOR ALL ESSENTIAL EMPLOYEES

**FOR IMMEDIATE RELEASE:**

Wednesday, April 22, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANSION OF CITYTESTSF FOR ALL ESSENTIAL EMPLOYEES**

*CityTestSF will now expand to provide COVID-19 testing for all private sector and non-profit essential employees in San Francisco, and any San Francisco resident who is experiencing symptoms and cannot otherwise access testing.*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the expansion of CityTestSF to provide COVID-19 testing to any essential worker in San Francisco—both public and private sector workers—as well as any San Francisco resident who cannot otherwise access COVID-19 testing. The CityTestSF sites will provide expanded COVID-19 testing in collaboration with Color, Carbon Health, and One Medical. Starting today, San Francisco residents and essential workers experiencing COVID-19 symptoms can make an appointment for CityTestSF online at [sf.gov/citytestsf](http://sf.gov/citytestsf).

Expanding San Francisco's testing capacity to more people with symptoms is critical to mitigating the spread of the virus. CityTestSF is part of San Francisco's ongoing commitment to rapidly increase its testing capacity while pursuing strategic partnerships, including leveraging the expertise of San Francisco's private health care providers. The two CityTestSF sites combined can test as many as 1,500 people with symptoms each day.

“Our goal is for every San Francisco resident who has symptoms of COVID-19 to have access to testing. We want to ensure all frontline and essential employees that leave their homes every day to serve our residents have a fast, easy, and accessible option for testing,” said Mayor Breed. “We also want those who don’t have insurance, or who lack access to health care or access to basic services to know they can be tested through CityTestSF and receive the support and health care they need. This will be one important piece of our efforts to slow the spread of the virus and keep our entire community safe and healthy.”

The CityTestSF site at Piers 30-32 is designed for high throughput to serve the needs of health care workers, first responders, and essential workers. As a drive-thru and walk-thru site, it can accommodate as many as 1,000 appointments per day. The CityTestSF – SoMa community site is available to all members of the community who are symptomatic, regardless of their ability to pay. This site offers drive-thru and walk-thru testing, and will provide translation services in order to better serve people without current connections to care. The City is working with small businesses, labor organizations, and community and faith-based partners to ensure people know about this testing resource.

“The expansion of CityTestSF is a leap forward in our fight against the coronavirus,” said Dr. Colfax. “Since the beginning, our response to the coronavirus emergency has focused on protecting vulnerable populations, health care workers and first responders, and intervening where it can make the most difference. It is critical to test essential workers and other people with symptoms, so that swift action can follow to provide care, contact investigation, and isolation and quarantine to reduce the risk of further exposure and slow the spread of the virus.”

Earlier this month, Mayor Breed announced the creation of CityTestSF at Piers 30-32 for the City’s frontline workers. Last week, the site expanded to provide tests to all City contractors and nonprofit providers, including In-Home Supportive Services workers, janitorial staff, homeless service providers, and street cleaners. Testing the essential workforce at the first sign of symptoms is imperative to limiting exposure and reducing the spread of the virus.

Today, Mayor Breed is announcing a further expansion of CityTestSF to provide COVID-19 testing to *all* essential employees in San Francisco who are experiencing symptoms, including employees at private companies and small businesses who are doing essential work, such as grocery store employees, social workers, restaurant workers, transit providers, and delivery workers.

Symptoms of COVID-19 include fever, and unexplained cough, sore throat, shortness of breath, chills, headache, body aches, fatigue, diarrhea, runny nose, congestion and loss of the sense of smell or taste.

The City is partnering with three Bay Area companies—Color, Carbon Health, and One Medical—to run CityTestSF. Color is providing the full testing infrastructure, including registration, intake, and appointment scheduling, as well as resulting and reporting workflows. Testing is performed through Color’s high-throughput CLIA lab. Carbon Health and One Medical are responsible for sample collection and the clinical operations at the CityTestSF sites. The sites have the capacity to test 1,500 people per day. In order to follow social distancing guidelines, testing at CityTestSF sites are available by appointment only.

Color's COVID-19 testing platform and high capacity, CLIA-certified laboratory adds capacity to the City's efforts, supports private and public employer return-to-work solutions, and provides rapid results within a 24 to 48 hour turnaround time. All test results are reported to the patient and the Department of Public Health.

"San Francisco continues to lead the country in its pandemic response. Mayor Breed's expansion of access to COVID-19 testing to all essential workers in the City as well as the broader public is a model of how high-capacity testing access outside of healthcare institutions will help address the crisis and reopen economies," said Color CEO Othman Laraki. "We are honored to expand our partnership with the City to provide this service to all San Franciscans."

Carbon Health providers manage the clinical operations at CityTestSF at Piers 30-32. Carbon Health, headquartered in San Francisco, is a tech-enabled healthcare provider that has supported frontline worker testing efforts across the State of California and is offering their clinical support to the effort at cost. Since the start of the COVID-19 crisis Carbon Health has been at the forefront of the pandemic to increase access to care and testing.

"Widespread testing is critical in mitigating the spread of the virus and the first step to reopening the economy. We are grateful to continue our partnership with the City to expand testing to essential workers and the underserved communities in San Francisco," said Eren Bali, Co-Founder and CEO of Carbon Health. "Our healthcare providers who have been on the frontlines at the CityTestSF Embarcadero site are proud to continue serving San Franciscans who are in need during these challenging times."

One Medical's team of healthcare providers manages the clinical operations at CityTestSF - SoMa site. One Medical is a leading national digital health and primary care organization headquartered in San Francisco with more than 30 offices in the Bay Area. One Medical has provided virtual care to over a quarter million patients in the weeks following the initial outbreak of COVID-19, and is now operating over fifteen open-air testing sites across the country to care for those in need and help alleviate the spread.

"Widely available COVID-19 testing is crucial for getting Bay Area residents back to work, school and their daily lives," said One Medical Chief Medical Officer Andrew Diamond, MD, PhD. "The One Medical team's partnership with the City of San Francisco will allow us to provide the essential service of safe, efficient and convenient testing to more people during this unprecedented time of need."

The COVID-19 test detects if an individual has the virus at the time of the test. However, it does not test for immunity or if someone had the virus in the past. Furthermore, if the test is negative, a person must remain cautious and continue to practice precautions as they can still be infected if exposed to the virus after testing.

In addition to CityTestSF, the City has 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.

To learn more about CityTestSF, go to <http://sf.gov/citytestsf> or call 311.

###

**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: NEWS RELEASE: High-Speed Rail and LA Metro Reach Agreement to Advance Union Station Project  
**Date:** Wednesday, April 22, 2020 9:29:00 AM

---

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:** California High-Speed Rail Authority\* <reply@hsr-email.com>

**Sent:** Tuesday, April 21, 2020 1:52 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Subject:** NEWS RELEASE: High-Speed Rail and LA Metro Reach Agreement to Advance Union Station Project

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To view this email as a web page, go [here](#).

## NEWS RELEASE

April 21, 2020

Micah Flores  
(W) 916-330-5683  
(C) 916-715-5396

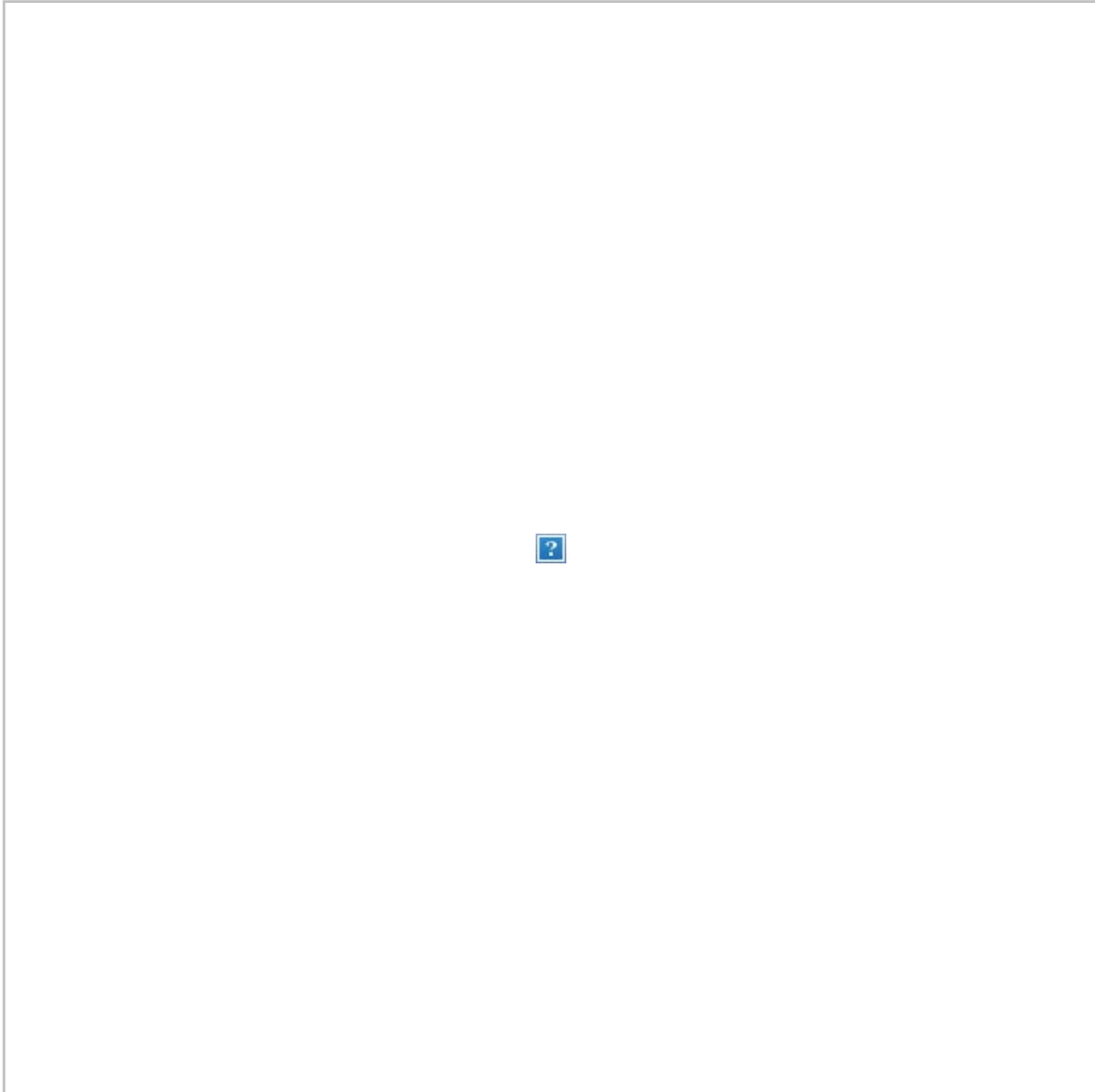
[Micah.Flores@hsr.ca.gov](mailto:Micah.Flores@hsr.ca.gov)

### **High-Speed Rail and LA Metro Reach Agreement to Advance Union Station Project**

**SACRAMENTO, Calif.** – Today, the California High-Speed Rail Authority’s (Authority) Board of Directors approved a preliminary funding plan with LA Metro to move the Link Union Station

project (Link US) forward in Southern California. Today's approval outlines a proposal for High-Speed Rail's shared use of LA Metro's right-of-way in Palmdale, Los Angeles Union Station (LAUS) and several additional locations within Southern California.

"We appreciate the collaboration and partnership with LA Metro," said Authority CEO Brian Kelly. "These agreements we have reached together demonstrate concrete and realistic steps for us to move forward with the Link US project, while continuing with our efforts to bring high-speed rail to Southern California."



[Click to View Video](#)

The Link US project will transform how the regional rail system operates in Southern California by allowing trains to enter and exit the station from both existing northern tracks and new tracks to the south over the 101 freeway.

"Metro is very excited to partner with California High-Speed Rail to enable future high-speed rail service to Los Angeles Union Station," said Metro CEO Phillip A. Washington, who addressed the Authority's Board of Directors prior to its vote. "We appreciate High-Speed Rail's contribution of

\$423 million to this Link US project.”

In September 2019, High-Speed Rail announced an agreement with LA Metro to work collaboratively to secure approval of \$423 million in Proposition 1A funds towards the Link US project. The Proposition 1A funds were appropriated by the California Legislature pursuant to Senate Bill (SB) 1029, which was signed into law in 2012.

Today’s Memorandum of Understanding contains four major components:

- It contains an agreement between all parties to work together to construct the Link US in a manner that will accommodate all future and current operators.
- It outlines the need for a funding agreement for the first phase of the Link US Project, to include \$18.726 million for Design and Environmental and \$423.335 million for construction from the Authority. It also acknowledges a \$398.391 million investment from the California State Transportation Agency (CalSTA) Transit and Intercity Rail Capital Program.
- It contains an agreement between the parties to work toward shared use of LA Metro ROW in Palmdale, LAUS and Sections of the Valley and River Subdivisions.
- It contains a provision for all parties to make the best efforts to acquire funding for the next phase of the Link US project for completion prior to the 2028 Olympics through State, local, federal grants, legislative action and private entities.

LAUS is Southern California’s largest multi-modal transportation hub that provides rail connections to six counties (Ventura, San Diego, San Bernardino, Riverside, Los Angeles and Orange) in addition to serving the very busy Los Angeles – San Diego – San Luis Obispo (LOSSAN) Rail Corridor.

The Link US project is anticipated to significantly increase capacity for rail service while reducing train idling times. The project will also accommodate future high-speed rail service and greatly expand the station’s capacity with a new expanded passageway under the tracks and new platforms, escalators and elevators.

The Authority continues to move forward with environmental reviews in the Southern California region.

On February 28, the Authority issued a draft environmental impact report/environmental impact statement (Draft EIR/EIS) pursuant to the California Environmental Quality Act and the National Environmental Policy Act for the Bakersfield to Palmdale segment. The Authority anticipates issuing the DRAFT EIR/EIS for the Burbank to Los Angeles project section this spring, with the environmental documents for Los Angeles to Anaheim and Palmdale to Burbank later this year. The preliminary shared corridor concepts outlined in this MOU will be included in these documents for public review and comment.

### **About Metro**

The Los Angeles County Metropolitan Transportation Authority (Metro) is building the most ambitious transportation infrastructure program in the United States and is working to greatly improve mobility through its [Vision 2028 Plan](#) . Metro is the lead transportation planning and



funding agency for L.A. County and carries about 1.2 million boardings daily on a fleet of 2,200 low-emission buses and six rail lines.

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**California High-Speed Rail Authority**

770 L Street, Suite 620

Sacramento, CA 95814

[info@hsr.ca.gov](mailto:info@hsr.ca.gov)

(916) 324-1541



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**Subject:** FW: letter re: PC hearing 4/23 Item#15  
**Date:** Wednesday, April 22, 2020 9:27:00 AM  
**Attachments:** [200421\\_opa\\_pc\\_letter\\_final.pdf](#)

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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)  
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**From:** Luke Ogrydziak <luke@oparch.net>  
**Sent:** Tuesday, April 21, 2020 12:28 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** letter re: PC hearing 4/23 Item#15

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Letter attached.

Best, Luke

--

Luke Ogrydziak | OPA | (415) 474-6724 | [oparch.net](http://oparch.net) | [Instagram](#)

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**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Subject:** FW: Errata to the EIR for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District  
**Date:** Wednesday, April 22, 2020 9:27:00 AM

---

Josephine O. Feliciano

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**From:** San Francisco Planning Department <[sfplanning@public.govdelivery.com](mailto:sfplanning@public.govdelivery.com)>

**Sent:** Tuesday, April 21, 2020 11:39 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Subject:** Errata to the EIR for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District

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Market Street Amendment Plan Banner



Following publication of the Responses to Comments document (RTC) for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, Hub Housing Sustainability District Draft Environmental Impact Report (Draft EIR), the Planning Department determined it was necessary to: (1) update the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, Hub Housing Sustainability District Final EIR certification date; (2) update RTC Figure 2-5 Proposed Hub Plan Area Zoning Districts [Revised] to be consistent with what was analyzed in the Draft EIR; and (3) correct a sentence summarizing the number of impacts determined to be significant and unavoidable with mitigation. This errata addresses each of these three items.

The Environmental Planning Division of the Planning Department has determined that these clarifications and corrections do not change any of the conclusions in the EIR and do not constitute significant new information that requires recirculation of the EIR under the California Environmental Quality Act (CEQA) (California Public Resources Code section 21092.1) and the CEQA Guidelines (14 California Code of Regulations section 15088.5).

To view the Errata to the Environmental Impact Report for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, Hub Housing Sustainability District, please visit <https://sfplanning.org/environmental-review-documents>.

---

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** FW: 3074 Pacific Ave - Case No. 2017-013272DRP - DR Request  
**Date:** Wednesday, April 22, 2020 9:24:00 AM  
**Attachments:** [2020.04.20 Thieriot DR Letter.pdf](#)

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Josephine O. Feliciano

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**From:** Chandni Mistry <[chandni@zfplaw.com](mailto:chandni@zfplaw.com)>  
**Sent:** Monday, April 20, 2020 5:33 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** Sarah Hoffman <[sarah@zfplaw.com](mailto:sarah@zfplaw.com)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; 'planning@rodneyfong.com' <[planning@rodneyfong.com](mailto:planning@rodneyfong.com)>; 'richhillissf@gmail.com' <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 3074 Pacific Ave - Case No. 2017-013272DRP - DR Request

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Good afternoon,

Please see attached for a Discretionary Review Request in the above-referenced case.

Thank you,

Chandni Mistry

Administrative Assistant

Zacks, Freedman & Patterson, PC

235 Montgomery Street, Suite 400G

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: Remote Hearing April 23rd on Conditional Use Authorization for Demonstrably Unaffordable Housing #2020-003035PCA  
**Date:** Wednesday, April 22, 2020 9:22:00 AM

---

Josephine O. Feliciano

**Commission Affairs**

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**From:** SchuT <schuttishtr@sbcglobal.net>

**Sent:** Monday, April 20, 2020 3:57 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>

**Cc:** Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>

**Subject:** Remote Hearing April 23rd on Conditional Use Authorization for Demonstrably Unaffordable Housing #2020-003035PCA

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Dear Commissioners,

Hope all is well.

I think the proposed Ordinance is a very good idea.

I really like this Staff Report. I commend Mrs. Merlone and Mr. Starr.

It is very well written. It is very honest in the discussion of Section 317 and how the Staff views Section 317, particularly in its ability to preserve housing and neighborhood character.

I like the chart showing the adjustment to the RH-1 values over the past decade.

However, the Demo Calcs have never, ever been adjusted since, "Section 317 was established in 2008 by Ordinance #69-08 as a way to preserve relatively affordable, existing housing".

I wish this fact about the Demo Calcs was written in the Planning Commission Draft Motion Findings.

Because Section 317 ((b) (2) (D) has never, ever been used, and the Demo Calcs have never, ever been adjusted, the Commission has absolutely no way of knowing how effective Section 317 (b) (2) (D) could have been over the past decade or how effective it could be going forward in meeting the intent of Section 317.

Adjusting the Demo Calcs could be an effective tool in achieving the City's goals, as was intended when it was written and approved back in 2008.

I know this is not really the focus of this Ordinance but I hope there can be some discussion of this, if the technology allows, during the Remote hearing on Thursday.

Thank you and everyone take very good care.

Sincerely,

Georgia Schuttish

Sent from my iPad

**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: Complaint about elders at the Jewish Home and Rehabilitation Center(aka Campus for Jewish Living)  
**Date:** Wednesday, April 22, 2020 9:19:00 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)  
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From: 311.Prodmail@sfgov.org <311.Prodmail@sfgov.org>  
Sent: Monday, April 20, 2020 12:48 PM  
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; SFPD, Commission (POL) <SFPD.Commission@sfgov.org>; Scott, William (POL) <william.scott@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>  
Cc: Licwa@yahoo.com  
Subject: Complaint about elders at the Jewish Home and Rehabilitation Center(aka Campus for Jewish Living)

First off, this is being emailed because caller does not have access to email and there is no way for a resident to send this out without coming in person or access to email. The caller has indicated specifically who they want this to be addressed to. If possible, please forward to Police accountability.

"I am concerned that elders at the Jewish Home and rehabilitation center, AKA The Campus for Jewish Living, are in danger because the police chief has not followed up on directions from the police commission to re-open an investigation of elder abuse at the Jewish Home and corruption in the Special Victims Unit. This is where the detective failed to conduct a competent investigation of my complaint of sexual battery, by the registered nurse in charge of the night shift.

My concern now, is that the facility where the administrator is harboring the offender, subverting the police investigation, and is accepting corona virus patients from hospitals. My complaint included the fact that the registered nurse, who sexually battered me, did not wear gloves; she was fantasizing a medical examination and playing "doctor". She disclosed that there was some disease condition in my pubic area, which didn't exist(manufactured), and would certainly require her to wear gloves if there was there any medical purpose. This purpose is in charge of about half of as many patients as there is at Laguna Honda that are coming in with this dangerous virus. The administrator staff of mandated reporters verified, by their own investigation, that the incident occurred as I described. I have no doubt that the mandated reporters would verify them today, rather fall on their swords than to protector the administrator and his felon.

However, the administrator hired a lawyer to protect his felon and did not allow the police to interview her while she



continued to work there. Finally, the entire police report, covering 4 months, investigation and evidence (that to my knowledge was gathered at the Jewish Home) and was never turned into the DA and are not in the Police files).

The police commissioners did direct the Police Chief to do the investigation. I reported that the entire police investigation disappeared and believe that this could very well mean that it was sold to the Jewish Home.

When this was reported to Kaiser, they failed to make a police report (like they are required to do in this case). Also, I discovered that my medical file got into the hands of the administrator. Administrator then manufactured a medical condition in order to protect his employee.

I am a federal civil rights investigator and it is ominous from reading the (manufactured) record, that this is evidence of guilt.

What are we going to do about this? Are we going to leave more than 350 elders in charge of a felon who plays doctor and doesn't wear gloves, while the facility is accepting corona virus patients?

Who is responsible when the police department does not investigate and destroys the records? I was not allowed to correct the incident report that was initially taken by my local precinct (precinct officers did an excellent job of interviewing). There needs to be a police investigation before they can process the nurse, administrator and the police detective.

Those, with oversight over the police department, need to deal with this.

I know that the police commission is arranging to have meeting with Cara.

I believe an investigation by a different level of government is in the works and I cannot wait for that investigation to proceed while our elders are exposed to corona virus and may potentially die."

Linda Chapman

415-516-5063

Licwa@yahoo.com

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Standard Environmental Conditions of Approval Case Number: 2020-000052PCA  
**Date:** Tuesday, April 21, 2020 12:43:47 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)  
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**From:** Oscar De La Torre <odelatorre@ncdcl.org>  
**Date:** Tuesday, April 21, 2020 at 12:38 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>  
**Subject:** Standard Environmental Conditions of Approval Case Number: 2020-000052PCA

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BY E-MAIL

April 21, 2020

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c/o Jonas Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org))  
Veronica Flores ([Veronica.Flores@sfgov.org](mailto:Veronica.Flores@sfgov.org))

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[1650 Mission Street, Suite 400](#)  
[San Francisco, CA 94103](#)

**RE: Standard Environmental Conditions of Approval Case Number: 2020-000052PCA**

Honorable Members of the Planning Commission:

I am writing on behalf of the Northern California District Council of Laborers (“Laborers”), and its members, including hard working men and women in the City and County of San Francisco (“City”), concerning the proposal to “streamline” CEQA review by adopting Standard Environmental Conditions of Approval. Case No. 2020-000052PCA (“Ordinance”). The stated intent of the Ordinance is to exempt many projects entirely from all CEQA review. The Laborers are concerned that the Ordinance will unfairly preclude the public, and members of the Laborers, from effectively participating in the CEQA process.

CEQA requires the City to impose all feasible mitigation measures and alternatives to reduce a proposed project’s environmental impacts, and also requires the City to consider whether the economic benefits of a project outweigh its environmental impacts:

“Specific economic, legal, social, technological, or other considerations, including ***the provision of employment opportunities for highly trained workers***, make infeasible the mitigation measures or alternatives identified in the environmental impact report...[and that those] benefits of the project outweigh the significant effects on the environment.”

(Pub. Res. Code §21081(a)(3), (b)). By eliminating the public process that is part of CEQA for many projects, the Ordinance will eliminate the ability of the public to encourage the City to adopt mitigation measures to reduce the impacts of projects, and also to require projects to maximize economic benefits to the community.

The Laborers are not opposed to the implementation of “standard environmental conditions.” But those conditions should not eliminate the CEQA review process. When a project has significant environmental impacts, the City may propose standard conditions intended to reduce those impacts to less than significant. But in such cases, a mitigated negative declaration (“MND”) rather than a CEQA exemption should be prepared. The MND would allow the public to assess whether the standard conditions adequately reduce the impacts of a project to less than significant, or whether different or additional mitigation measures or alternatives are available to further reduce impacts. The CEQA process also allows consideration of project-specific impacts, such as the proximity of sensitive receptors such as schools or day care centers, which may warrant more aggressive mitigation. Since MNDs only require a 20-day public review period, any delay would be minimal.

Of course, as the City admits, projects that have significant impacts after implementation of mitigation measures would continue to require an environmental

impact report (“EIR”). CEQA review would also require the City to consider ways to maximize the economic benefits of projects for residents, such as through local hiring or prevailing wage requirements.

Finally, the Laborers object to the City’s consideration of the Ordinance during the COVID-19 state of emergency. The state of emergency significantly prejudices the ability of the public to review and comment on this controversial proposal. This is not an emergency matter, and it can and should wait for consideration until after the state of emergency is lifted so that members of the public can attend public hearings and adequately weigh in on the Ordinance.

In conclusion, by eliminating CEQA review entirely for a potentially large number of projects, the Laborers believe that the Ordinance improperly excludes the public from participating in the review and consideration of proposed projects. We urge the City to decline to adopt the Ordinance in its current form. At the very least, we urge the City to delay consideration of the Ordinance until after the COVID-19 state of emergency is lifted. Thank you for considering our comments.

Sincerely,

Oscar De La Torre

Business Manager, Northern California District Council of Laborers

Vice President-At-Large, Laborers’ International Union of North America

Sent from my iPhone

**From:** [Oscar De La Torre](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Flores, Veronica \(CPC\)](#); [CPC-Commissions Secretary](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#)  
**Subject:** Standard Environmental Conditions of Approval Case Number: 2020-000052PCA  
**Date:** Tuesday, April 21, 2020 12:38:44 PM

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Vice-President Kathrin Moore ([kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org))  
Commissioner Sue Diamond ([sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org))  
Commissioner Frank Fung ([frank.fung@sfgov.org](mailto:frank.fung@sfgov.org))  
Commissioner Milicent A Johnson ([milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org))  
Commissioner Theresa Imperial ([theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org))  
c/o Jonas Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org))  
Veronica Flores ([Veronica.Flores@sfgov.org](mailto:Veronica.Flores@sfgov.org))  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[1650 Mission Street, Suite 400](#)  
[San Francisco, CA 94103](#)

**RE: Standard Environmental Conditions of Approval Case Number: 2020-000052PCA**

Honorable Members of the Planning Commission:

I am writing on behalf of the Northern California District Council of Laborers (“Laborers”), and its members, including hard working men and women in the City and County of San Francisco (“City”), concerning the proposal to “streamline” CEQA review by adopting Standard Environmental Conditions of Approval. Case No. 2020-000052PCA (“Ordinance”). The stated intent of the Ordinance is to exempt many projects entirely from all CEQA review. The Laborers are concerned that the Ordinance will unfairly preclude the public, and members of the Laborers, from effectively participating in the CEQA process.

CEQA requires the City to impose all feasible mitigation measures and alternatives to reduce a proposed project’s environmental impacts, and also requires the City to consider whether the economic benefits of a project outweigh its environmental impacts:

“Specific economic, legal, social, technological, or other considerations, including ***the provision of employment opportunities for highly trained workers***, make infeasible the mitigation measures or alternatives identified in the environmental impact report...[and that those] benefits of the project outweigh the significant effects on the environment.”

(Pub. Res. Code §21081(a)(3), (b)). By eliminating the public process that is part of CEQA for many projects, the Ordinance will eliminate the ability of the public to encourage the City to adopt mitigation measures to reduce the impacts of projects, and also to require projects to maximize economic benefits to the community.

The Laborers are not opposed to the implementation of “standard environmental conditions.” But those conditions should not eliminate the CEQA review process. When a project has significant environmental impacts, the City may propose standard conditions intended to reduce those impacts to less than significant. But in such cases, a mitigated negative declaration (“MND”) rather than a CEQA exemption should be prepared. The MND would allow the public to assess whether the standard conditions adequately reduce the impacts of a project to less than significant, or whether different or additional mitigation measures or alternatives are available to further reduce impacts. The CEQA process also allows consideration of project-specific impacts, such as the proximity of sensitive receptors such as schools or day care centers, which may warrant more aggressive mitigation. Since MNDs only require a 20-day public review period, any delay would be minimal.

Of course, as the City admits, projects that have significant impacts after implementation of mitigation measures would continue to require an environmental impact report (“EIR”). CEQA review would also require the City to consider ways to maximize the economic benefits of projects for residents, such as through local hiring or prevailing wage requirements.

Finally, the Laborers object to the City’s consideration of the Ordinance during the COVID-19 state of emergency. The state of emergency significantly prejudices the ability of the public to review and comment on this controversial proposal. This is not an emergency matter, and it can and should wait for consideration until after the state of emergency is lifted so that members of the public can attend public hearings and adequately weigh in on the Ordinance.

In conclusion, by eliminating CEQA review entirely for a potentially large number of projects, the Laborers believe that the Ordinance improperly excludes the public from participating in the review and consideration of proposed projects. We urge the City to decline to adopt the Ordinance in its current form. At the very least, we urge the City to delay consideration of the Ordinance until after the COVID-19 state of emergency is lifted. Thank you for considering our comments.

Sincerely,

Oscar De La Torre

Business Manager, Northern California District Council of Laborers

Vice President-At-Large, Laborers' International Union of North America

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Retail, Housing Solved and Economy Kick-start  
**Date:** Tuesday, April 21, 2020 12:13:52 PM

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

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---

**From:** Victoria Stein <steincaseyinc@gmail.com>  
**Date:** Tuesday, April 21, 2020 at 11:45 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Retail, Housing Solved and Economy Kick-start

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

Dear Mr. Ionin,

Please advocate for a back portion of retail spaces to be converted to residential under the ADU program.

Many retail spaces are too large and tenant improvements are prohibitive (\$700+ s/f).

Building owners would certainly invest in residential conversion infusing a vast amount of money into our local economy not to mention creating housing.

Thank you for your service during this perilous time.

Sincerely Yours,

Victoria Stein  
35 yr SF building owner  
415-860-1913



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS ERIC SHAW TO SERVE AS DIRECTOR OF THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT  
**Date:** Tuesday, April 21, 2020 12:10:48 PM  
**Attachments:** [04.21.20 MOHCD Leadership Transition.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:** Tuesday, April 21, 2020 at 12:07 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS ERIC SHAW TO SERVE AS DIRECTOR OF THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

**FOR IMMEDIATE RELEASE:**

Tuesday, April 21, 2020

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

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

**MAYOR LONDON BREED APPOINTS ERIC SHAW TO SERVE  
AS DIRECTOR OF THE OFFICE OF HOUSING AND  
COMMUNITY DEVELOPMENT**

*Shaw will assume leadership of the Mayor's Office of Housing and Community Development, which is tasked with developing affordable housing and ensuring local communities have access to essential resources.*

**San Francisco, CA** – Mayor London N. Breed today announced the appointment of Eric D. Shaw as the new Director of the Mayor's Office of Housing and Community Development (MOHCD). Shaw's appointment as Director follows a comprehensive, nationwide search for the position. Former MOHCD Deputy Director of Housing Dan Adams had been serving as Acting Director of the agency since July 2019. Shaw's first day will be April 27, 2020.

“Creating affordable housing and building strong communities is critical to ensure that all of our neighborhoods in San Francisco are well-served,” said Mayor Breed. “Eric has extensive experience in community planning and I'm looking forward to working with him to create a more affordable and equitable San Francisco. I would also like to thank Dan Adams for

stepping into the role of Acting Director these past few months. With his leadership, MOHCD's housing and community development work has continued to expand, and I wish him the very best in his future endeavors."

"I am honored to be selected by Mayor Breed to lead the Mayor's Office of Housing and Community Development during this critical time in San Francisco's history," said Eric Shaw. "I am looking forward to being part of the Mayor's team to create more housing and make San Francisco a more affordable and equitable place to live. With the current Coronavirus pandemic, MOHCD's services are more important than ever, especially in our vulnerable communities."

Most recently, Shaw served as an advisor to the California Governor's Office of Emergency Services (Cal OES), where he coordinated community planning and engagement activities associated with recovery from the 2018 Camp Fire. Prior to his work at Cal OES, Shaw was the Director of the Office of Planning for Washington, D.C., and was the Director of Community and Economic Development for Salt Lake City. He has experience working in the Bay Area for Silicon Valley Community Foundation and the San Jose Redevelopment Agency.

He is a graduate of both UCLA and the Harvard University Graduate School of Design. Shaw brings a wealth of applicable experience to MOHCD, having worked extensively in and held leadership positions in both the public and non-profit sectors.

"The last 9 months I've served as Acting Director have been the most rewarding of my career," said MOHCD Acting Director, Dan Adams. "It's been an incredible honor to have been of service to Mayor Breed, to MOHCD, and to the City of San Francisco."

Dan Adams was appointed Acting Director by Mayor Breed in summer 2019. During Acting Director Adams's tenure, he advanced MOHCD's activities across its multiple program areas including new construction, acquisition and preservation, homeownership, and community development. Under his leadership, MOHCD supported the stabilization of operations at the San Francisco Housing Authority, completed construction on the first public housing replacement homes at Sunnydale, and created its first internal Racial Equity Action Plan.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Objection to Continuance - 2417 Green St. - File No. 2017-002545DRP-03  
**Date:** Tuesday, April 21, 2020 9:25:37 AM  
**Attachments:** [2020.04.16 Objection Letter.pdf](#)

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**Jonas P. Ionin,**  
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---

**From:** Chandni Mistry <chandni@zfplaw.com>  
**Date:** Thursday, April 16, 2020 at 12:48 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "May, Christopher (CPC)" <christopher.may@sfgov.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>, Sarah Hoffman <sarah@zfplaw.com>, Ryan Patterson <ryan@zfplaw.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Objection to Continuance - 2417 Green St. - File No. 2017-002545DRP-03

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

Good afternoon,

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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND TREASURER JOSÉ CISNEROS ANNOUNCE NEW MEASURES TO SUPPORT BUSINESSES IN RESPONSE TO COVID-19  
**Date:** Tuesday, April 21, 2020 9:21:25 AM  
**Attachments:** [04.21.20 Business Tax Updates.pdf](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, April 21, 2020 at 9:03 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND TREASURER JOSÉ CISNEROS ANNOUNCE NEW MEASURES TO SUPPORT BUSINESSES IN RESPONSE TO COVID-19

**FOR IMMEDIATE RELEASE:**

Tuesday, April 21, 2020

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

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

**MAYOR LONDON BREED AND TREASURER JOSÉ  
CISNEROS ANNOUNCE NEW MEASURES TO SUPPORT  
BUSINESSES IN RESPONSE TO COVID-19**

*San Francisco extends the deadline for businesses to pay their Business Registration Fee by four months and further extends the deferral of Unified License Fees for businesses*

**San Francisco, CA** — Mayor London N. Breed and Treasurer José Cisneros today announced new measures to support San Francisco businesses during the COVID-19 pandemic. These efforts include deferring collection of the Business Registration Fee for four months and further deferring collection of Unified License Fees. Unified License Fees include charges from City departments to restaurants and food businesses, bars, convenience stores, many small retailers, hotels, tour operators, and other businesses. The previously announced deferral on business taxes for small businesses and additional supports for small businesses remain in place.

“Many businesses in San Francisco are struggling with a loss of revenue due to the COVID-19 pandemic and we must do everything we can to support them and their employees during this

challenging time,” said Mayor Breed. “Deferring the collection of these fees provides some immediate financial relief for business as we continue to try to help them stay afloat and take care of their employees.”

“Our business community is being hit hard financially, and we must continue to take aggressive steps to support them and their employees through this crisis,” said Treasurer José Cisneros. “I’m proud of our citywide efforts to lessen the burdens on taxpayers, and I will continue to work to assist San Francisco businesses through this difficult time.”

“We must especially support our small businesses in every way possible,” said Supervisor Gordon Mar. “Essential neighborhood businesses and their frontline employees are keeping our communities running, and even merchants forced to shut down are dedicating themselves in creative ways to strengthen our neighborhoods.”

The measures Mayor Breed and Treasurer Cisneros announced today are the following:

### **Deferral of Business Registration Fee**

The City will extend the 2020 Business Registration Fee deadline by four months to September 30, 2020. At the end of April, Business Registration Renewal instructions are mailed to businesses to renew their registration to maintain their ability to do business in San Francisco for the upcoming fiscal year. This year, the registration renewal fee is now due by September 30, 2020 instead of by May 31, 2020. Mayor Breed will be working with Treasurer Cisneros to notify businesses that the Business Registration Fee can be deferred. This will lead to \$49 million in deferrals for 89,000 businesses.

### **Deferral of Business Licensing Fees**

The City will provide tax relief for businesses by further delaying the City’s collection of the unified license fees until September 30, 2020. The unified license fees include, but are not limited to, charges to restaurants and food businesses, bars, convenience stores, many small retailers, hotels, and tour operators, from departments such as the Department of Public Health, Entertainment Commission, Fire Department, and Police Department. This will lead to \$14 million in deferrals impacting 11,000 payees. In March, Mayor Breed announced an initial three-month delay for the collection of the fee.

Mayor Breed’s other initiatives to support small business include:

- Business tax deferrals for small businesses with up to \$10 million in gross receipts. Mayor Breed and Treasurer Cisneros notified small businesses that their first quarter businesses taxes can be deferred until February 2021. No interest payments, fees, or fines will accrue as a result of the deferral.
- \$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 CARES 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).

Earlier this month, Mayor Breed and Board of Supervisors President Norman Yee announced the creation of a COVID-19 Economic Recovery Task Force. The Task Force is charged with guiding the City's efforts to sustain and recover local businesses and employment, and mitigate the economic hardships that are already affecting the most vulnerable San Franciscans. Their work will support San Francisco organizations and individuals throughout the remainder of the Shelter-in-Place Order, and will lay the groundwork for economic recovery once the City has made meaningful progress containing COVID-19.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ISSUES NEW POLICY ON FACE COVERINGS  
**Date:** Tuesday, April 21, 2020 9:10:02 AM  
**Attachments:** [04.17.20 Face Covering Public Health Order.pdf](#)  
[2020.04.17 FINAL Order No. C19-12 - Requiring Face Covering - signed.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, April 17, 2020 at 1:06 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ISSUES NEW POLICY ON FACE COVERINGS

**FOR IMMEDIATE RELEASE:**

Friday, April 17, 2020

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

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO ISSUES NEW POLICY ON**  
**FACE COVERINGS**

*New Health Order requires residents and workers to wear face coverings at essential businesses and in public facilities, on transit, and while performing essential work.*

*Rule helps the City prepare for future lifting of shelter in place.*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced that everyone in San Francisco will be required to wear face coverings when they are outside of their homes for essential needs, including waiting in line for or inside of a grocery store or on public transportation. Additionally, transportation workers and other employees who interact with the public must also cover their face while doing essential work. A full list of the requirements of the Health Order is listed below.

By strengthening this method of protection, San Franciscans will be less likely to transmit the coronavirus to one another. Face coverings help to stop droplets that may be infectious, even if the person wearing the mask has no or mild symptoms.

“Today’s Order is part of our broader strategy to protect public health and slow the spread of



the coronavirus in our community,” said Mayor Breed. “By covering your face when you go pick up food or ride Muni, you are helping reduce the risk of infecting those around you. As we look to a time where we can begin to ease the Stay Home Order, we know that face coverings will be part of that future – and we want San Franciscans to become more comfortable with this new normal. We know it will take some time to get used to, but it will help save lives.”

The requirement is a Health Order by Dr. Tomás Aragón, Health Officer of the City and County of San Francisco. The Order is effective at 11:59 p.m. on April 17, 2020, but it will not be enforced until 8:00 a.m. on April 22, 2020. It is informed by the Centers for Disease Control and Prevention guidelines. Previously, the City recommended face coverings on April 2nd, and this order makes it a requirement.

“My mask protects you, and your mask protects me,” said Dr. Colfax. “Covering your face is a great way to show you care for your neighbors, friends and family. We are going to have to continue to work together to slow down the virus and reduce transmission. The virus is still out there, and we need to be vigilant.”

Wearing a face covering is not a substitute for staying home, staying 6 feet apart and frequent handwashing. These activities must be continued faithfully as part of the City’s coronavirus response.

Face coverings should cover the nose and mouth and fit securely. They can be a manufactured or homemade mask, a bandanna, scarf, towel, neck gaiter or similar item. Cloth face coverings should be cleaned frequently with soap and water.

Face coverings do not need to be N-95 or surgical masks to help prevent the spread of the virus to others. Please refrain from buying hospital-grade masks so that those are available for health care workers and first responders.

Compliance is not anticipated to be an issue, as the vast majority of San Franciscans have been adhering to the Stay Home Order and social distancing. Many people already are wearing face coverings outside. However, the order does carry the force of law, and noncompliance is a misdemeanor punishable by fine, imprisonment, or both.

### **Summary of the new requirements**

- For the public, face coverings will be required:
  - While inside or waiting in line to enter an essential businesses, like a grocery store or pharmacy.
  - When seeking health care.
  - When waiting for or riding transit.
  - When entering facilities allowed to operate under the Stay Home Order (such as government buildings.)
  
- Businesses must:
  - Inform customers about the need to wear a face covering, including posting signs;
  - Take reasonable steps to keep people who are not wearing a face covering from entering their business, and
  - Refuse service to anyone not wearing a face covering.

For essential workers and transportation workers:

- All workers and volunteers at essential businesses, operating public transportation, or operating other types of shared transportation must wear a face covering when at work in most settings, when interacting with the public or co-workers.
- Workers doing minimum basic operations, like security or payroll, essential infrastructure work, or government functions must wear a face covering when others are nearby or when they are in areas that the public regularly visits.
- Face coverings are **not required** to be worn when by people who are:
  - At home.
  - In their cars alone or with members of their household.
  - Outdoors, walking, hiking, bicycling, or running. However, people are recommended to have a face covering with them and readily accessible when exercising, even if they're not wearing it at that moment.
  - Children 12 years old or younger. Children age 2 and under must not wear a face covering due to the risk of suffocation. Children age 3 to 12 are not required to wear a face covering, but if they do, they should be supervised by an adult.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Moore, Kathrin \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: URGENT: Illegal agendizing of #2020-000215CUA on 4/23/20 — 4118 21st St.  
**Date:** Tuesday, April 21, 2020 9:02:10 AM  
**Attachments:** [Illegal agendizing of #2020-000215CUA on 42320 — 4118 21st St.pdf](#)  
[Exhibit B 4118 1 2 Renter Statement for #2018-002602CUAVAR.pdf](#)  
[Exhibit C Tenants Buyout Agreement #2018-002602CUAVAR.jpg.pdf](#)  
[Exhibit D 4118-21st Street Real Estate Listing 1994 - #2018-002602CUAVAR.pdf](#)  
[Exhibit A Historical Study Plng Dept 4118 21st St - HRE \(ID 977285\) - Multi units cited - #2018-002602CUAVAR.pdf](#)

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

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**From:** Kay Klumb <kayklumb@gmail.com>  
**Date:** Friday, April 17, 2020 at 5:41 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Fwd: URGENT: Illegal agendizing of #2020-000215CUA on 4/23/20 — 4118 21st St.

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

Hi Jonas,  
The system blocked my email to Ms. Moore and Ms. Johnson. Would you please forward it to them?  
Thank you for your help,  
Kay Klumb

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

**From:** **Kay Klumb** <[kayklumb@gmail.com](mailto:kayklumb@gmail.com)>  
**Date:** Fri, Apr 17, 2020 at 5:30 PM  
**Subject:** Fwd: URGENT: Illegal agendizing of #2020-000215CUA on 4/23/20 — 4118 21st St.  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [Katherine.moore@sfgov.org](mailto:Katherine.moore@sfgov.org) <[Katherine.moore@sfgov.org](mailto:Katherine.moore@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org) <[millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org)>  
**Cc:** C Schroeder <[cschroeder.us@gmail.com](mailto:cschroeder.us@gmail.com)>, Curtis Larsen <[curtisarlarsen@hotmail.com](mailto:curtisarlarsen@hotmail.com)>, Anne Guaspari <[abguaspari@gmail.com](mailto:abguaspari@gmail.com)>, Carlos <[ybarcarlos@gmail.com](mailto:ybarcarlos@gmail.com)>, Joan Ramo <[theempresrules@yahoo.com](mailto:theempresrules@yahoo.com)>, Dorothy <[dkellysf@yahoo.com](mailto:dkellysf@yahoo.com)>, Ozzie Rohm

<[ozzierohm@sbcglobal.net](mailto:ozzierohm@sbcglobal.net)>

Honorable Commissioners,

I am writing to ask for a response to the urgent memo which we sent on 4-14-20, copied below, and to my request made at the meeting yesterday to remove 4118 21st Street from your 4-23-20 Calendar and not reschedule it until after one year has elapsed since the last CUA hearing on 9-19-20. It is particularly distressing to me to see the demolished 2 unit, affordable rental building, which borders my property, referred to repeatedly in the packet as an owner-occupied, single family dwelling. The former owners moved to Oakland at least ten years before it went up for sale. They rented out their flat and the tenant in the lower separate studio apartment remained until she agreed to the buyout. The current CUA proposes building a 2 unit market rate house to replace an illegally demolished 2 unit affordable rental house. The Planning Code requires an interval of one year before bringing this property back to the Commission.

Thank you for your attention to this matter,

Kay Klumb

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

**THE PLANNING COMMISSION HEARING SET FOR APRIL 23, 2020 ON  
#2020-000215CUA IS ILLEGAL UNDER SAN FRANCISCO PLANNING CODE  
SECTION 303  
AND SHOULD BE REMOVED FROM THE 4/23/20 AGENDA**

Re: 4118 21st Street (hereafter "4118")  
San Francisco, CA

Date: April 14, 2020

To: Kate Stacy, City Attorney's Office  
Joel Koppel, President of the Planning Commission  
cc: Rich Hillis, Planning Department Director  
Rafael Mandelman, D8 Supervisor

**The hearing set for April 23, 2020 is illegal as per P.C. Section 303.**

2020-000215CUA is scheduled for hearing in front of the City of San Francisco Planning Commission on April 23, 2020.

This project was originally presented to the Planning Commission under 2018-002602CUA and was heard AND DISAPPROVED by the Planning Commission on September 19, 2019. See page 14, number 16a, at:

[https://commissions.sfplanning.org/cpcpackets/20190919\\_cal\\_min.pdf](https://commissions.sfplanning.org/cpcpackets/20190919_cal_min.pdf)

**AS A RESULT, UNDER PLANNING CODE SEC. 303, THE APPLICANTS ARE PREVENTED FROM SUBMITTING ANOTHER APPLICATION FOR ONE YEAR.**

**PLANNING CODE SEC. 303 RESTRICTS THE OWNERS FROM SUBMITTING AN APPLICATION FOR THIS PROJECT UNTIL SEPTEMBER 19, 2020.**

Under Sec 303(f)5 of the Planning Code, the owners of 4118 are restricted from submitting an application until September 19, 2020. The current hearing date of April 23, 2020 is illegal.

The claim that this project is substantially different because it is for 2 units is not supportable by facts.

**4118 HAD BEEN A 2-UNIT RESIDENCE SINCE AT LEAST 1975, DESPITE THE PROJECT SPONSORS' CLAIM THAT IT WAS A SINGLE FAMILY HOME**

Four separate documents demonstrate that 4118 has been a 2-unit residence for decades.

1a. **“Historical Resource Evaluation”** done for the Planning Department in February, 2018, documents an occupant at **4118 ½** 21st Street from 1975. See Historic Resource Evaluation attached as Exhibit A, pages 13 & 15.

1b. **“Historical Resource Evaluation”** also describes the property as “multiple family” and “two unit.” See Exhibit A pages 3 & 5.

2. **4118 ½ Renter Statement** for 9/19/19 Planning Hearing for #2018-002602CUAVAR documents separate unit. See Exhibit B.

3. **Rent board buyout** for 20+ year tenant living in the unauthorized unit. See Exhibit C.

4. **1994 Realtor flyer** advertises “an in-law unit.” See Exhibit D.

**JENNA AND GEORGE KARAMANOS HAVE BEEN THE SOLE OWNERS OF 4118 21ST STREET DURING THE PENDENCY OF BOTH CUA APPLICATIONS**

2020-000215 CUA and 2018-002602CUA are for the same property at 4118 21st street. The property has been owned by Jenna and George Karamanos since approximately January 1, 2018.

Changing the name of the applicant for the project from an architect on 2018-002602CUA to a consultant on 2020-000215CUA, who both represent the same owners, the Karamanos, is not sufficient to warrant designating 2020-000215CUA as a new project.

**THE APRIL 23, 2020 PLANNING COMMISSION HEARING ON 2020-000215CUA IS ILLEGAL**

**AND SHOULD BE REMOVED FROM THE AGENDA**

Signed,

Anne Guaspari, 378 Diamond St.  
John Guaspari, 378 Diamond St.  
Kay Klumb, 382 Diamond St.  
Marc Schroeder, 390 Diamond St.  
Cynthia Schroeder, 390 Diamond St.  
Curtis Larsen, 385 Eureka St.  
Joan Ramo, 4101 21st St.  
Carlos Ybarra, 4124 21st St.  
Tony Perisin, 4105 21st St.  
Raul Rodriguez, 4105 21st St.  
Ashley Fong, 4052 21st St.  
Kevin Kehoe, 4052 21st St.  
Andrew Kallman, 371 Diamond St.  
Ilene Friedland, 371 Diamond St.  
Tony Olea, 367 Diamond St.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019 Q4 Housing Development Pipeline Report  
**Date:** Tuesday, April 21, 2020 9:01:00 AM

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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

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**From:** "Qi, Ken (CPC)" <ken.qi@sfgov.org>  
**Date:** Friday, April 17, 2020 at 10:45 PM  
**To:** CTYPLN - CITY PLANNING EVERYONE <CPC.CityPlanningEveryone@sfgov.org>  
**Subject:** 2019 Q4 Housing Development Pipeline Report

Hi Everyone,

The 2019 Q4 Housing Development Pipeline Report (the Pipeline) is now published on DataSF. You can view it on DataSF by searching "housing development pipeline" or click the below link and access through the Dept's website.

[2019 Q4 Pipeline Report](#)

Stay Safe.

**Ken Qi**

Planner | GIS, Data Analyst

Citywide Planning, Information and Analysis Group

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9029 | [www.sfplanning.org](http://www.sfplanning.org)

The Planning Department is open for business during the Shelter in Place Order. 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 [Property Information Map](#) are available 24/7. The Planning Commission is convening remotely and [the public is encouraged to participate](#). The Board of Appeals and Board of Supervisors are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SLOW STREETS PROGRAM TO SUPPORT PHYSICAL DISTANCING ON RESIDENTIAL STREETS  
**Date:** Tuesday, April 21, 2020 8:26:48 AM  
**Attachments:** [04.21.20 Slow Streets.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>  
**Date:** Tuesday, April 21, 2020 at 8:23 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SLOW STREETS PROGRAM TO SUPPORT PHYSICAL DISTANCING ON RESIDENTIAL STREETS

**FOR IMMEDIATE RELEASE:**

Tuesday, April 21, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES SLOW STREETS PROGRAM TO SUPPORT PHYSICAL DISTANCING ON RESIDENTIAL STREETS**

*The Slow Streets Program will support physical distancing guidelines while providing safer streets for those making essential trips while walking or biking.*

**San Francisco, CA** — Mayor London N. Breed and San Francisco Municipal Transportation Agency (SFMTA) Director Jeffrey Tumlin today announced Slow Streets, a new program to limit through traffic on select streets. With Muni service reduced, many San Francisco residents are walking or taking other modes to make essential trips and exercise. Some are choosing to walk or jog in the street to maintain social distance. The goal of this program is to reduce and slow vehicle traffic, supporting both public health and pedestrian safety.

“As a result of this pandemic, our transportation system has had to undergo major changes that have affected the way many of our residents get around the City,” said Mayor Breed. “While traffic congestion has dropped, it is still difficult for people maintain physical distance on many sidewalks. The most important thing that people can do right now is to remain inside as

much as possible. But when they do have to go outside for essential trips, this program will help people keep six feet of distance from others. I want to recognize the work of Mayor Schaaf in Oakland for putting these kinds of proposals forward, and we will continue to work with our regional partners to adapt as this pandemic evolves.”

Slow Streets are intended to provide a network of streets that prioritize walking and biking for essential trips while still allowing local vehicle traffic. People walking or running will be allowed to be in the street as permitted by California law. Implementation will occur in phases and will be based on streets that could supplement reduced or suspended Muni routes with improved bicycle and pedestrian access to essential services.

“Our agency is committed to giving San Franciscans the necessary space to practice social distancing as they leave their homes for critical needs,” said Jeffrey Tumlin, SFMTA Director of Transportation. “The purpose of Slow Streets is to accomplish those goals, while managing traffic speeds and creating a safe network for essential walk and bike travel while transit service levels are reduced.”

“Slow Streets is a creative way to support pedestrian safety, physical activity and social distancing,” said Dr. Grant Colfax, Director of Health. “As the weather gets nicer, I know it will be tempting to congregate outside, but we need to stay strong and keep up the good work. San Franciscans, please continue staying home as much as possible and keeping 6-foot physical distance from others when outside.”

A preliminary list of Slow Streets is provided below, with phased implementation starting by the end of the week. Temporary signage and traffic cones will be initially used to direct traffic as City staff monitors usage of these spaces and adjacent streets.

<b>Street</b>	<b>From</b>	<b>To</b>	<b>Adjacent Muni Service</b>
17 <sup>th</sup> Street	Noe	Valencia	22 Fillmore, 33 Stanyan
20 <sup>th</sup> Avenue	Lincoln	Ortega	28 - 19 <sup>th</sup> Ave
22 <sup>nd</sup> Street	Valencia	Chattanooga	48 Quintara
41 <sup>st</sup> Avenue	Lincoln	Vicente	18 - 46 <sup>th</sup> Ave
Ellis	Polk	Leavenworth	27 Bryant, 38 Geary
Holloway	Junipero Serra	Harold	K Ingleside, 29 Sunset
Kirkham	Great Highway	7 <sup>th</sup> Avenue	N Judah
Phelps	Oakdale	Evans	23 Monterey, 44 O’Shaughnessy
Ortega	Great Highway	14 <sup>th</sup> Avenue	7 Haight
Page	Stanyan	Octavia	7 Haight
Quesada	Lane	Fitch	23 Monterey, 44 O’Shaughnessy
Scott	Eddy	Page	24 Divisadero

Please visit [sfmta.com/COVID19](https://sfmta.com/COVID19) for a map of candidate Slow Streets, updated Muni service, and the latest agency updates.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO RELEASES MAP OF CORONAVIRUS IMPACT BY ZIP CODE  
**Date:** Monday, April 20, 2020 4:08:59 PM  
**Attachments:** [04.20.20 Equity and COVID-19 Zip Code Data.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:** Monday, April 20, 2020 at 12:42 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO RELEASES MAP OF CORONAVIRUS IMPACT BY ZIP CODE

**FOR IMMEDIATE RELEASE:**

Monday, April 20, 2020

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

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

**SAN FRANCISCO RELEASES MAP OF CORONAVIRUS  
IMPACT BY ZIP CODE**

*Positive cases and rates displayed on the map by zip code, reaffirming San Francisco's ongoing focus on equity.*

**San Francisco, CA** — Mayor London N. Breed and Director of Health Dr. Grant Colfax today released a new map that displays confirmed cases of coronavirus in San Francisco by zip code. The map shows that the populations and locations in the City that are most affected by health disparities, income inequality, and structural racism are also the most affected by the pandemic to date. This data demonstrates the importance of the City's ongoing focus on equity and efforts to support vulnerable populations during the coronavirus response.

San Francisco has prioritized vulnerable populations in its coronavirus response, including those over 60, with underlying health conditions, people experiencing homeless and those living in congregate settings. The City has been working with community leaders and supporting outreach to community in multiple ways. This includes providing in-language support in Spanish, Chinese and more languages in key intervention areas, including the contact tracing program, and all public materials about the Stay at Home Order, face coverings, and other ways that people can protect themselves.

The map reflects only the people who have tested positive in a given zip code, and is not a complete picture of the whole population. It includes a case count and rate of cases for each location, based on the data collected to date. It does not show the overall prevalence or the total numbers of cases of coronavirus in the neighborhoods, since most people have not been tested.

“I want to stress that when it comes to coronavirus, no zip code or neighborhood is inherently safer than another. Every San Franciscan should continue to follow public health requirements—stay home, stay six feet apart, and cover your face when you’re outside for essential needs. This map should not make anyone more relaxed, or more fearful,” said Mayor Breed. “We must make progress reducing the spread of coronavirus everywhere in our city in order to emerge from this pandemic.”

The numbers of cases in the City—just over 1,200—are small compared to the overall population of San Francisco, which is over 800,000. Therefore, any increase in the number of tests conducted will greatly influence zip code case counts and rates. City officials cautioned against drawing inaccurate conclusions from the map.

“Health emergencies exploit the inequalities in society. People with fewer resources, chronic illnesses, underlying health conditions and who have experienced institutionalized stigma and discrimination are going to be more at risk for getting sick,” said Dr. Colfax. “This map is sobering. But, unfortunately it is not surprising.”

The 94107 zip code, which includes SoMa, currently shows one of the highest rates of cases in the city. This is partially due to the MSC South Shelter being located in that zip code. The shelter is the location of the city’s largest outbreak, with 96 cases among guests to date.

The highest number of cases are currently in the 94110 zip code, in the Mission. Citywide, 25 percent of positive cases are among Latinos, although they made up only 15 percent of the San Francisco population. This likely reflects risk factors such as living in crowded conditions, and whether residents have sufficient support to stay home and reduce their outings.

The City has also seen the impact on the Latino community at Zuckerberg San Francisco General Hospital, where more than 80 percent of the hospitalized coronavirus patients are Latino, which is a much higher rate than the usual Latino patient population of about 30 percent at that hospital.

“Nationally, people of color and low-income communities are hardest hit by the coronavirus. For many, the disparate impact of COVID-19 on people of color comes as no surprise,” said Sheryl Davis, Executive Director, San Francisco Human Rights Commission. “The systemic problems of food insecurity, unequal housing access, limited transit options and opportunity gaps in communities of color contribute to the impact the pandemic is having on our Asian Pacific Islander, Black and Latino communities. We must acknowledge a need to shift how our city systems partner and collaborate with those most impacted to change outcomes, not just during this crisis - but moving forward. Our response must also be rooted in trusting the resilient communities most at-risk of exposure to the coronavirus to guide a community-led response. As the community tells us what they do and don’t need to feel safe, prepared, and remain healthy, we are working to provide competent, timely health guidance, essential needs and improved access to care for our most vulnerable populations.”

Prior to the COVID-19 outbreak in San Francisco, the San Francisco Human Rights Commission (HRC) and the Office of Racial Equity were focused on making the City more equitable for low-income people, communities of color, and other underserved residents. Following the Stay Home Order on March 16th, HRC convened a weekly roundtable to identify community needs and minimize geographic, cultural, and racial impacts of the virus. The roundtable includes the Mayor's Office, the Housing Authority, HOPE SF, Office of Economic and Workforce Development, Department of Disability and Aging Services, Department of Public Health, and community-based organizations.

The HRC roundtable has guided the distributions of 1,500 meals a day throughout the City, distributed thousands of distance learning materials, conducted community outreach, and hosted community webinars focused on helping vulnerable populations and communities of color. The roundtable has also funded programs to provide emergency housing and essential needs for vulnerable and underserved residents. Most recently, HRC's outreach team has been distributing face coverings and information cards in partnership with community stakeholders and the San Francisco Police Department. Importantly, the City's Emergency Operations Center has embedded an Equity Officer into its operations, and the Officer is focused on ensuring the City's response is intersectional and does not exacerbate pre-existing structural issues.

San Francisco's efforts to promote equity in this current health emergency began in late January and include:

- Inclusion of community partners in San Francisco's Emergency Operations Center (EOC) through the establishment of a Community Branch made up of community, faith and private sector organizations.
- Equity Officer and team embedded at the EOC.
- Multilingual community forums and neighborhood outreach efforts in partnership with local community organizations.
- Upon learning that some members of the Latino community are reluctant to work with contact tracers, DPH held a webinar geared to Spanish-language media. DPH conducted a demonstration in Spanish and emphasized that immigration status has no bearing whatsoever on the work.
- DPH has opened COVID-19 symptom screening and testing sites in the Castro-Mission neighborhood and at Zuckerberg San Francisco General Hospital, in the heart of the Mission and Potrero Hill.
- DPH opened the first Field Care Clinic in San Francisco in the Bayview. This will ensure that neighborhood residents have access to urgent care and primary care for the duration of the pandemic, no matter how full the hospitals get. The Field Care Clinic is also a COVID-19 testing site.
- The City has also supported the health of the community in SoMa and the Tenderloin and Chinatown through mandated cleaning of SROs, and multi-lingual outreach for those diverse neighborhoods.
- In the homeless community, the City has increased social distancing and food access in shelters and has been moving people from shelters into hotels for their safety. The City responded aggressively to an outbreak at MSC South, conducting aggressive case investigations, mass testing, moving everyone out and deep cleaning the building.

The map is posted on the City's Coronavirus Data Tracker [DataSF.org/COVID19](https://DataSF.org/COVID19)

###

**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: 4118 21st Street CUA#2020-00215  
**Date:** Monday, April 20, 2020 11:22:00 AM

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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:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Sunday, April 19, 2020 10:20 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** Fwd: 4118 21st Street CUA#2020-00215

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

Dear Commissioners,

I am forwarding my comments that I sent to Ms. Hicks on April 3rd upon receiving the Notice of the CUA hearing on April 23rd.

The Comments below, concerned the outcome of the tenure and occupancy of the two proposed units and the excavation and the rear yard and the impact on climate and the need for our neighborhood rear yards to capture carbon.

It was very surprising that this project returned so soon for your approval.

In the Draft Motion §317 Criterion "I", the Relative Affordability *can* be ascertained. The demolished structure sold for \$2.2 million on January 10, 2018 to the current project sponsors. Four months earlier, On September 6, 2017 the project was sold to an LLC for \$1.55 million. The Redfin website shows this information. It also estimates that the current value is \$2.518 million based on the previously existing, but now demolished structure. The Redfin website also states the property is 1,640 square feet which is also what the Assessor's info on the SFPIM states.

The Staff Report states the demolished house was over 3,000 square feet and that the proposed two units will combine to be nearly 4,500 square feet. Obviously there is a discrepancy somewhere between the information provided to the Staff and the Assessor's data.

Regardless of that.

Based on my observations over the past six years, the two units like these proposed, upon completion could be valued at anywhere from \$4.5 million to \$6 million combined. Relative

Affordability is not specifically defined in the Code....but I think it is like hard core pornography, as Justice Stewart wrote in 1964....you know it when you see it.

There is no Relative Affordability here, as there is none in any Demolition legal or illegal, or for that matter in any major Alteration that should be considered a Demo whether it crosses the thresholds or not. The economic outcomes are inevitable and there is no Relative Affordability. That is true for this project and the Criterion should state that.

Please consider imposing a Condition requiring a report on tenure and occupancy within six months of the CFC as discussed below in my email to Ms. Hicks.

Thank you.

Georgia Schuttish

Good morning.

Hope all is continuing to go well for you in this emergency.

Here are my comments on this project if you would like to include them in your Staff Report for the hearing on April 23rd.

**Within six months of the CFC the Project Sponsor should inform the Department of the tenure and occupancy of the two units.**

**Are they being sold as condos or TIC, are they being rented either on the open market or as short term rental or do the Project Sponsors intend to keep both units for their own use? Or some combo of all this?**

**This could be a simple Checklist attached to the deed as an NSR. This would not impose an unreasonable burden on the Project Sponsor.**

**This should be a Condition of Approval because it is Necessary and Desirable given the housing crisis San Francisco is apparently experiencing and in order to understand and accumulate data on the outcomes of densification per the Mayor's Directives and the Planning Commission's spoken policy to densify as seen in approvals over the past few years and from comments made by Commissioners, not only on major multi-unit projects, but on projects throughout the RH zoned neighborhoods.**

*This could be a very valuable source of information for the Department in the collection of data on housing production in San Francisco.*

This is not punishment for the egregious wrong-doing of this project, but rather it is a suggestion that I have made for other projects in Noe Valley recently and will continue to make as more Demo's and densification goes forward.

**Also, since this new version appears to be a full lot excavation to accommodate the new basement for the second unit, what are the plans for the rear yard in terms of landscaping and the ability to capture carbon?**

And with regard to all those decks on the rear, I will just refer to former Commissioner Richards' pithy comment about similar decks on another project. The rear facade looks like a "cruise ship", which very unfortunately takes on even greater meaning after all



that has gone on. Couldn't the Open Space requirement per §135 for the two units be met with a nice shared **rear yard that has some ability to do carbon capturing?** Additionally, I thought there was an earlier version without the panes. Will this version showing the extensive glass with panes be the outcome or could this be changed without input from the RDAT?

***Thank you and take very good care and be well. And have a good day.***

Sincerely,

Georgia

Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for April 23, 2020  
**Date:** Friday, April 17, 2020 1:56:58 PM  
**Attachments:** [20200423\\_cal.docx](#)  
[20200423\\_cal.pdf](#)  
[Advance Calendar - 20200423.xlsx](#)  
[CPC Hearing Results 2020.docx](#)

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Commissioners,  
Congratulations on your second successful remote hearing!

With exception to a minor technical glitch in the beginning, the hearing went quite smoothly. We will continue to improve!

Attached are your Calendars for April 23, 2020.

Enjoy the weekend,

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

Planning Department|City & County of San Francisco  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES NANCY TUNG AND GEOFFREY GORDON-CREED TO SERVE ON THE POLICE COMMISSION  
**Date:** Friday, April 17, 2020 8:54:24 AM  
**Attachments:** [04.17.20 Police Commission.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:** Friday, April 17, 2020 at 8:51 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES NANCY TUNG AND GEOFFREY GORDON-CREED TO SERVE ON THE POLICE COMMISSION

**FOR IMMEDIATE RELEASE:**

Friday, April 17, 2020

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

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

**MAYOR LONDON BREED NOMINATES NANCY TUNG AND  
GEOFFREY GORDON-CREED TO SERVE ON THE POLICE  
COMMISSION**

*Tung, a Deputy District Attorney, and Gordon-Creed, an attorney and former Ethics Commissioner, would bring decades of legal experience to the Commission.*

**San Francisco, CA** — Mayor London N. Breed today announced that she is nominating Nancy Tung and Geoffrey Gordon-Creed to serve on the Police Commission, the seven-member body charged with setting policy for the Police Department and conducting disciplinary hearings when police conduct charges are filed.

Tung, a Deputy District Attorney, will replace the former Commissioner Bob Hirsch, and Gordon-Creed, an attorney and former Ethics Commissioner, will replace former Commissioner Thomas Mazzucco.

“I am proud to nominate Nancy Tung and Geoffrey Gordon-Creed to the Police Commission,” said Mayor Breed. “Both are well-respected not only in the legal community, but also for their

work within San Francisco. I am confident that Nancy and Geoffrey will help us build on the progress we have made to continue reforming our Police Department while ensuring that our all of our communities are safe and well-represented.”

Tung has served as a Deputy District Attorney in Alameda County since 2017, focusing on investigating and prosecuting civil law enforcement actions against corporations based on California’s Unfair Competition Law and False Advertising Law. She served as an Assistant District Attorney in San Francisco from 2006 to 2017. She is an active member in numerous local organizations and is an advocate for gun reform as part of Moms Demand Action for Gun Sense in America. She resides in the South of Market neighborhood.

“I am honored and humbled to be asked to serve on the San Francisco Police Commission. I have worked in the San Francisco law enforcement community for most of my career as a prosecutor, and I believe that we can protect our community while honoring our progressive values. I look forward to working with my fellow commissioners to bring greater accountability and responsiveness to the San Francisco Police Department,” said Tung.

Gordon-Creed is an attorney who has worked in private practice since 1994. He previously worked as a Deputy City Attorney in San Francisco and served on the Ethics Commission from 1995-1998. Gordon-Creed has served on the Board of the Richmond District YMCA since 2012 and currently serves as Board Chair. In addition, he serves as the Board Chair of Point Blue Conservation Science. He lives in the Richmond District.

“I want to thank Mayor Breed for nominating me to this position and look forward to the opportunity to once again serve our City,” said Gordon-Creed. “From my prior experience as a Deputy City Attorney representing members of the Police Department, and from my experience representing the Office of Citizen Complaints, I understand the critical role the Police Commission plays in ensuring that policing in our communities keeps San Francisco’s citizens safe, that our officers and civilian personnel have the resources and training they need to do their jobs, and that all San Francisco residents have confidence in the Department and access to justice. I look forward to working collaboratively with community stakeholders, Commissioners, and other partners to implement the reforms currently underway and help the Commission continue its important role in overseeing the Department.”

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [Delumo, Jenny \(CPC\)](#)  
**Subject:** FW: Letter of Opposition | 469 Stevenson Street Project, Remote 4/16/2020 Hearing, Item #13  
**Date:** Thursday, April 16, 2020 4:20:00 PM  
**Attachments:** [469 Stevenson Shadow Cast Opposition Letter FoMP 4-16-2020.pdf](#)  
[Pages from App d 469 Stevenson Shadow Report.pdf](#)

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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)  
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**From:** Jill Helffenstein <jill@martinbuilding.com>  
**Sent:** Thursday, April 16, 2020 1:34 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Letter of Opposition | 469 Stevenson Street Project, Remote 4/16/2020 Hearing, Item #13

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Dear Commission Secretary,

On behalf of Friends of Mint Plaza, I am submitting our Shadow Cast Opposition Letter for the 469 Stevenson Street Project with supporting Shadow Report pages for reference.

Thank you,

Jill

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**Jill Helffenstein**  
President  
**FRIENDS OF MINT PLAZA**  
San Francisco, CA 94105  
t: 415.348.4664

**From:** [Kim Diamond](#)  
**To:** [Watty, Elizabeth \(CPC\)](#)  
**Cc:** [Sue Hestor](#); [Giacomucci, Monica \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Eddie Stiel](#); [Ronen, Hillary](#); [Larisa and Kelly](#); [Carlos Bocanegra](#); [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 \(CPC\)](#); [Joslin, Jeff \(CPC\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Sider, Dan \(CPC\)](#)  
**Subject:** Re: COST to participate in Pre-Application Meeting - 2588 Mission Street  
**Date:** Thursday, April 16, 2020 11:52:43 AM  
**Attachments:** [Supplemental Letter 2- Notice of Pre-Application Meeting .pdf](#)

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Hello Sue and Eddie,

We do appreciate your feedback about providing a Toll-Free telephone number that a neighbor can use for our upcoming Pre-Application Meeting. Since receiving that feedback, we have set up a Toll-Free number through Zoom. Today, a mailing to all neighbors and Neighborhood Groups will be sent out via U.S. mail (and email to Neighborhood Groups) with the Toll-Free number options. Attached please find a copy of this letter.

Again, thank you for the input.

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

Best,  
Kim Diamond

Email: [kimdiamondconsulting@gmail.com](mailto:kimdiamondconsulting@gmail.com)  
Phone: 925-570-9342

On Wed, Apr 15, 2020 at 6:29 PM Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)> wrote:

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

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Sent:** Tuesday, April 14, 2020 5:28 PM

**To:** Giacomucci, Monica (CPC) <[Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)>; Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>

**Cc:** Eddie Stiel <[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Larisa and Kelly <[design@factory1.com](mailto:design@factory1.com)>; Carlos Bocanegra <[cebocanegra@dons.usfca.edu](mailto:cebocanegra@dons.usfca.edu)>; Peter Cohen <[peter@sfc-409.org](mailto:peter@sfc-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)>; Joslin, Jeff (CPC) <[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto: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)  
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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)  
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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

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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

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