

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Langlois, Lily \(CPC\)](#)
Subject: FW: I support no new parking at the Hub
Date: Thursday, May 21, 2020 12:03:20 PM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org/>>

On 5/21/20, 11:40 AM, "Justin Fraser" <justin@missionwebworks.com> wrote:

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

Dear President Koppel, Planning Commissioners, and Supervisors,

It's my understanding that the Planning Commission is considering updates to its plan for 'The Hub', or the blocks around the Van Ness and Market intersection. I'd like to comment on the off-street parking policy.

The City is not doing enough to combat climate change. We urgently need to get our carbon footprint as close to 0 as possible. The majority of our carbon production is from "... fuel used in cars and trucks." See: <https://sfenvironment.org/sf-climate-dashboard>

We need to discourage the use of private automobiles in San Francisco, especially in one of the most transit-rich, bikeable, walkable and congested locations in the City. I strongly encourage you to support no new parking at the Hub.

Sincerely,

Justin Fraser
1019 Shotwell St
San Francisco

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting San Francisco improvements!
Date: Thursday, May 21, 2020 12:02:53 PM

Jonas P. Ionin,
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From: Andrea Kennedy <andreakennedysf@gmail.com>
Date: Thursday, May 21, 2020 at 11:49 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Supporting San Francisco improvements!

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. Our city has the lowest percent of school age children of any major American city. We need responsible development to keep families in our city - and the 98 Franklin development provides three critical elements to retain families: housing, neighborhood improvements, and schooling.

My family and I have been proud San Francisco residents for over 20 years. We love San Francisco, and admire its progressive stance. We have been a part of the French American International School community since 2009. Our four children, Patrick, Ella, Aisling and Conor Kennedy have benefitted enormously from the school's education.

French American International School is a special institution. We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds, and has a strong social equity and inclusion component. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin will improve Hayes Valley. It is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco. The project will create much needed affordable units, improve the neighborhood's pedestrian access, and add to the neighborhood's sense of community and livability.

The school works collaboratively with the community to improve the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Best

Andrea Kennedy

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Langlois, Lily \(CPC\)](#)
Subject: FW: Central Cities Coalition Oppose Unless Amended
Date: Thursday, May 21, 2020 12:02:43 PM
Attachments: [Hub Sites.png](#)

Jonas P. Ionin,
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From: Carlos Bocanegra <cebocanegra@dons.usfca.edu>
Date: Thursday, May 21, 2020 at 11:49 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Re: Central Cities Coalition Oppose Unless Amended

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

Dear President and Commissioners,

My name is Carlos Bocanegra, I am part of the Central Cities Coalition and I am opposed to the Hub Area Plan unless amended. We do not support corporate giveaways that will cause devastating harm to sensitive communities who are already suffering the most during this COVID crisis.

We oppose the upzoning of 15 parcels and the proposed Housing Sustainability District which would grant a majority of the proposed parcels by-right ministerial approval and remove the critical checks and balance that both the Community and this Commission serve in holding projects accountable to equitable outcomes.

I am attaching a map that I believe demonstrates just how devastating the project is and why we intend to fight it if they're included.

Best Regards,

Carlos Bocanegra

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin is exactly the kind of projected needed to address the housing crisis.
Date: Thursday, May 21, 2020 11:35:48 AM

Jonas P. Ionin,
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From: Luke Miner <lminer@gmail.com>
Date: Thursday, May 21, 2020 at 11:32 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin is exactly the kind of projected needed to address the housing crisis.

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Luke Miner and I'm a San Francisco resident. I'm the parent of Cole Powell-Miner and have been a member of the French American and International High School community for 11 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-

of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you,

Luke Miner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 98 Franklin St. May 27th agenda
Date: Thursday, May 21, 2020 11:27:44 AM

Jonas P. Ionin,
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From: Milo Trauss <milotrauss@gmail.com>
Date: Thursday, May 21, 2020 at 11:00 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for 98 Franklin St. May 27th agenda

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

Dear Planning Commission,

I am emailing to urge you to support this innovative and creative mixed use and mixed income housing proposal.

Who knows if it will come to fruition in this unusual financial climate, but one thing we can do to help is grant approvals without delay. 80 new affordable units are just what the City needs right now, as are the 265 market rate units.

Located so close to market street and the Van Ness muni station this is the perfect location for new homes and even more so a new school, which is one of the highest trip generating land uses.

The design is beautiful. The city will benefit from the impact fees and tax dollars, this is a great proposal.

Please approve.

Thank you,

Milo

Milo Trauss
milotrauss@gmail.com
215-370-1225
Upper Noe

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Additional Documents for 2019-001384CUA
Date: Thursday, May 21, 2020 11:27:27 AM
Attachments: [WOW FIRE SPRINKLER.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Chandler, Mathew (CPC)" <mathew.chandler@sfgov.org>
Date: Thursday, May 21, 2020 at 11:16 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: RE: Additional Documents for 2019-001384CUA

The sponsor has provided one additional document for the Commission. The sponsor is aware this may not reach the Commission in advance of the hearing. I have let the sponsor know materials submitted on the same day must be provided at the hearing.

Best,

Mathew Chandler, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9048 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission 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: Chandler, Mathew (CPC)
Sent: Wednesday, May 20, 2020 3:59 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Additional Documents for 2019-001384CUA

Please distribute these additional documents to the Commission for 2019-001384CUA- 1650 Polk

Street. The sponsor provided this additional information related to the operation of the proposed facility today.

Best,

Mathew Chandler, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9048 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission 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: Support for the 98 Franklin Project
Date: Thursday, May 21, 2020 11:26:58 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Michelle Wong <michellew@frenchamericansf.org>
Date: Thursday, May 21, 2020 at 11:18 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for the 98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am writing as a concerned citizen and San Francisco resident. The loss of residents at all economic levels and particularly the poor, working class and middle class due to lack of affordable housing presents an exigent circumstance.

The 98 Franklin Street project is a responsible housing development that is part of the solution to this problem. The developer, French American International School, merits the city's support and expedited approval of entitlements.

As a native San Franciscan, it is heartbreaking to see so much blight throughout the city and the 98 Franklin Street project would be a seamless addition to the redevelopment of the Market Street corridor that is the late Mayor Edwin Lee's legacy.

I have friends whose children attended FAIS. FAIS provides a rigorous academic K through 12 college preparatory program. It has been a responsible member of the community for ---years at its present location at 150 Oak Street where it provides excellent security and traffic control unlike any other

private school in the city.

I unequivocally support and urge the city's support for this deserving and vital project.

Thank you.

Sincerely,

Jackson Wong
Attorney at Law (Ret.)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CONDITIONS FOR SAN FRANCISCO PLANNING COMMISSION CASE NO. 2020-000215CUA
Date: Thursday, May 21, 2020 9:56:11 AM
Attachments: [condition for 52120 Motion .pages](#)

Jonas P. Ionin,
Director of Commission Affairs

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

From: Joan Ramo <theempresrules@yahoo.com>
Date: Thursday, May 21, 2020 at 9:52 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>, "Hicks, Bridget (CPC)" <Bridget.Hicks@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, Anne Guaspari <abguaspari@gmail.com>, Carlos <ybarcarlos@gmail.com>, Andrew Kallman <ace2121@gmail.com>, Liz and Katrina <andrewsmadsen@gmail.com>, Kay Klumb <kayklumb@gmail.com>, Cynthia So Schroeder <soschroeder@gmail.com>, Dorothy <dkellysf@yahoo.com>, Anastasia Yovanopoulos <shashacooks@yahoo.com>, Ozzie <ozzierohm@sbcglobal.net>
Subject: CONDITIONS FOR SAN FRANCISCO PLANNING COMMISSION CASE NO. 2020-000215CUA

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

Attached please find a list of conditions that we respectfully ask the the Planning Commission to adopt as as it considers this matter.

The neighbors have been asking the Project Sponsors to complete a legitimate, line to line survey on this project site September, 2019, making dozens and dozens of requests. I, and others, have

participated in multiple negotiations with the Project Sponsors in an effort to reach an agreement where they will perform the most basic of duties to ensure their project does not continue to trespass on the home of their 80 year old next door neighbor, Carlos Ibarra.

I urge you to adopt these conditions in an effort to put an end to 9 months of refusal to ensure that Mr. Ibarra's home is safe as this massive project is built.

Thank you

Joan Ramo
4101 21st Street
San Francisco

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: Do NOT turn public land over to private for-profit developer
Date: Thursday, May 21, 2020 9:45:00 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
[San Francisco Property Information Map](#)

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

From: Dina L Wilson <dwilson@ccsf.edu>
Sent: Wednesday, May 20, 2020 4:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Dianna Gonzales <dgonzales@ccsf.edu>; swilliams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; alexrandolph <alexrandolph@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: Do NOT turn public land over to private for-profit developer

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

Please do not allow public land that has been used by City College since 1946 to be turned over to a private for-profit developer whose CEO makes \$10M/year.

- The overwhelming support for Prop A (\$845 M Bond for CCSF) shows SF voters desire the

development and expansion of CCSF. The Balboa Reservoir is a critical element for CCSF use. The plan to privatize it contradicts and undermines the public interest.

- To privatize the last large undeveloped parcel in San Francisco for majority market rate housing is unconscionable, given that the biggest barrier to affordable housing construction is the price of land. Just like the development at 1100 Ocean, which was owned by the MTA and today is 100% affordable, the ONLY housing that should be built on public land must be deeply affordable to long-time residents and educators.
- The construction of a majority-market rate housing development on the Balboa Reservoir would be a major step backwards, toward the gentrification of some of the last affordable neighborhoods in San Francisco.
- We need a City government that fights for education and housing justice, not leaders and agencies that bow to real estate interests.

This is not solely a District 7 issue. The negative impact on gentrification and City College is a city-wide issue.

Sincerely,

Dina Wilson
ESL Instructor
Mission Campus
City College of San Francisco - *Ohlone Territory*
(415) 652-1390
pronouns: she/her/hers

From: Schell
To: Susan Ball (CFC), Kathy Brown, Jennifer Brown (CFC), Eric Frank (CFC), Deborah Swan (CFC), Johnson, Howard (CFC), OC-Commissioner Secretary, Tom Jones (CFC)
Cc: Mike Babin (CFC), Brett Egan (CFC), Justin Jones (CFC), Justin Jones (CFC), Justin Jones (CFC)
Subject: Last item on May 21st Agenda: 4118 21st Street CUA
Date: Thursday, May 24, 2019 7:40:19 AM
Attachments: IMG_5171.JPG
IMG_5172.JPG
IMG_5173.JPG
IMG_5174.JPG
IMG_5175.JPG
IMG_5176.JPG

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

Dear Commissioners,

Good morning to you all and hope you are well.

I know you have a heavy day with the HUB and how important it is, as well as your joint meeting with Rec and Park.

But if you can, please take a few minutes to look at the Approval Motions attached below for other Demolitions. Please note the Findings regarding Relative Affordability in these past Motions and compare them with the Section 317 Criterion "I" in the Draft Motion in your packet for this CUA at 4118 21st Street.

In each of these earlier Approval Motions attached below, the Finding for Relative Affordability is listed as Criterion "ix" but it is the same Criterion as what is labeled Criterion "I" for this CUA to legalize the Demolition at 4118 21st Street.

It is puzzling and confusing that the Relative Affordability cannot be quantified in Criterion "I" for the 4118 21st Street CUA. It is also puzzling and confusing that because the demolished building was purchased for \$2.2 million in January of 2018 "affordability" is conflated with "Relative Affordability" in the last paragraph of the Staff Memo. They are not the same thing.

The Commission should note the following: Four months earlier in September 2017 the same property was purchased for \$1.55 million by Mr. Epstein. That is a \$650K speculative increase in a very short time between the sale by Mr. Epstein (who is the former owner as noted by the materials in the packet) to the current owners. There is a loss of Relative Affordability right there in that four month span, without any work and prior to the Permit Applications being filed by the current owners.

When an existing structure is demolished, legally or illegally, there is a loss of Relative Affordability. And when a structure has an extreme Alteration...as this project at 4118 would likely have been but for the Enforcement...there is still loss of Relative Affordability. When rampant speculation goes on there is a loss of Relative Affordability.

This is true for all the extreme "Alterations" that have been flipped in Noe Valley in the past six years plus, at an average increase of over \$3.5 million, and that should have been reviewed as Demolitions.

Also, on a different but also important matter, please see the last photo below from the 4118 21st Street packet of the Rear Yard Mid Block Open Space. (This yard is listed as 795 sq. ft. on the plans). A Condition of Approval should be added to create a yard that can capture carbon as the adjacent yards in the photo do...with much natural greenery as these adjacent yards have...not a cemented over, outdoor bunker, fake turf type yard as usually happens in these full lot excavations.

Also due to the unfortunate history of this project, the Commission should add a Condition of Approval to require a report back to the Department within 6 months of the CFC on the Occupancy and Tenure of the new units at 4118 21st Street. I understand the desire of the Commission to be uniform and holistic in Conditions of Approval, but since this is the legalization of an illegal Demo, it seems a reasonable Condition to impose.

Take good care and be well.

Thank you,
Georgia Schuttish

49 HOPKINS AVENUE

Motion No. 20506
August 29, 2019

CASE NO. 2019-014314CUA
49 HOPKINS AVENUE

- viii. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Approved 2019 Project would be consistent with the density and development pattern as it would provide a two family-sized units on a single lot in a neighborhood that is a mix of one- and two-family building.

- ix. Whether the project protects the relative affordability of existing housing;

The Approved 2019 Project does not protect the relative affordability of existing housing, as the Approved 2019 Project proposes demolition of the existing building, which is generally considered more affordable, and construction of new single family buildings. However, the Approved 2019 Project will increase the density on site as the demolished unit will be replaced with a family sized unit and a two-bedroom Accessory Dwelling Unit.

- x. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Approved 2019 Project is not subject to the provisions of Planning Code Section 415, as the Approved 2019 Project proposes less than ten units.

- xi. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Twin Peaks neighborhood is an established residential neighborhood. The Approved 2019 Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

2890 FRANKLIN STREET

Draft Motion
Hearing Date: June 2, 2016

CASE NO 2014-000550CUA
2920 Franklin Street

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project meets criterion.

No rent-controlled units will be removed, as the single-family dwelling is not subject to rent control.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.

Although the project proposes the demolition of an existing dwelling, the new construction project will result in an additional two-bedroom unit.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds a second two-bedroom unit to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project does not meet criterion.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established

Draft Motion
Hearing Date: August 4, 2016

CASE NO 2014.1552EGUA
2815 Polk Street

Generally, homes of this size are considered more affordable and accessible than new construction, which would help to preserve economic neighborhood diversity. The project proposes the demolition of an existing single family dwelling, and does not meet the criterion to conserve existing housing. However, the project will remove a vacant, blighted home and the new construction would result in two additional dwelling units.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units. The proposed mixed-use development is characteristic of other existing residential buildings located along Polk Street.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The Project removes an older single-family dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds two comparably-sized dwelling units to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The criterion is not applicable.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten dwelling units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The proposed mixed-use development is characteristic of other existing residential buildings located along Polk Street.

- xii. Whether the project increases the number of family-sized units on-site;

Project meets criterion.

The Project proposes two opportunities for family-sized housing by creating two two-bedroom dwellings. Currently the property only contains one two-bedroom, single family dwelling.

- xiii. Whether the Project creates new supportive housing;

Draft Motion
Hearing Date: August 4, 2016

CASE NO 2014.1552EGUA
2815 Polk Street

Criterion does not apply.
The structures are not historic resources.

- vi. Whether the Project converts rental housing to other forms of tenure or occupancy;

Project does not meet criterion.
The Project would remove six rental units from the City's housing stock. There are no restrictions on whether the four new units will be rental or ownership.

- vii. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project does not meet criterion.
Five legal rent-controlled units will be removed.

- viii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.
The Project proposes demolition of five legal units.

- ix. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.
The replacement buildings preserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The project would provide a net gain of two bedrooms to the City's housing stock.

- x. Whether the Project protects the relative affordability of existing housing;

Draft Motion **CASE NO 2011.0054C**
Hearing Date: October 27, 2011 **2135-2137 Greenwich Street (136-138 Pixley Street)**

Project does not meet criterion.
The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing dwelling units.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Criterion does not apply.
The Project is not subject to the provisions of Planning Code Section 315, as the project proposes less than five units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.
The Project has been designed to be consistent with the scale and development pattern of the established neighborhood character.



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: Record Number 2019-021795CUA & 2019-019985 CUA
Date: Wednesday, May 20, 2020 9:22:00 AM

Commission Affairs

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

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

From: Judit Sánchez Fernández <juditsf@msn.com>
Sent: Tuesday, May 19, 2020 2:34 PM
To: Chandler, Mathew (CPC) <mathew.chandler@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Record Number 2019-021795CUA & 2019-019985 CUA

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

Hi Mathew,

I received both planning commissions, one for (15) new antennas for Verizon and (12) ATT panel antennas for AT&T.

The amount of antennas that are installing since last few years in this area is ridiculous.

Only whit these two plans we will have 27 antennas.

I'm writing to be part of the comments will be part of the hearing, Thursday, May 28 2020.

Best,

Judit.

From: [Rodgers, AnMarie \(CPC\)](#)
To: [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [STACY, KATE \(CAT\)](#); [Conner, Kate \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Nikolopoulos, Sheila \(CPC\)](#)
Subject: Memo Regarding State Legislation
Date: Thursday, May 21, 2020 9:51:12 AM
Attachments: [CPC Memo State Leg May 21-2020.pdf](#)

Dear Commissioners,

Director Hillis has informed me that you have received public comment about a pending state bill (SB 902, Wiener). We wanted to share some information about the state legislative process and San Francisco's mechanisms for engagement. Attached you will find a short memo about process and information about pending bills in Sacramento.

Notably, for much of California's history, the state left land use controls to local government within the realm of our "police powers" to protect health, safety and welfare. While cities typically have broad authority for land use, our local laws cannot conflict with either state or federal laws. For instance, local governments cannot establish discriminatory housing policies.

In recent years, as the housing crisis has intensified, the State of California has increasingly called the housing shortage a "matter of state concern". In response to this concern, our state legislature has been adopting bills that set statewide controls for matters such as accessory dwelling units, housing accountability, housing production, rent caps and housing streamlining.

The City & County of San Francisco has three avenues for engaging with state legislation. These are described in the memo. At the start of the legislative year, it is difficult to anticipate which bills will advance. Bills that do advance often undergo significant changes that renders department analysis moot quickly. Yesterday, Speaker Atkins issued a press release indicating that she had packaged five bills. This may indicate that these five bills have a greater potential to become law. As described many of the bills are in flux and will undergo significant changes--even this week.

Given the fast moving nature of state bills, Director Hillis and I would be happy to set meetings with interested Commissioners to discuss the process further. Do let us know if you have any questions.

AnMarie Rodgers

Director of Citywide Planning

SF Planning Department

<https://sfplanning.org/citywide-planning>

AnMarie.Rodgers@SFGov.org

415.558.6395 desk | 415.404.5734 cell

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: [Jean Barish](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Cc: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); dgonzales@ccsf.edu; [swilliams](#); [Tom Temprano](#); [Brigitte Davila](#); [Ivy Lee](#); [alexrandolph](#); [John Rizzo](#); [tselby](#); studenttrustee@mail.ccsf.edu
Subject: Balboa Reservoir Project
Date: Thursday, May 21, 2020 9:42:44 AM
Attachments: [Ken Rich Letter re. MOU.pdf](#)

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

Dear Commissioners,

Next Thursday, May 28, the Balboa Reservoir Project will be on the Planning Commission Agenda. You will be asked to certify the Final SEIR and approve the Project, as well as vote on other issues, including General Plan Amendments, Special Use District, Design Standards Guidelines, and a Development Agreement.

I am writing to request you postpone these decisions and remove all Balboa Reservoir Project decisions from the May 28 Agenda.

For years, the City and developers have promised to cooperate with City College of San Francisco regarding the significant impacts of this project on CCSF. Land that CCSF has used for years will be sold; parking will be removed; need for public transportation will increase; traffic congestion will increase; roadways will be built through City College property, and; construction will create air and noise pollution for years, disrupting the educational experience of thousands.

For years the City and developers have promised to enter into written agreements with CCSF addressing many of these issues and impacts. But this hasn't happened.

In a May 1, 2018, letter from OEWD, Ken Rich stated: "...we envision memorializing [our] commitments in a memorandum of understanding ...this document would need to be agreed upon by the end of 2018 so that the City and developer can take them into account when negotiating the Balboa Reservoir development agreement." This letter also has a timeline that states the MOU would be completed before the Planning Commission and Board of Supervisors would approve the Project. A copy of this letter is attached above.

This MOU was never completed. Since they did not negotiate an MOU with CCSF, the City and the developer simply pushed any solution to problems down the road.

Loss of parking is one of CCSF's biggest concerns. The key document to demonstrate this is Exhibit J to the Development Agreement entitled "Transportation Plan" (https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/2018-007883_05_Development_Agreement.pdf) This document shows that after construction has commenced the developer would conduct a "Parking Garage Analysis," prepare a "Parking Report," and do a "TDM Analysis." Then, after acquiring title to the property and commencing work on the project, they will negotiate the

number of public parking spaces to be built. HOWEVER— The DA limits the number of parking spaces that the Developer must build. They have no obligation to build more than 450 spaces.

So, during construction, they may find that the TDM is insufficient and they may realize that 1,500 parking spaces are needed. Yet, by then, they'll have title to the property and a firm contract to develop, but an obligation to build only 450 spaces for the "Public." And nothing in the DA requires the spaces must be reserved for CCSF. Additionally, they get to charge a "Market Rate" parking fee.

This shows that in order to assure CCSF's interests are protected, an MOU is needed BEFORE a DA is approved.

Additionally, Leigh Lutenski, OEWD, has stated that there must be a renegotiation of an easement agreement between the City and CCSF in order for a access roads to the Project to be built. This new easement agreement has not yet been completed. And at the May 14 meeting of the CCSF Board of Trustees Facilities Committee meeting, Trustees expressed concern that one of the access roads would transect City College property, which would be problematic.

Clearly, there is unfinished business that must be attended to before the Commission can give project approvals. Sadly, the collaboration between CCSF and the City/Developers, which has been promised to all CCSF stakeholders has never happened.

In view of the lack of these important agreements and other unresolved issues, please postpone the May 28 Balboa Reservoir Project Hearing.

Please do not rule on a project that doesn't consider the needs of City College. The future of students at City College is at stake.

Thank you for your consideration,

Jean

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Local resident support for the Hub/98 Franklin Project
Date: Thursday, May 21, 2020 9:38:11 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tali Alban <tali.alban@gmail.com>
Date: Wednesday, May 20, 2020 at 5:34 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Local resident support for the Hub/98 Franklin Project

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Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Tali Alban and I have lived in Hayes Valley, right across the street from the French American and International High School, for the past 13 years. I am also a member of the French American school community, with a child in first grade and another in third, both of whom started in the preschool.

As you may know, the International High School is San Francisco's oldest and largest international school. Both the lower school and high school communities bring together people from many backgrounds, which is one of the reasons my family selected this community for our children's education. Together, we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way; providing welcome and much needed streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism. And, in the upcoming post-pandemic times, as the city and world recover, such additional retail will provide additional opportunities for economic recovery to the city and neighborhood.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood. As a neighborhood resident, I have been thankful to the school's presence even before we were members of the school's community.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you,

Tali Alban

tali.alban@gmail.com

301 Gough Street

San Francisco, CA 94102

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Thursday, May 21, 2020 9:37:55 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Jack Lum <jacktlum@gmail.com>
Date: Wednesday, May 20, 2020 at 5:36 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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May 20, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

Re: Lights at St. Ignatius Field

Dear Commissioners:

I am Pastor Jack Lum and have lived in the Sunset District since January of 2011. I am the father of two St. Ignatius students (son class of 2019 and daughter class of 2023).

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law. There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

I also feel that with the uncertainty of school schedules in the upcoming fall school term, the lights give more options for flexible class and athletic scheduling.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Jack Lum

2435 30th Ave, 94116

jacktlum@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field (SF)
Date: Thursday, May 21, 2020 9:37:24 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: William Moore <wamooreiii@gmail.com>
Date: Wednesday, May 20, 2020 at 7:41 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field (SF)

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May 20, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is William Moore and my wife is Francesca Felizzatto Moore, we are Sunset District residents who live within a couple blocks of St. Ignatius College Prep (Santiago Street).

I currently have a daughter that will be a senior in the fall and a soon to be freshman daughter -both "wildcats" of St. Ignatius.

I'm writing to you in an effort to show support for approval of lights at St. Ignatius Field. Even before my children attended this school, I felt the camaraderie of the athletic programs, the healthiness of extracurricular activities and the "sunset spirit" excluded from this location. We would often sit in the backyard on weekends and listen to announced games, and events bellowing from the campus. Adding lights will only help create a more communal environment and instill healthy competition. Moreover, the ability to illuminate the field will create more options for student athletes and also allow St. Ignatius to implement a better schedule for students by playing games or attending events in the evening.

Furthermore, I'd rather see the kids of St. Ignatius be able to play at their schools opposed to traveling long distances. In this new (post Covid) environment, having a designated area, controlled by an institution we can count on to be socially responsible is paramount today.

Finally, St. Ignatius College Preparatory has always been a learning institution that has brought the best out of young adults. They instill giving back to others and have always treated the residents of the Sunset District with generosity, integrity and with humility. The addition of lights around their field will only enhance that opposed to impeding on it. Most of the lessons taught happen on those fields through coaching, and team building events. While not all students play sports and not every sport is played on these fields, the events that do happen there, and the few that happen in the evening would only help those attendees feel a stronger sense of community - especially by supporting colleagues, friends and strangers!.

Please vote YES! to the lights at St. Ignatius Field, we appreciate your leadership and willingness to be open to the advantages this has for everyone, when brought on responsibly. Thank you for your consideration.

Sincerely,

William Moore/Francesca Moore
2926 Santiago St., San Francisco, CA 94116
wamooreiii@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Writing to give our support for the 98 Franklin Project
Date: Thursday, May 21, 2020 9:36:59 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: Annie Gmail <anne.leschin@gmail.com>
Date: Wednesday, May 20, 2020 at 9:28 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Writing to give our support for the 98 Franklin Project

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Dear Commission President Koppel and Planning Commissioners,

My family and I are reaching out because as long-time residents of San Francisco, with a child attending French American, we wanted to very much express our support for the proposed 98 Franklin Street project. As an active member of French American for the last 5 years, our daughter will be at the school for several more years. I have been going to Hayes Valley since I was single and it was a much different neighborhood. I still love to shop there at stores like Dish and dine at Absinthe and chez mama. When French American bought the property and laid out plans to build the high school there and continue to add to the community we could not have been more thrilled. One of the things we love about the school is that it's varied community – children from all over not just the bay area, but the world – some on scholarships, financial aid, and some just with hard-working parents wanting their kids to get some global exposure and give back to the community. It's part of what makes it such a great international school and not just a typical school – all of the different backgrounds and experiences driving a unique culture from which we can all learn.

A friend of mine was head of HUD with the local government some years ago, so I am intimately familiar with some of the requirements and needs of San Francisco, and

the associated permitting and such. I think the plan that French American has laid out for 98 Franklin is just the type that the city could use – offering some mixed income usage affordable units (I believe it is 80 in total) right near transportation that will help fuel the city. And it's in what is now a parking lot. Helping to improve that part of Hayes Valley near Market Street would continue to aid that neighborhood in its renewal and we certainly hope that it will also help to address the challenges with vandalism. I know the school continues to work with the community and has helped to develop and recreate several properties, added security staff, and helped increase foot traffic in the neighborhood.

This is really a unique project with the ability to serve both the needs of the city, and the neighborhood of Hayes Valley, and the school itself, by bringing a world-class facility to the neighborhood.

We hope that you will register our support for this project and we would ask for yours as well.

Thank you,

Annie Leschin

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting the 98 Franklin Street mixed-use Project
Date: Thursday, May 21, 2020 9:36:40 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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From: Adhamina Rodriguez <adhamina@argreenconsulting.com>
Date: Wednesday, May 20, 2020 at 10:56 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Supporting the 98 Franklin Street mixed-use Project

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Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Adhamina Rodriguez. I have been a San Francisco resident/worker for over 20 years, and I am a Local Business Enterprise (LBE) certified business owner in San Francisco. I am also the mother of three children in the French American and International High School community.

Our school brings together people from many different backgrounds. We value diversity and strive for a sustainable future our children and our city. 98 Franklin is a mixed-use, mixed-income, transit-oriented development that will make San Francisco a more livable city.

The project will provide 80+ affordable units, will enhance the city streetscape with greenery, stormwater provisions and pedestrian paths, and will contribute to reduce vandalism in the neighborhood with new uses and residents. Furthermore, the project strives to become a model of sustainable design and construction for the students and the community, a teaching tool beyond LEED Gold certification. The project will pursue the nexus of people, place and profit. These goals, sometimes perceived as competing interests, must be pursued jointly to achieve true sustainability, also known as the Triple Bottom Line: environmental stewardship, social equity, and economic

prosperity. High-density, mixed-use, carbon-neutral buildings are key to make San Francisco a resilient city.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

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

Thank you,

Adha

Adhamina Rodriguez
333 Main St. 9B
San Francisco, CA 94105
415-559-0331

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Project
Date: Thursday, May 21, 2020 9:36:18 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Thomas Brisebras <tbrisebras@gmail.com>
Date: Thursday, May 21, 2020 at 7:13 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin Project

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Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. I live in the Mission and I am the father of Mateo Brisebras who has been a student at FAIS since pre-school and who is planning on following his education there through high-school.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

This project will revitalize the neighborhoods and help the city by providing 80+ affordable housing.

It will also bring a world-class high school facility in San Francisco to help keep families in the city.

I believe in FAIS with their ability to provide a great place for future students and great improvement for the neighborhood; I hope you will believe in them too.

Thank you for your support,
Thomas Brisebras

From: [Jeffrey Rigo](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Cc: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); dgonzales@ccsf.edu; swilliams; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrandolph; jrizzo@ccsf.edu; tselby; studenttrustee@mail.ccsf.edu
Subject: URGENT: Balboa Reservoir Approvals Must Be Delayed Until
Date: Thursday, May 21, 2020 9:20:32 AM

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

Dear Commissioner,

The City and Balboa Reservoir developers were supposed to enter into written agreements with CCSF regarding parking, transit and roadway access through City College. This hasn't happened yet!

This project is supposedly a collaboration with CCSF. Yet there's no written agreement with this assurance.

You must postpone the May 28 Balboa Reservoir Project Hearing until these important agreements between CCSF, the City, and the developers have been reached.

Please do not rule on a project that doesn't consider the needs of City College. The future of students at City College is at stake!

Sincerely,

Jeffrey Rigo – San Francisco

From: [Kathy Howard](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Cc: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); dgonzales@ccsf.edu; swilliams; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrandolph; jrizzo@ccsf.edu; tselby; studenttrustee@mail.ccsf.edu; "Public Lands for Public Good"
Subject: Balboa Reservoir - Please delay approvals of this project
Date: Thursday, May 21, 2020 8:47:22 AM
Attachments: [SF-LUC & Pandemic Impact on SF.PDF](#)

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

Dear Commissioners,

The Balboa Reservoir is one of the last large pieces of land in San Francisco that could be used for truly affordable housing. It is short-sighted to build market-rate housing on any public land and especially on land that is across the street from City College and a short street car ride from SF State. That in itself is reason enough to delay this misguided project.

In addition, the City and Balboa Reservoir developers were supposed to enter into written agreements with CCSF regarding parking, transit and roadway access through City College. This project is supposedly a collaboration with CCSF. Yet there's no written agreement with this assurance.

At a minimum, please postpone the May 28 Balboa Reservoir Project Hearing until these important agreements between CCSF, the City, and the developers have been reached.

Furthermore, please think about the impacts that the COVID-19 pandemic is having on people's choices as to where they want to live and issues such as urban density and public transportation. Please see the attached letter from the SF Urban Land Use Coalition regarding exploring these issues before more decisions are made about development in our City.

This decision does not come under 'emergency' actions, and it should be postponed.

Sincerely,

Katherine Howard
District 4

From: [Stardust Doherty](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Cc: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [dgonzales@ccsf.edu](#); [swilliams](#); [ttemprano@ccsf.edu](#); [bdavila@ccsf.edu](#); [ivylee@ccsf.edu](#); [alexrandolph](#); [jrizzo@ccsf.edu](#); [tselby](#); [studenttrustee@mail.ccsf.edu](#); [publiclandsforpublicgood@gmail.com](#); [Stardust](#)
Subject: URGENT: Balboa Reservoir Approvals Must Be Delayed Until CCSF Agreement Reached
Date: Thursday, May 21, 2020 8:44:35 AM

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

Dear Commissioner,

The City and Balboa Reservoir developers were supposed to enter into written agreements with CCSF regarding parking, transit and roadway access through City College. This hasn't happened yet!

This project is supposedly a collaboration with CCSF. Yet there's no written agreement with this assurance.

You must postpone the May 28 Balboa Reservoir Project Hearing until these important agreements between CCSF, the City, and the developers have been reached.

Please do not rule on a project that doesn't consider the needs of City College. The future of students at City College is at stake!

Sincerely,

Stardust Doherty
CCSF Alum
304 Winfield Street
San Francisco, CA 94110

From: Schell
To: [Susan Ball \(CFC\)](#); [Cathy Brown](#); [Imanah Brown \(CFC\)](#); [Erik Frank \(CFC\)](#); [Doreen Swan \(CFC\)](#); [Johnston, Michael \(CFC\)](#); [CFC-Commission Secretary](#); [Tom Jones \(CFC\)](#)
Cc: [John Ball \(CFC\)](#); [Tasha Davidson \(CFC\)](#); [Doreen Swan \(CFC\)](#); [John Johnston \(CFC\)](#)
Subject: Last item on May 21st Agenda: 4118 21st Street CUA
Date: Thursday, May 24, 2019 7:40:19 AM
Attachments: [IMG_5171.JPG](#)
[IMG_5172.JPG](#)
[IMG_5173.JPG](#)
[IMG_5174.JPG](#)
[IMG_5175.JPG](#)
[IMG_5176.JPG](#)

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

Dear Commissioners,

Good morning to you all and hope you are well.

I know you have a heavy day with the HUB and how important it is, as well as your joint meeting with Rec and Park.

But if you can, please take a few minutes to look at the Approval Motions attached below for other Demolitions. Please note the Findings regarding Relative Affordability in these past Motions and compare them with the Section 317 Criterion "I" in the Draft Motion in your packet for this CUA at 4118 21st Street.

In each of these earlier Approval Motions attached below, the Finding for Relative Affordability is listed as Criterion "ix" but it is the same Criterion as what is labeled Criterion "I" for this CUA to legalize the Demolition at 4118 21st Street.

It is puzzling and confusing that the Relative Affordability cannot be quantified in Criterion "I" for the 4118 21st Street CUA. It is also puzzling and confusing that because the demolished building was purchased for \$2.2 million in January of 2018 "affordability" is conflated with "Relative Affordability" in the last paragraph of the Staff Memo. They are not the same thing.

The Commission should note the following: Four months earlier in September 2017 the same property was purchased for \$1.55 million by Mr. Epstein. That is a \$650K speculative increase in a very short time between the sale by Mr. Epstein (who is the former owner as noted by the materials in the packet) to the current owners. There is a loss of Relative Affordability right there in that four month span, without any work and prior to the Permit Applications being filed by the current owners.

When an existing structure is demolished, legally or illegally, there is a loss of Relative Affordability. And when a structure has an extreme Alteration...as this project at 4118 would likely have been but for the Enforcement...there is still loss of Relative Affordability. When rampant speculation goes on there is a loss of Relative Affordability.

This is true for all the extreme "Alterations" that have been flipped in Noe Valley in the past six years plus, at an average increase of over \$3.5 million, and that should have been reviewed as Demolitions.

Also, on a different but also important matter, please see the last photo below from the 4118 21st Street packet of the Rear Yard Mid Block Open Space. (This yard is listed as 795 sq. ft. on the plans). A Condition of Approval should be added to create a yard that can capture carbon as the adjacent yards in the photo do...with much natural greenery as these adjacent yards have...not a cemented over, outdoor bunker, fake turf type yard as usually happens in these full lot excavations.

Also due to the unfortunate history of this project, the Commission should add a Condition of Approval to require a report back to the Department within 6 months of the CFC on the Occupancy and Tenure of the new units at 4118 21st Street. I understand the desire of the Commission to be uniform and holistic in Conditions of Approval, but since this is the legalization of an illegal Demo, it seems a reasonable Condition to impose.

Take good care and be well.

Thank you,
Georgia Schuttish

49 HOPKINS AVENUE

Motion No. 20506
August 29, 2019

CASE NO. 2019-014314CUA
49 HOPKINS AVENUE

- viii. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Approved 2019 Project would be consistent with the density and development pattern as it would provide a two family-sized units on a single lot in a neighborhood that is a mix of one- and two-family building.

- ix. Whether the project protects the relative affordability of existing housing;

The Approved 2019 Project does not protect the relative affordability of existing housing, as the Approved 2019 Project proposes demolition of the existing building, which is generally considered more affordable, and construction of new single family buildings. However, the Approved 2019 Project will increase the density on site as the demolished unit will be replaced with a family sized unit and a two-bedroom Accessory Dwelling Unit.

- x. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Approved 2019 Project is not subject to the provisions of Planning Code Section 415, as the Approved 2019 Project proposes less than ten units.

- xi. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Twin Peaks neighborhood is an established residential neighborhood. The Approved 2019 Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

2890 FRANKLIN STREET

Draft Motion
Hearing Date: June 2, 2016

CASE NO 2014-000550CUA
2920 Franklin Street

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project meets criterion.

No rent-controlled units will be removed, as the single-family dwelling is not subject to rent control.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.

Although the project proposes the demolition of an existing dwelling, the new construction project will result in an additional two-bedroom unit.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds a second two-bedroom unit to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project does not meet criterion.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established

Draft Motion
Hearing Date: August 4, 2016

CASE NO 2014.1552EGUA
2815 Polk Street

Generally, homes of this size are considered more affordable and accessible than new construction, which would help to preserve economic neighborhood diversity. The project proposes the demolition of an existing single family dwelling, and does not meet the criterion to conserve existing housing. However, the project will remove a vacant, blighted home and the new construction would result in two additional dwelling units.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units. The proposed mixed-use development is characteristic of other existing residential buildings located along Polk Street.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The Project removes an older single-family dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds two comparably-sized dwelling units to the City's housing stock.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The criterion is not applicable.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten dwelling units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The proposed mixed-use development is characteristic of other existing residential buildings located along Polk Street.

- xii. Whether the project increases the number of family-sized units on-site;

Project meets criterion.

The Project proposes two opportunities for family-sized housing by creating two two-bedroom dwellings. Currently the property only contains one two-bedroom, single family dwelling.

- xiii. Whether the Project creates new supportive housing;

Draft Motion
Hearing Date: August 4, 2016

CASE NO 2014.1552EGUA
2815 Polk Street

Criterion does not apply.
The structures are not historic resources.

- vi. Whether the Project converts rental housing to other forms of tenure or occupancy;

Project does not meet criterion.
The Project would remove six rental units from the City's housing stock. There are no restrictions on whether the four new units will be rental or ownership.

- vii. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project does not meet criterion.
Five legal rent-controlled units will be removed.

- viii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.
The Project proposes demolition of five legal units.

- ix. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.
The replacement buildings preserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The project would provide a net gain of two bedrooms to the City's housing stock.

- x. Whether the Project protects the relative affordability of existing housing;

Draft Motion **CASE NO 2011.0054C**
Hearing Date: October 27, 2011 **2135-2137 Greenwich Street (136-138 Pixley Street)**

Project does not meet criterion.
The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing dwelling units.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

Criterion does not apply.
The Project is not subject to the provisions of Planning Code Section 315, as the project proposes less than five units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.
The Project has been designed to be consistent with the scale and development pattern of the established neighborhood character.



Sent from my iPad

From: [William Moore](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: Lights at St. Ignatius Field (SF)
Date: Wednesday, May 20, 2020 7:41:50 PM

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

May 20, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is William Moore and my wife is Francesca Felizzatto Moore, we are Sunset District residents who live within a couple blocks of St. Ignatius College Prep (Santiago Street). I currently have a daughter that will be a senior in the fall and a soon to be freshman daughter -both "wildcats" of St. Ignatius.

I'm writing to you in an effort to show support for approval of lights at St. Ignatius Field. Even before my children attended this school, I felt the camaraderie of the athletic programs, the healthiness of extracurricular activities and the "sunset spirit" excluded from this location. We would often sit in the backyard on weekends and listen to announced games, and events bellowing from the campus. Adding lights will only help create a more communal environment and instill healthy competition. Moreover, the ability to illuminate the field will create more options for student athletes and also allow St. Ignatius to implement a better schedule for students by playing games or attending events in the evening.

Furthermore, I'd rather see the kids of St. Ignatius be able to play at their schools opposed to traveling long distances. In this new (post Covid) environment, having a designated area, controlled by an institution we can count on to be socially responsible is paramount today.

Finally, St. Ignatius College Preparatory has always been a learning institution that has brought the best out of young adults. They instill giving back to others and have always treated the residents of the Sunset District with generosity, integrity and with humility. The addition of lights around their field will only enhance that opposed to impeding on it. Most of the lessons taught happen on those fields through coaching, and team building events. While not all students play sports and not every sport is played on these fields, the events that do happen there, and the few that happen in the evening would only help those attendees feel a stronger sense of community - especially by supporting colleagues, friends and strangers!.

Please vote YES! to the lights at St. Ignatius Field, we appreciate your leadership and willingness to be open to the advantages this has for everyone, when brought on responsibly. Thank you for your consideration.

Sincerely,

William Moore/Francesca Moore
2926 Santiago St., San Francisco, CA 94116
wamooreiii@gmail.com

From: [Public Lands for Public Good](#)
To: [Board of Supervisors, \(BOS\)](#); [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Hood, Donna \(PUC\)](#); [Major, Erica \(BOS\)](#)
Cc: ajahjah@att.net
Subject: please be sure to complete the public record
Date: Wednesday, May 20, 2020 5:07:16 PM
Attachments: [BalboaReservoir-SF PlanningCommission 2020-04-09-FINAL.pptx](#)

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

Please be sure to put the attached presentation that I gave at the 4/9/2020 Planning Commission meeting into the public record.

Thank you.

Wynd Kaufmyn

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support the 98 Franklin Project
Date: Wednesday, May 20, 2020 4:59:43 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Karim E <kelkatcha@gmail.com>
Date: Wednesday, May 20, 2020 at 4:39 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>
Subject: Please support the 98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Karim ElKatcha and I am a SoMA resident. My wife, Mira and I are the parents of 2 children and have been a member of the French American and International High School community for 3 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-

of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

The ElKatcha Family

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Additional Documents for 2019-001384CUA
Date: Wednesday, May 20, 2020 4:29:13 PM
Attachments: [WOW structure plans.docx](#)
[WOW covid 19.docx](#)
[WOW disinfect.docx](#)
[WOW playground rules.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Chandler, Mathew (CPC)" <mathew.chandler@sfgov.org>
Date: Wednesday, May 20, 2020 at 3:58 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Additional Documents for 2019-001384CUA

Please distribute these additional documents to the Commission for 2019-001384CUA- 1650 Polk Street. The sponsor provided this additional information related to the operation of the proposed facility today.

Best,

Mathew Chandler, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9048 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission 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: Local Parent in favor of the Hub/98 Franklin Project
Date: Wednesday, May 20, 2020 3:26:19 PM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org>>

On 5/20/20, 2:33 PM, "Charlotte Brook" <cpigoski@yahoo.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Charlotte Brook. I am a San Francisco resident and parent of 2 children who attend the French American International School, and have been part of the community for 8 years.

I also work a block away and see daily how the area could be improved by this kind of development; one which supports low-income housing, education, and small business, as well as elevating the general look and feel - and safety of the neighborhood.

FAIS is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Haves Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world- class high school

facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Charlotte Brook
40 Dorchester Way
San Francisco
SF
CA 94127

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on 98 Franklin (Hub) project
Date: Wednesday, May 20, 2020 1:51:43 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "pickering@sbcglobal.net" <pickering@sbcglobal.net>
Date: Wednesday, May 20, 2020 at 11:49 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>
Subject: FW: Comments on 98 Franklin (Hub) project

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

Excuse me. I hit the send button too early a moment ago...

From: pickering@sbcglobal.net <pickering@sbcglobal.net>
Sent: Wednesday, May 20, 2020 11:43 AM
To: 'jonas.ionin@sfgov.org' <jonas.ionin@sfgov.org>
Cc: 'dean.preston@sfgov.org' <dean.preston@sfgov.org>; 'Christy.Alexander@sfgov.org' <Christy.Alexander@sfgov.org>
Subject: Comments on 98 Franklin (Hub) project

Dear Commissioners Koppel, Alexander and Preston,

My name is John Pickering and I am writing today to lend my support to the proposed 98 Franklin Street development. I am a lifetime resident of San Francisco and 8-year member of the French American and International High School community.

Ours is San Francisco's oldest and largest international school and our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, community-creating, transit-orientated development that will serve San Francisco well into the future.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood. We feel that we have contributed not unsubstantially to the excitement and vibrancy of the whole district.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I urge you to support of French American International School and the 98 Franklin Street development.

Sincerely yours,

John Pickering

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of International High School Project at 98 Franklin Street
Date: Wednesday, May 20, 2020 1:50:17 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Erin Niemasik <erin.niemasik@gmail.com>
Date: Wednesday, May 20, 2020 at 11:29 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Cc: "LCuadra@bergdavis.com" <LCuadra@bergdavis.com>, "aaronl@frenchamericansf.org" <aaronl@frenchamericansf.org>
Subject: Support of International High School Project at 98 Franklin Street

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Erin Niemasik and I have two children enrolled in the school. I'm a San Francisco resident and a physician in the community. I'm the parent of Oliver and Henry Niemasik and have been a member of the French American and International High School community for 2 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

My Best wishes,

Erin Niemasik, MD

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on 98 Franklin (Hub) project
Date: Wednesday, May 20, 2020 1:50:05 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "pickering@sbcglobal.net" <pickering@sbcglobal.net>
Date: Wednesday, May 20, 2020 at 11:42 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>
Subject: Comments on 98 Franklin (Hub) project

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

Dear Commissioners Koppel, Alexander and Preston,

My name is John Pickering and I am writing today to lend my support to the proposed 98 Franklin Street development. I am a lifetime resident of San Francisco and 8-year member of the French American and International High School community.

Ours is San Francisco's oldest and largest international school and our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: WRT the Hub / FAIS / 98 Franklin
Date: Wednesday, May 20, 2020 1:48:23 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Roberto Lartigue <rlartigue@gmail.com>
Date: Wednesday, May 20, 2020 at 1:04 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: WRT the Hub / FAIS / 98 Franklin

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Roberto Lartigue. I have lived in SF for 25 years, currently in District 8, and I'm the parent of a 10 year old that goes to FAIS and have been a member of the school community since she started in pre-k .

FAIS is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. As a family

that visits Hayes Valley / Civic Center on a daily basis, we know that the area around Market and Van Ness is in need of improvement. This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets. This will also help the neighborhood's challenges with vandalism. Increased pedestrian activity - which the additional residents, new retail, and improved streetscape will create - is a natural deterrent to vandalism.

As a city resident, we are all faced daily with our city's challenges wrt homelessness and affordability. The project will provide at 80+ affordable units which the city, and its most vulnerable, desperately need.

For the school and our community, the project is a unique opportunity to create a world-class high school facility - a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular. The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place. In addition, FAIS has a history of working collaboratively with the community, and the school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thanks,

Roberto Lartigue

681 Duncan Street

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Writing to show my support for the Hub/98 Franklin Project
Date: Wednesday, May 20, 2020 1:48:14 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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www.sfplanning.org

From: Andre de Castilho <andredecastilho@gmail.com>
Date: Wednesday, May 20, 2020 at 1:22 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Writing to show my support for the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Andre de Castilho, I'm a Cole Valley/ San Francisco long time resident and I'm a parent of a French American 7th grader and have been a member of the French American and International High School community for 9 years.

French American Internations is one of San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Haves Valley neighborhood's challenges with vandalism.

Increased pedestrian activity – which the additional residents, new retail, and improved streetscape

will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Yours truly,

Andre de Castilho

From: [McKellar, Jennifer \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Hyland, Aaron \(CPC\)](#); [Matsuda, Diane \(CPC\)](#); [Black, Kate \(CPC\)](#); [Foley, Chris \(CPC\)](#); [Johns, Richard \(CPC\)](#); [Pearlman, Jonathan \(CPC\)](#); [So, Lydia \(CPC\)](#)
Cc: [Tonin, Jonas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [CPC-Commissions Secretary](#)
Subject: Draft EIR publication of 550 O'Farrell Street Project (May 20)
Date: Wednesday, May 20, 2020 12:48:30 PM

Good afternoon,

The Draft EIR for the proposed 550 O'Farrell Street Project, Case No. 2017-004557ENV, has been published today, May 20, 2020.

To review, please use the links below to access the Draft EIR components:

[Draft EIR \(550 O'Farrell St, 2017-004557ENV\)](#)

[DEIR Appendix A: Initial Study \(550 O'Farrell St, 2017-004557ENV\)](#)

[DEIR Appendix B: Notice of Preparation \(550 O'Farrell St, 2017-004557ENV\)](#)

[DEIR Appendix C: Historic Resources Evaluations \(550 O'Farrell St, 2017-004557ENV\)](#)

[DEIR Appendix D: Noise and Vibration Assessment \(550 O'Farrell St, 2017-004557ENV\)](#)

Please note that the **Draft EIR will be before the Historic Preservation Commission on June 17, 2020, and before the Planning Commission on June 25, 2020.**

The public review period will end July 7, 2020.

Should you require any additional materials, please contact me at the project email address, CPC.550OFarrellStEIR@sfgov.org, or at (415) 575-8754.

Sincerely,

Jennifer Barbour McKellar, Senior Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8754 | www.sfplanning.org

[San Francisco Property Information Map](#)

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: [Joseph McGuire](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: SI Lighting Project
Date: Wednesday, May 20, 2020 11:58:32 AM

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

Supervisor Mar and Planning Commissioners:

As a native San Franciscan, a Sunset resident since age 9, an alumnus of St. Ignatius College Prep (Class of '80), and SFSU and UCSF graduate, I was interested to learn that SI hopes to install lighting for their football and practice fields. I can understand that this can be a complicated issue with competing interests: the benefits to the students and school are clear-cut but must be weighed against the inconvenience and quality-of-life concerns for the closest neighbors.

Now that I have become aware of the details of the lighting proposal, I am writing **IN SUPPORT of SI's Lighting Project**. The plan is well-designed to mitigate neighbors' concerns.

Please consider carefully the many thoughtful measures SI is taking to be good neighbors into the future, especially the comprehensive ways they will address concerns for light spillage, and evening security, crowds and parking. I suspect you will be as impressed with their proposal as I am.

I sincerely hope that your evaluation will result in having lighted sports fields at SI.

Respectfully,

Joseph McGuire
1578 23rd Ave
San Francisco
jpaulmcguire@hotmail.com

From: Elizabethmurphy9621@comcast.net
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: Lights at St. Ignatius
Date: Wednesday, May 20, 2020 11:44:58 AM

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

Dear Commissioners,

We are writing in enthusiastic support of St. Ignatius' plans for lighting the athletic field at 2001 37th Avenue. We have lived in Parkside for over 50 years, and in this house for nearly 25. Our bedroom windows overlook the football field. The most recent SI graduate in our household graduated in 2017.

The state mandate to begin school later is crucial to teen health and sleep cycles. Beginning school later means the end time for school day events, rehearsals, sports practices and games is also later. Appropriate lighting is a health and safety issue for the student body. Because many students play a sport, and also participate in other co-curricular activities, the proximity of these activities is extremely important. Traveling to another location for sports means that many students would have to choose between competing priorities. High school is a time to sample activities and try new things, which require the school to provide adequate facilities.

As neighbors, alumnae parents, and alumnus we support the varied activities and opportunities that SI provides, and strongly encourage a "yes" vote for this proposal.

Thank you for your consideration.

Sincerely,

Mr. and Mrs. Richard P. Murphy
2175 35th Avenue

Sent from my iPad

From: [Mr. Tim Caraher](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: Lights at St. Ignatius Field
Date: Wednesday, May 20, 2020 11:27:21 AM

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

Dear Commissioners:

My name is Tim Caraher and I have been coaching football at St. Ignatius since 2002. I know firsthand how important these lights will be for the school, the athletes, and the coaches and I urge you to vote YES in support of these lights.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and their families. It will also to allow St. Ignatius to implement a later start time in accordance with CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. It will also provide the coaches greater flexibility to incorporate family time and balance with their responsibilities at home.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Tim Caraher
1504 Golden Gate Ave, SF CA 94115
tcaraher@siprep.org



Virus-free. www.avg.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Expressing Our Support for the Hub 98 Franklin Project
Date: Wednesday, May 20, 2020 10:56:52 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Daniel McGrath <danielmcgrath88@gmail.com>
Date: Wednesday, May 20, 2020 at 10:10 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Expressing Our Support for the Hub 98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Dan McGrath and I'm a San Francisco resident in the Sunnyside neighborhood. I'm also a parent to two boys attending International High School and I've been a member of the French American and International High School community for 3 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Dan McGrath

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Expressing my support for the 98 Franklin St project
Date: Wednesday, May 20, 2020 9:23:37 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Brian J Keil <bjk1968@gmail.com>
Date: Tuesday, May 19, 2020 at 3:11 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Expressing my support for the 98 Franklin St project

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

Dear Commission President Koppel and Planning Commissioners,

My name is Brian Keil. I've been a San Francisco resident since 1994. My son, Gabriel, is currently a 6th grader at French American International School (FAIS). We've been a part of the FAIS Community since 2012. I am contacting you to express my support, and ask for yours, for the proposed 98 Franklin Street development.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better. FAIS has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

The 98 Franklin project is a **unique** opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular. The new campus will establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place. My son and so many other children will be beneficiaries of this project.

Additionally, 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. The project will:

- Provide at 80+ affordable units which San Francisco desperately needs
- Propose design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.
- Create increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism

Thank you for your consideration. I strongly encourage your support of French American International School and the 98 Franklin Street development.

Regards,

Brian Keil

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Our family supports the Hub/98 Franklin Project!
Date: Wednesday, May 20, 2020 9:23:05 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Stephane de Bord <stephane.debord@gmail.com>
Date: Tuesday, May 19, 2020 at 3:25 PM
To: Kimberly Branagh <kimberlybranagh@gmail.com>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Re: Our family supports the Hub/98 Franklin Project!

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Cool. I didn't even sign mine. Good work.

Sent from my iPhone

On May 19, 2020, at 2:53 PM, Kimberly Branagh <kimberlybranagh@gmail.com> wrote:

<98 Franklin letter 2020.pdf>

Kimberly Branagh

BP Investments
1793 Union St.
San Francisco, CA 94123
M.# 415.516.1060

F.# 925.962.9650

kimberlybranagh@gmail.com

www.laserenaproperties.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Wednesday, May 20, 2020 9:22:46 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Comte, James" <James.Comte@ucsf.edu>
Date: Tuesday, May 19, 2020 at 3:37 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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

Dear Commissioners:

Hi, my name is James Comte. I've been living in the Sunset for five years and my child attends St. Ignatius.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the

shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

James Comte
2039 33rd Ave
SF, Ca 94116
James.Comte@ucsf.edu

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: Record Number 2019-021795CUA & 2019-019985 CUA
Date: Wednesday, May 20, 2020 9:22:00 AM

Commission Affairs

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

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

From: Judit Sánchez Fernández <juditsf@msn.com>
Sent: Tuesday, May 19, 2020 2:34 PM
To: Chandler, Mathew (CPC) <mathew.chandler@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Record Number 2019-021795CUA & 2019-019985 CUA

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

Hi Mathew,

I received both planning commissions, one for (15) new antennas for Verizon and (12) ATT panel antennas for AT&T.

The amount of antennas that are installing since last few years in this area is ridiculous.

Only whit these two plans we will have 27 antennas.

I'm writing to be part of the comments will be part of the hearing, Thursday, May 28 2020.

Best,

Judit.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting the 98 Franklin Project as part of the HUB
Date: Wednesday, May 20, 2020 9:21:54 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Elsa Lundy <elsa.lundy@gmail.com>
Date: Tuesday, May 19, 2020 at 4:49 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Supporting the 98 Franklin Project as part of the HUB

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Elsa Lundy, and I am a resident of San Francisco's District 5. I'm the parent of Zoe Lundy, a student at the French American International School. I have been a member of this school community for 2 years, and a resident of District 5 for 10 years.

Our wonderful international school is brings together people from many backgrounds, and creates a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, transit-orientated development that will serve San Francisco well into the future, and specifically breath new life into this troubled intersection.

I support this project because of:

- The 80+ affordable units which San Francisco desperately needs

- The design improvements to the public realm and pedestrian rights-of-way
- The streetscape enhancements to Oak and Lily Streets.
- The natural decrease in vandalism thanks to increased pedestrian activity
- A world-class high school facility for a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

The new campus will be a distinct civic landmark that is representative of our school's culture, mission, and sense of place - and of San Francisco's too.

I strongly encourage your support of French American International School and the 98 Franklin Street development, and I thank you in advance for your thoughtful consideration.

Best regards,
Elsa Lundy
1962 Ellis St.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the Hub/98 Franklin Project and for Affordable Housing
Date: Wednesday, May 20, 2020 9:21:13 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Nigel Chanter <nigelchanter@gmail.com>
Date: Tuesday, May 19, 2020 at 8:17 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for the Hub/98 Franklin Project and for Affordable Housing

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Nigel Chanter, I'm a Cole Valley resident and the parent of Alice Chanter, and I have been a member of the International High School community for two years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. My wife and I came to San Francisco over 25 years ago from London and Hong Kong, originally working for a software company founded by two professors at Berkeley University.

The project at 98 Franklin will provide 80+ affordable units which San Francisco so desperately needs. My wife and I volunteer every week with Project Homeless Connect and St. Anthony's Foundation so we are personally keenly aware of the issues that surround affordable housing.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail,

and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic. Prior to IHS our daughter attended the Chinese American International School, co-located in the same building, so we have seen first hand the improvements that have come to Hayes Valley in the last 12 years.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of the 98 Franklin Street development.

Sincerely,

Nigel Chanter

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin - requesting your support
Date: Wednesday, May 20, 2020 9:17:29 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Amy Guggenheim Shenkan <amyshenkan@gmail.com>
Date: Tuesday, May 19, 2020 at 9:08 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin - requesting your support

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Amy Shenkan and we live in Pac Heights. I'm a parent of a 10th grader at IHS and have been a member of the French American and International High School community since our daughter started Pre-K there in 2008. I also served on the board of the school and remain very committed to its mission which seems even more important during this crisis specifically and during this period in our history more broadly.

FAIS is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The school has expanded over time and its facilities need to expand with it. The school has creatively found a solution that seems great for the kids and great for the neighborhood. 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into

the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

We would really value your support of French American International School and the 98 Franklin Street development. Though our daughter will be an alum of IHS before the new school is built, we are so excited for the future students of IHS and for the enhancements to the neighborhood we've come to love.

Thank you for your consideration. I do hope that you and your families are staying healthy!

Sincerely,

Amy G Shenkan

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: International High School Franklin Project
Date: Wednesday, May 20, 2020 9:17:18 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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From: Tiffany Kulkarni <tiffanykulkarni@gmail.com>
Date: Tuesday, May 19, 2020 at 9:22 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: International High School Franklin Project

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

Commission President Koppel and Planning Commissioners,

As a parent of students at French American International School, I wanted to express my support for the proposed 98 Franklin Street Development.

As you might already know, International is the oldest and largest international school, bringing together a diverse group of students. Our school mirrors the diversity of the city, making 98 Franklin a great opportunity not just for the school but for the city. The project will provide at 80+ affordable units which San Francisco desperately needs while also providing our student population with much needed learning spaces.

I strongly encourage your support French American International School and the 98 Franklin Street development.

Thank you Tiffany Kulkarni

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Street
Date: Wednesday, May 20, 2020 9:17:02 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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On 5/19/20, 10:12 PM, "David Evans" <devans@mac.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I'm writing in support of the proposed 98 Franklin Street mixed-use development project. My name is David Evans and I'm a resident of San Francisco. Both of my children attend French American, my daughter Oona is in first grade and my son Heath is starting pre-kindergarten this fall. We love the global perspective of the school and the school community. I'm especially excited that this project could be completed by the time my children are ready for high school. I can only imagine how inspiring it would be to attend a high school like the one planned, one that they can both reach easily via public transit.

I'm also very interested generally in smart, transit-oriented developments like this one which will bring both added housing to San Francisco, plus a generous proportion of needed affordable units without requiring public funds, plus add fresh ground floor commercial space in this neighborhood. This development will I believe serve the community long term and feels very consistent with other developments along the Market Street corridor in recent years, which have had a significantly positive effect.

I sincerely hope you will approve this project for a new International High School and 98 Franklin Street development.

Thank you for your time and consideration!
David Evans

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support the Hub/98 Franklin Project
Date: Wednesday, May 20, 2020 9:16:08 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: David Fukuda <davefukuda@yahoo.com>
Date: Wednesday, May 20, 2020 at 8:43 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: I Support the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is David Fukuda. I am a San Francisco resident and I'm the parent of Alessio Fukuda and have been a member of the French American and International High School community for one year. I also have an incoming 9th grader to the school.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. The project will provide at 80+ affordable units which San Francisco desperately needs, as well as a new home for our high school. Our high schools current school shares its facilities with the elementary and middle schools.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Haves Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism. This is exactly the type of smart development that the City needs

Thank you for your consideration,

David Fukuda

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Materials related to the Market and Octavia Area Plan Amendment adoption hearing
Date: Wednesday, May 20, 2020 9:16:00 AM
Attachments: [Hub Area Plan Term Sheet Final 5-12.pdf](#)
[Planning Response to May 12 Advocate Letter.pdf](#)
[Market Octavia Area Plan Amendment Adoption Hearing Presentation 052120.pdf](#)
[Market Octavia Area Plan Amendment Summary of Proposed Changes and Items for Consideration 052120.pdf](#)
[2020-05-19 FINAL Hub GP Ordinance - for 2020-05-21 CPC hearing.pdf](#)
[2020-05-19 FINAL Hub Planning Code Ordinance - for 2020-05-21 CPC hearing.pdf](#)
[2020-05-19 FINAL Hub HSD Ordinance - for 2020-05-21 CPC hearing.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: "Langlois, Lily (CPC)" <lily.langlois@sfgov.org>
Date: Wednesday, May 20, 2020 at 8:49 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 <theresa.imperial@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, AnMarie Rodgers <anmarie.rodgers@sfgov.org>, joshua Switzky <joshua.switzky@sfgov.org>
Subject: Materials related to the Market and Octavia Area Plan Amendment adoption hearing

Good Morning Commissioners,

The Market and Octavia Area Plan Amendment will be before you for adoption tomorrow, Thursday May 21st. I wanted to provide you with a few materials in advance of the hearing. Under normal circumstances, I could pass hard copies of these materials to you at the hearing, instead I am providing them by email so you have an opportunity to review in advance.

Attached you will find:

A letter from the Mission and Soma community based organizations submitted to the Department on May 12th.

A memo to the Planning Commission that provides a high-level synopsis of the Department's

responses to this letter.

The staff presentation for the adoption hearing which addresses the Plan amendments including a brief project overview, summary of comments received since the initiation hearing and the Departments response, and an overview of the proposed legislation.

Finally, a memo of the recommenced changes to the legislation and items for the Commission's consideration. Three ordinances (Planning Code Amendments, General Plan Amendments and Business and the Housing Sustainability District Amendments) have been updated since the Commission packet was submitted on May 7th and are included in this email. Changes since the February 13th initiation hearing and changes since the packet was submitted on May 7th are summarized in the memo. There are no proposed changes to the Zoning Map Amendment ordinance since the Commission packet was submitted on May 7th. The recommenced changes and items for Commission consideration outlined in the memo will also be addressed in the staff presentation.

Please feel free to contact me with any questions.

Thank you,
Lily

Lily Langlois

Principal Planner, Citywide Planning

Planning Department|City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9083|Fax: 415-558-6409

Email: lily.langlois@sfgov.org

Web: www.sfplanning.org

The Planning Department is open for business during the Stay Safe at Home 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 and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission 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: Supporting 98 Franklin Project
Date: Wednesday, May 20, 2020 9:15:58 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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From: Farshad Mashayekhi <farshad.mashayekhi@gmail.com>
Date: Wednesday, May 20, 2020 at 8:52 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Cc: Aaron Levine <aaronl@frenchamericansf.org>, "LCuadra@bergdavis.com" <LCuadra@bergdavis.com>, Nazanin Hakim <nazanin.hakim@gmail.com>
Subject: Supporting 98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

We are contacting you to express our support for the proposed 98 Franklin Street development.

As residents of San Francisco since 2002, and parents of two children (age 12 and 11) attending French American School, we have been a member of the school community for 8 years. The school and its community represent the best of the city: a diverse, compassionate, and principled culture that bring together people from many backgrounds.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

98 Franklin brings tremendous help for the school's mission, and it also offers much to the city and the neighborhood: affordable housing units, retail space, and

enhancement to streetscape.

We strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you,

Nazanin Hakim, DDS

Farshad Mashayekhi, PhD

770 23rd Ave, San Francisco, CA 94121

(415) 407-0250

From: [Richard Cardello](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Updegrave, Samantha \(CPC\)](#)
Subject: 2019-013418CUA (S. UPDEGRAVE: (415) 558-6612) 526 COLUMBUS AVENUE // PLANNING COMMISSION HEARING 05-21-2020 ITEM B 13
Date: Tuesday, May 19, 2020 11:52:12 PM

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

Joel Koppel

President
joel.koppel@sfgov.org

Kathrin Moore

Vice-President
kathrin.moore@sfgov.org

Sue Diamond

sue.diamond@sfgov.org

Frank S. Fung

frank.fung@sfgov.org

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theresa.imperial@sfgov.org

Millicent A. Johnson

millicent.johnson@sfgov.org

PLANNING DEPARTMENT STAFF

Jonas P. Ionin

jonas.ionin@sfgov.org
415.558.6309

Commission Affairs

commissions.secretary@sfgov.org
415.558.6309

samantha.updegrave@sfgov.org
Samantha Updegrave
(415) 558-6612

PLANNING COMMISSION HEARING
THURSDAY, 2020-05-21 1PM

AGENDA ITEM B 13

2019-013418CUA (S. UPDEGRAVE: (415) 558-6612) 526 COLUMBUS AVENUE – east side of Columbus Avenue between Union Street and Green Street with secondary frontage on Stockton Street; Lot 003 in Assessor’s Block 0117 (District 3) – Request for Conditional Use Authorization pursuant to Planning Code Sections 780.3 and 303 to modify the previously imposed Condition of Approval No. 2 under Case No. 92.137C, Planning Commission Motion 13349, to allow a full kitchen for an established Restaurant Use within the North Beach Neighborhood Commercial Zoning District, 40-X Height and Bulk District, and the North Beach and Telegraph Hill-Nob Hill Residential Special Use Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). Preliminary Recommendation: Approve with Conditions

.....

I am writing in support of the Conditional Use Application for 526 Columbus Avenue, which I anticipate will be approved on your consent calendar.

I remember when the Italian Homemade Company first opened in the 700 block of Columbus.

The couple behind the counter were immediately engaging and happy to talk about their new business and food.

I ordered a Piadina, which I ate there and some fresh pasta to cook at home.

Each was delicious.

I have returned to enjoy many types of pastas with a variety of available sauces.

Believe me, the food had to be exceptionally good to compensate for the paper plates and to get me to go back.

Even if I were not a fan who is impressed by the hard work and success of the owners of this new business, founded in our own North Beach, I would be supporting this CU.

They have grown to open a few other outlets in San Francisco and beyond.

We all should support those willing to invest their time, energy, and money in neighborhood-serving businesses.

Doing so will help reduce the blight of vacant storefronts as well as stimulate our recovery from the economic downturn caused by the COVIT 19 crisis.

Please approve this CU application by consent, and please expedite the approval process so we all may enjoy an expanded Italian Homemade Company in its founding neighborhood.

Thank you,

Richard Cardello
999 Green Street, Apartment 903
San Francisco, California 94133
richard@cardellodesign.com

05-19-2020

From: [Mark Carlin](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: Lights at SI
Date: Tuesday, May 19, 2020 3:16:24 PM

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

5/19/2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Dear Commissioners:

Hello, my name is Mark Carlin and I have lived in the Parkside/Sunset district my entire life (33yrs.) I attended St. Ignatius and had the privilege of playing football and soccer while I attended. Team sports was a huge part of my personal development and I think that SI should be allowed to install lights on their field.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Mark Carlin
2457 21st Ave, SF CA 94116
Mark.carlin1222@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 3:07:42 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Christophe de Bord <debordchristophe@gmail.com>
Date: Tuesday, May 19, 2020 at 3:02 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>
Subject: Support for the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Christophe de Bord. [I'm a San Francisco resident] I'm the parent of Patrick de Bord and have been a member of the French American and International High School community for 10 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-

of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Christophe de Bord

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for new school at 98 Franklin Street - The Hub
Date: Tuesday, May 19, 2020 2:57:49 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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On 5/19/20, 1:34 PM, "Ettore Leale" <eleale@sbcglobal.net> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Ettore Leale I'm a San Francisco resident and I'm the parent of a 5th Grader and a 7th Grader and have been a member of the French American and International High School community for 8 years. We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better. 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. The project will provide at 80+ affordable units which San Francisco desperately needs This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets. The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood. Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular. The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Best regards,
Ettore

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of support for French American International School project at 98 Franklin
Date: Tuesday, May 19, 2020 2:57:41 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Tony Fenner-Leitao <tony.fennerleitao@gmail.com>
Date: Tuesday, May 19, 2020 at 1:36 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Letter of support for French American International School project at 98 Franklin

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my strong support for the proposed 98 Franklin Street development. My family lives in San Francisco and 2 of our 3 children (we hope the third will join) attend French American and International High School.

The school is unique in San Francisco, indeed California, in that it is its largest international school, forming a community that brings together people from many backgrounds, experiences, geographies. The one thing we all have in common is that we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

I believe 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. Further in my opinion the project will

- provide at least 80+ affordable units which San Francisco desperately needs.
- design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.
- help address the Hayes Valley neighborhood's challenges with vandalism as Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will

create – is a natural deterrent to vandalism.

- provide further support to the Hayes Valley commercial community (restaurants, retail).

As I am sure you know the school has a history of working collaboratively with the community- several dormant properties have been developed, security staff added, and neighborhood foot traffic increased.

The most exciting part about this project is that it is a unique opportunity to create a truly world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Many thanks for your consideration.

Sincerely,

Tony Fenner-Leitao

tony.fennerleitao@gmail.com

+ 1 415 4299116

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Street - letter in support
Date: Tuesday, May 19, 2020 2:38:16 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Tamara Dust <tamaradust@gmail.com>
Date: Tuesday, May 19, 2020 at 1:56 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin Street - letter in support

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Tamara York. I live in the Outer Richmond of San Francisco and I'm the parent of Rousseau a wonderful 5-yr-old. I've have been a member of the French American and International High School community for 2 years.

Our school is special and for an international family like ours, is unique. We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds who speak many languages and will hopefully be able to give back to the world. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately

needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Tamara York

415-517-9841

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Enthusiastic support for the 98 Franklin Project
Date: Tuesday, May 19, 2020 2:38:05 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Laura Zander <laura.r.zander@gmail.com>
Date: Tuesday, May 19, 2020 at 2:05 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Enthusiastic support for the 98 Franklin Project

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Dear Commission President Koppel and Planning Commissioners,

My name is Laura Zander and I am a San Francisco resident, a French American International School parent, and the CFO of the Exploratorium. I have stood before the Board of Supervisors most recently expressing my support for the Seawall project. I am reaching out to you to express my support for the proposed 98 Franklin Street development. I believe firmly in this project even though it is unlikely that my son will benefit from it except as an alumnus!

FAIS and International High School is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, place-making, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you!

Sincerely,

Laura R. Zander

(415) 601-2918.

Laura R. Zander
732A Liggett Ave.
San Francisco, CA 94129
M: (415) 601-2918
E: laura.r.zander@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: French American International School Letter of Support
Date: Tuesday, May 19, 2020 2:37:55 PM
Attachments: [FAIS letter of support.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Laura Dinu <laura_dinu@hotmail.com>
Date: Tuesday, May 19, 2020 at 2:20 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: French American International School Letter of Support

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is **Laura Dinu**. I am a San Francisco resident as well as a native, having grown up in the Outer Sunset. I'm the parent of **Liam Dinu** and have been a member of the French American and International High School community for 2 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Laura Dinu

917.355.8780

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support 98 Franklin Street & the HUB
Date: Tuesday, May 19, 2020 12:58:55 PM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org>>

On 5/19/20, 12:58 PM, "C Ellison" <cwellison1@gmail.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Christopher W. Ellison, and I am a resident of the Marina District in San Francisco. I am the parent of two children at the French American and International High School (FAIS) and have been a member of the school for five years.

I am a huge believer in both the FAIS school itself and the development commitment it is taking on, as well as the general development of the "HUB". FAIS is San Francisco's oldest and largest international school, and the community is diverse in background and culture. The development of the 98 Franklin project allows for the much needed expansion of the school grounds, allowing for greater access to modern teaching tools and techniques, increasing the ability for the school to reduce a large student population into smaller groups for focused learning, and generally reducing overcrowding of the hallways. Whether it is a concern for today or a plan for the future, we cannot overlook the fact that expanding the grounds of a school that takes in students from PK4 through High School is imperative. Simply put, expanding the school grounds to increase common areas (hallways, etc.) and student distancing should be a public priority for the future. This project is being built for the future and will increase the likelihood that our children can continue to attend some form of school should another pandemic break out that requires reduced class sizes and distancing. The beauty of the 98 Franklin project is that this is just an added benefit to an already extremely beneficial and impactful project that, on its own, will only further increase the intellectual capital and future economic growth of our great City.

In addition, the project will provide at 80+ affordable housing units that San Francisco desperately needs. This project proposes design improvements to the public infrastructure and pedestrian rights-of-way, including streetscape enhancements to Oak and Lily Streets. The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism, as well as significantly more lighting in the area. The additional ad valorem taxes from the development should also help an already strained public service budget.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

--

Onward!

Chris W. Ellison
(405) 996-6111 cell phone

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Street Development and French American International High School
Date: Tuesday, May 19, 2020 12:52:35 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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On 5/19/20, 10:26 AM, "Iwan Thomis" <iwanthomis@mac.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners

I have been a San Francisco/District 5 resident for the last 23 years and I am a parent of a junior student at the French American International High School. I have just reviewed the latest plans and ideas for the development of the site at 98 Franklin and wanted to express my enthusiastic support for the vision shown here.

The neighborhood around the current school site has seen a lot of positive change recently, not least with redevelopment of buildings on Van Ness. However, there remain many problems in the area and it does not always feel safe. Adding the density of both additional housing, retail, and a bustling school would surely create a better overall environment. It seems that this would also fit with the improvements to SFMTA services on Van Ness. This part of the city has been challenging for many years and I am pleased to see how it might now become more connected and secure.

Although my son will have graduated long before this development is complete I am excited that this work would provide opportunity for future students, housing for many, and a better, safer, more live-able environment for all in the neighborhood.

Please support this plan and the long-term health of our city.

Many thanks in advance

yours sincerely

Iwan Thomis

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the 98 Franklin Street Development
Date: Tuesday, May 19, 2020 12:50:10 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Eunice Gillan <euniceg@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 10:41 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for the 98 Franklin Street Development

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Dear Commission President Koppel and Planning Commissioners,

My name is Eunice Gillan-Short and I am a teacher at French American and International High School in my fifth year at the school. I am contacting you to express my support for the proposed 98 Franklin Street development.

French American and International High School is a school to be very proud of. As San Francisco's oldest and largest international school, we have a diverse community that brings people together from many different backgrounds. This diversity is our strength and we strive to create a deep shared culture that develops compassionate, confident, and principled young people who will make the world a better place. When I moved to San Francisco five years ago, French American and International quickly became my second family, a sentiment I know many at the school feel.

98 Franklin is a very important project for our school, but I would also like to highlight the benefits it will have for the city of San Francisco well into the future. As a mixed-use and mixed-income development with the advantage of being close to transit lines, it has immense potential for the city, especially as the project will provide more than 80 affordable units which are desperately needed. Furthermore, a development such as this will provide

clear enhancements to Oak Street and Lily Street, and will act as a natural deterrent to vandalism, given the proposed additional residents, retail space and improved streetscape.

One of the things I am most proud of with regards to French American and International is our history of working collaboratively with the community. In the past, the school has successfully developed several previously dormant properties, and the added security staff and pedestrians that this brought to the area have been a welcome addition to the city. I can say with great confidence that the 98 Franklin Street project would follow in a similar vein and I have no doubt that the city would benefit greatly from it. Approval of this project would open up a unique opportunity to create a world-class high school facility for our school and allow us to continue to develop the diverse and innovative institution that we are, as well as strengthen the already deep roots we have in Hayes Valley and San Francisco, and our continued collaborative work with the community.

I, therefore, strongly urge your support of French American and International High School and the 98 Franklin Street development. It is a truly remarkable school which is fully deserving of this facility.

Thank you in anticipation.

Yours truly,

Eunice Gillan-Short

Humanities Teacher

+1 415-558-2000

[150 Oak Street | San Francisco, CA 94102 | USA](#)



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Teacher Support of the 98 Franklin Porject
Date: Tuesday, May 19, 2020 12:49:43 PM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: Julie Rouette <julier@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 11:08 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "LCuadra@bergdavis.com" <LCuadra@bergdavis.com>, Aaron Levine <aaronl@frenchamericansf.org>
Subject: Teacher Support of the 98 Franklin Porject

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Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Julie Rouette and I am a teacher and have been a member of the French American and International High School community for 4 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-

of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Julie Rouette

Teacher of Mathematics

[150 Oak Street | San Francisco, CA 94102 | USA](#)

Image removed by sender.



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 98 Franklin - French American International High School building
Date: Tuesday, May 19, 2020 12:47:03 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Amy Johnson <amydejohnson@gmail.com>
Date: Tuesday, May 19, 2020 at 11:54 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for 98 Franklin - French American International High School building

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Amy Johnson, San Francisco resident (district 1) and parent of Juliette & Corinne Johnson. I have been a resident of San Francisco for 20 years and a part of the French American community for 7 years.

As San Francisco's oldest and largest international school, our community brings together people from many backgrounds in the shared vision of developing compassionate, confident, and principled students who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco now and well into the future. The project provides 80+affordable unites, while improving the public realm and making the neighborhood more pedestrian friendly.

The project will also help address the Haves Valley neighborhood's challenges with vandalism, which we have personally experienced. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a

natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world- class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Amy Johnson - 2508 Mcallister St.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Resident Support for the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 12:46:49 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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www.sfplanning.org <<http://www.sfplanning.org/>>

On 5/19/20, 11:58 AM, "Natalie Drieu" <nataliedrieu@gmail.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Natalie Zee Drieu. I am a San Francisco native and resident in SOMA/South Beach area. I'm the parent of Chloe Drieu and have been a member of the French American and International High School community for since 2011.

What I love the most about our city is the diverse cultures. I am Chinese-American and my parents met in San Francisco almost 50 years ago in Chinatown.

I also met my French native husband here in this city. French-American International School is one of the oldest and largest international schools. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Haves Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world- class high school

facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Best,
Natalie Drieu

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: My optimism of the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 12:46:33 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Alistair Hamilton <alistairh@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 11:59 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: My optimism of the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my optimism for the proposed 98 Franklin Street development and its critical role in the continued advancement of the mission of French American and International High School. My name is Alistair Hamilton and I lead the Creative and Performing Arts department and proudly occupy our Arts Pavilion at 66 Page/65 Lily St.

I am proud to represent the Arts at San Francisco's oldest and largest international school. Our community brings together people from many backgrounds and I have the distinct pleasure to bring our student and adult populations together through a series of concerts, performances, exhibitions, and screenings. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better. Our rich community has been such a positive member of Hayes Valley and we are united in our optimism for the success this project will bring our students.

Providing 80+ affordable units which San Francisco desperately needs, 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated

development that will serve San Francisco well into the future. This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Alistair

--

Alistair Hamilton (He/Him/His)
Head of Creative and Performing Arts
[150 Oak Street | San Francisco, CA 94102 | USA](#)



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of the 98 Franklin Street Housing Project.
Date: Tuesday, May 19, 2020 12:46:19 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Stephane de Bord <stephane.debord@gmail.com>
Date: Tuesday, May 19, 2020 at 12:00 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support of the 98 Franklin Street Housing Project.

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Stephane de Bord. I'm a San Francisco resident and I'm the parent of 2 high schoolers and one middle schooler and have been a member of the French American and International High School community for 14 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Best,

Stephane P. de Bord
201 Mission Street, 12Fl.
San Francisco, CA 94105
(o) 415-727-2606
(c) 415-225-5456

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support our school.
Date: Tuesday, May 19, 2020 10:11:53 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Daniel Paz <danielp@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 9:49 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support our school.

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Daniel Paz, I've been a teacher at International High School for 32 years and my two children attend it.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Daniel Paz
Spanish teacher
+1 415-558-2000

[150 Oak Street | San Francisco, CA 94102 | USA](#)

Image removed by sender.



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Future French American Campus
Date: Tuesday, May 19, 2020 10:11:27 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org/>>

On 5/19/20, 9:57 AM, "Nicole Bernstein" <nicoleoncina@icloud.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Nicole Bernstein, I'm a San Francisco resident, and I'm the parent of a 4-yr-old boy who attends French American. We are excited to be a part of the French American community and hope that our son will attend through high school, hopefully at a state-of-the-art campus at 98 Franklin.

The FAIS community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Best,
Nicole & Jeffrey Bernstein

From: [Chandler, Mathew \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [Kwiatkowska, Natalia \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: 2020-001384CUA-1650 Polk Street-PC Hearing May 21, 2020
Date: Tuesday, May 19, 2020 9:50:17 AM
Attachments: [2020-001384CUA_1650 Polk Street Response Commission Information Request \(ID 1183482\).pdf](#)

All-

Please see the attached response the project sponsor has provided in response to Commission Vice President Moore's questions regarding fee structure, operation, and life safety. Feel free to reach out if you need anything more.

Best,

Mathew Chandler, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9048 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission 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: Kathrin Moore <mooreurban@aol.com>
Sent: Monday, May 18, 2020 8:44 AM
To: Chandler, Mathew (CPC) <mathew.chandler@sfgov.org>
Subject: Fwd: 1650 Polk

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

Kathrin Moore, FAICP Assoc. AIA
MooreUrban Design

Begin forwarded message:

From: Kathrin Moore <mooreurban@aol.com>
Date: May 18, 2020 at 8:40:15 AM PDT
To: mathew.chandler@sfgov.org
Subject: 1650 Polk

Matthew:

Could you please give me a call at 1 415 254.9183- I have a question about the 1650 Polk St project.

Kathrin Moore
Planning Commissioner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: My Voice of Support for the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 9:35:25 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Konrad Ng <konrad@gmail.com>
Date: Tuesday, May 19, 2020 at 9:29 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: My Voice of Support for the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners:

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Konrad Ng. I am a San Francisco resident and I am the parent of Maya and have been a member of the French American and International High School community for 5 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-

of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Kind regards,

Konrad H. Ng, M.D.

Board Certified in Physical Medicine & Rehabilitation
Fellowship Trained in Interventional Pain Management



Multidisciplinary and Interventional Pain Management

2100 Webster Street, Suite 314 | San Francisco, CA 94115
1580 Valencia Street, Suite 703 | San Francisco, CA 94110
Tel: (415) 737-0555 | Fax: (415) 737-0595 | www.phspine.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the Hub/98 Franklin - Great project for the community
Date: Tuesday, May 19, 2020 9:21:06 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Katia Aouat <katiaa@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 9:20 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for the Hub/98 Franklin - Great project for the community

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Katia Aouat. I work in the Hayes Valley and I am a San Francisco resident. I'm the parent of two kids: Saskia Rafoni, who will start her junior year during Fall 2020 at French American International High School and Ulysses Rafoni, entering 6th grade in the Fall 2020 at French American International School. I have been a member of the French American International community for 22 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Katia Aouat

Professeur de Français

French American International School | International High School

Lycée International Franco-Américain

150 Oak Street | San Francisco, CA 94102 | USA

www.frenchamericansf.org

Image removed by sender.



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 9:14:18 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Diane Novo <dianen@frenchamericansf.org>
Date: Tuesday, May 19, 2020 at 9:09 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Diane Novo and I am a San Francisco resident and lived in Hayes Valley for many years. I'm also an employee of the French American International School for the past 5 years.

French American is San Francisco's oldest and largest international school and our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. The project will provide at 80+ affordable units which San Francisco desperately needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

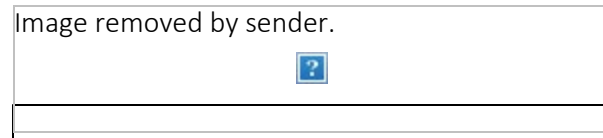
The project will also help address the Haves Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

Sincerely,

Diane Novo

"Service to others is the rent you pay for your room here on earth"
~ Muhammad Ali

Diane Novo
Academic Technology Supervisor
(415) 558-2000
[150 Oak Street | San Francisco, CA 94102 | USA](#)



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Expressing my support for the 98 Franklin project
Date: Tuesday, May 19, 2020 8:54:36 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Sarah Pinto <sarahpinto1@gmail.com>
Date: Tuesday, May 19, 2020 at 8:53 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Expressing my support for the 98 Franklin project

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Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Sarah Pinto. I am a San Francisco resident and I'm the parent of Noah and Salome Peyronel and have been a member of the French American and International High School community for 3 years.

FAIS is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

The project will also help address the Haves Valley neighborhood's challenges with

vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Sarah Pinto

--

Sarah Pinto Peyronel

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Development Project at 98 Franklin Street in San Francisco
Date: Tuesday, May 19, 2020 8:23:23 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Jordan Otis <jordanotis@gmail.com>
Date: Tuesday, May 19, 2020 at 8:19 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, Nina Geneson <ninagotis@gmail.com>
Subject: Support for Development Project at 98 Franklin Street in San Francisco

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

Dear Commission President Koppel and Planning Commissioners,

I write on behalf of myself and my wife, Nina Geneson, to express our support for the proposed development at 98 Franklin Street in San Francisco. Both Nina and I are San Francisco natives who live in the City with our children, Colton and Kiara, who are in Pre-Kindergarten at French American. We have been a members of the French American and International High School community for the past year, and look forward to continuing to be part of this community for many years to come. French America International School is San Francisco's oldest and largest international school. One of the primary reasons we chose French American for our children's educations is the school's community, which is incredibly diverse and brings together people from many different backgrounds. We are proud to be part of a community that strives to create a shared culture that develops compassionate, confident, and principled people who will make the world better. The development at 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. We understand that the project will provide 80+ affordable units, which we can all agree San Francisco desperately needs. This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets. We also understand that the project will also help address the Hayes Valley neighborhood's challenges with vandalism by increasing pedestrian activity in the area – through additional residents, new retail, and improved

streetscapes – which will act as a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood. Located in the Hub District, the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

Both my wife and I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you for your attention and consideration.

Jordan Otis & Nina Geneson

From: [Ionin, Jonas \(CPC\)](#)
To: [Alexander, Christy \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I support the 98 Franklin Project!
Date: Tuesday, May 19, 2020 8:00:32 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org/>>

On 5/18/20, 6:35 PM, "CHRISTIAN BONOMO" <chris@c3h.org> wrote:

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

Dear Commission President Koppel & Planning Commissioners,

I whole-heartedly support the proposed 98 Franklin Street development. My name is Christian P. Bonomo and I have lived in San Francisco for 25 years. Additionally, I am the parent of three children that have attended French American and/or International High School. As such, I have been a member of the French American and International High School community for 14 years.

French American International School is San Francisco's oldest & largest international school. The community is diverse - bringing together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

Over my quarter century living in our city, I have seen Hayes Valley blossom. The project at 98 Franklin will help to continue this process. It provides additional housing to the city, including 80+ affordable units. It will liven up that part of the neighborhood with foot traffic from both the school community & residents.

A long time ago the French American International School made a big bet on the community when it moved into 150 Oak. During the ensuing time, it has shown itself to be a stalwart part of the neighborhood and has worked with the community to develop many dormant properties. It looks forward to extending its roots in the neighborhood with the 98 Franklin project.

Please give your support to the French American International School and the 98 Franklin Street development. Thank you & be safe.

Best,
Christian P. Bonomo

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting the innovative 98 Franklin project
Date: Tuesday, May 19, 2020 7:57:35 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Julie Strong <julies@frenchamericansf.org>
Date: Monday, May 18, 2020 at 5:12 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Supporting the innovative 98 Franklin project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Julie Strong, and I am the Director of Teaching and Learning and have been a member of the French American and International High School community for 1 year. Previously I lived in the Inner Sunset for 13 years.

The School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately

needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District, the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

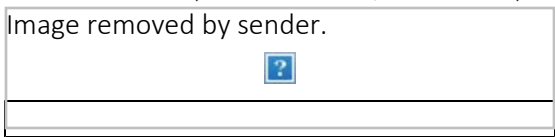
Closing

This project is the type of innovative community-based approach that has made San Francisco a world-class city, and I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Sincerely,

Julie Strong

Julie Strong, Ph.D. (She/Her/Hers)
Director of Teaching and Learning, Accreditation Coordinator
+1 415-558-2097 (direct)
150 Oak Street | San Francisco, CA 94102 | USA



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: My full support for the French American + International school project
Date: Tuesday, May 19, 2020 7:57:12 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Sébastien Dufresnes <sebastiend@frenchamericansf.org>
Date: Monday, May 18, 2020 at 5:18 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: My full support for the French American + International school project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Sébastien DUFRESNES, I'm a Hayes Valley resident I'm a faculty and have been a member of the French American and International High School community for 13 years.

The School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

Thanks for supporting and voting for this great project!

Sébastien DUFRESNES

Upper School French

[150 Oak Street | San Francisco, CA 94102 | USA](#)



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please consider my strong support for the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 7:57:02 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org <<http://www.sfplanning.org/>>

On 5/18/20, 6:24 PM, "Philippe Sanchez" <pxsanchez@gmail.com> wrote:

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

Dear Commission President Koppel and Planning Commissioners,

I'd like to express here my strong (!) support for the proposed 98 Franklin Street development.

My name is Philippe Sanchez. I am a proud San Francisco resident, the CEO of San Francisco based company, the parent of two bright young adults Maximilien and Odessa both students and alumni of the French American High School, and a trustee and board member of the French American and International High School (IHS).

As you probably know, IHS is San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

I'm personally proud and very excited by the prospect of the 98 Franklin project. Mixed-use, mixed-income, placemaking, transit-orientated development... This world-class project will serve San Francisco well into the future and will make us even prouder our our city and its ability to encourage the creation of a remarkable high school facility and a diverse and innovative institution.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Philippe

Philippe Sanchez
226 Edgewood Avenue
San Francisco, CA 94117
CEO, Foxeye Robotics

Cell +1 (415) 602 6462
pxsanchez@gmail.com
[linkedin.com/in/philippesanchez](https://www.linkedin.com/in/philippesanchez)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support 98 Franklin
Date: Tuesday, May 19, 2020 7:56:49 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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www.sfplanning.org

From: Chris Beahn <cbeahn@yahoo.com>
Date: Monday, May 18, 2020 at 6:36 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Please support 98 Franklin

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

Good afternoon,

I would ask that you support the 98 Franklin Street development. I am excited to have a true multi-use project which can provide affordable and market-rate housing, schooling and retail, in my neighborhood. The density is good, the transit options are great, and the bicycle accessibility is good.

I have lived in Hayes Valley/Lower Haight for 14 years and have appreciated the changes I have seen, from the reinvention of Octavia to the redevelopment of Haight and Laguna. More recently, I have loved the slow streets -- although not the circumstances that brought them about. I have 2 kids (4 and 7) that my wife and I are raising in the neighborhood, and both now attend the French American. The school has been part of our lives for just a few years, but has been part of Hayes Valley for decades. Maybe my youngest will even get to attend classes in the new building?

98 Franklin will provide a great boost to the surrounding blocks, ensuring more traffic and life to improve the thoroughfare from Van Ness to Franklin, Gough, Hayes Valley and the Lower Haight. This will make the entrance to our neighborhoods more inviting.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you,
Chris Beahn, neighborhood resident since 2005

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Strongly support the project at 98 Franklin, the Hub Project
Date: Tuesday, May 19, 2020 7:56:39 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Laurance Lee <laulemlee@gmail.com>
Date: Monday, May 18, 2020 at 6:29 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Strongly support the project at 98 Franklin, the Hub Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my strong unqualified support for the proposed 98 Franklin Street development. My name is Laurance Lee, a native San Franciscan and a current resident. I'm the parent of Elysia Lee, grade 9, and have been a member of the French American and International High School community for 11 years. I have volunteered at the school for every year, including serving as the Parent Teacher Association President. I know the school and its administration very well.

French American and International High School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better. The school is a gem of an asset to its students, the staff, the neighborhood, the community, the City, and families in the Bay Area. I remember the days when Hayes Valley was a lot less clean and the school has contributed to the area in so many ways over the years.

The Project

I can speak about this project not just as a member of the school community, but as a practicing real estate developer who specializes in mixed use projects that are designed to contribute actively to the neighborhood community.

98 Franklin is exactly the kind of mixed-use, mixed-income, place-making, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

Closing

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Laurance Lee

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Street: Long-Time SF Resident Letter of Support
Date: Tuesday, May 19, 2020 7:56:29 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Ahmed Khaishgi <akhaishgi@gmail.com>
Date: Monday, May 18, 2020 at 7:48 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin Street: Long-Time SF Resident Letter of Support

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Ahmed Khaishgi. I have lived in San Francisco for the last 21 years and have seen the city develop and evolve.

We love the City and are raising our 3 children in the city. We have two children who attend the French American and International High Schools (FAIS/IHS) and will have a child at the school through 2032!

The School

As you know, FAIS / IHS is San Francisco's oldest and largest international school. In these divisive times, FAIS/IHS have created a true community of the best of San Francisco, with immense racial and socio-economic diversity while maintaining great academic rigor.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, transit-orientated

development that will serve San Francisco well into the future.

The project will provide 80+ affordable units which San Francisco desperately needs. This project will improve pedestrian rights-of-way - improving Oak and Lily Streets.

The project will also reduce vandalism. Population and pedestrian density – which the additional residents, new retail, and improved streetscape will create – always reduces vandalism.

French American International School has a great history of working with the Hayes Valley community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Closing

The 98 Franklin project is a unique opportunity to create a world- class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Ahmed Khaishgi
455 Frederick Street
San Francisco, CA 94117

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin Letter of Support by a FAIS family member and local community member
Date: Tuesday, May 19, 2020 7:56:15 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Erica Kodiyan <ekodiyan@gmail.com>
Date: Monday, May 18, 2020 at 8:11 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Erica Kodiyan <ekodiyan@gmail.com>, Manu Kodiyan <makodiyan@gmail.com>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, Aaron Levine <aaronl@frenchamericansf.org>, "lcuadra@bergdavis.com" <lcuadra@bergdavis.com>
Subject: 98 Franklin Letter of Support by a FAIS family member and local community member

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Erica Kodiyan. I am a West Mission/ **San Francisco resident and I'm the parent of Isabella Kodiyan, 7th grader** and have been a member of the French American and International High School community for **10 years**.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The mixed-use project will provide at 80+ affordable units which San Francisco

desperately needs and market rate units along with occupied commercial space.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets and helping to breathe new life into the community.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Erica Kodiyan

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The Hub/98 Franklin Project - Please support this important advancement for our school, our neighborhood and community!
Date: Tuesday, May 19, 2020 7:56:01 AM

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

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

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

From: Cigdem Gencer <cfgencer@yahoo.com>
Date: Monday, May 18, 2020 at 8:29 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: The Hub/98 Franklin Project - Please support this important advancement for our school, our neighborhood and community!

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Cigdem Gencer. I am a 20-year San Francisco resident. My son has attends 7th grade at the French American International School, and we have been active members of the French American and International High School community throughout the past 8 years, and the Hayes Valley neighborhood for even longer than that.

French American and International High School is San Francisco's oldest and largest international school. One of the most important reasons we chose our school is that our community brings together people from diverse backgrounds, experiences, and socio-economic levels. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, place-making, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs. This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets. The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood. Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley, in particular. The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

I also want to express my gratitude for you, for keeping our government functioning, and thinking for the future during this particularly challenging time.

With deep appreciation,

Cigdem Gencer

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I support The Hub and development of 98 Franklin Street for the International High School and Affordable Housing
Date: Tuesday, May 19, 2020 7:55:26 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Daniel Klingebiel <daniel@ncissf.org>
Date: Monday, May 18, 2020 at 9:18 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: I support The Hub and development of 98 Franklin Street for the International High School and Affordable Housing

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Daniel Klingebiel. I'm the parent of Maia and Colton Klingebiel, both soon to become High School students, and have been a member of the French American and International High School community for 42 years.

The School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

Closing

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Daniel Klingebiel

Daniel Klingebiel, CFM

He/Him/His
Executive Director
National Center For International Schools
150 Oak Street
San Francisco, CA 94102-7702
T - (415) 865.6040
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recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Tuesday, May 19, 2020 7:55:14 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Andrei Terebilo <andreiterebilo@gmail.com>
Date: Monday, May 18, 2020 at 10:10 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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May 18, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

Re: Lights at St. Ignatius Field

Dear Commissioners:

We are writing to voice our support for approval of the installation of new lights at St. Ignatius Field in order to create more options for student athletes and allow St. Ignatius to implement a later start time in accordance to CA State law.

We have been residents of the Sunset district of San Francisco since 2001.

We have two daughters who attend SI, both of whom are student athletes. Through their participation we have come to appreciate the value of on-campus practices in relation to students' academics, life balance, and mental health.

In addition please consider the multiple benefits of better lit campus fields for the safety around the school, which is an important factor for us as our daughters sometimes walk or bike from school after dusk.

Finally, the team sports at SI are an important part of life for many alumni and their parents who live in the neighborhood. I know we will be attending games long after our daughters graduate.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely:

Dr. Andrei Terebilo and Dr. Nina Bubnova

1571 41st ave, San Francisco, CA

andreiterebilo@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting the FAIS/98 Franklin Project
Date: Tuesday, May 19, 2020 7:54:47 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Perle Deutsch <perle.deutsch@gmail.com>
Date: Monday, May 18, 2020 at 10:15 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Supporting the FAIS/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Perle Deutsch. I am a Sunnyside resident. I'm the parent of Yehudi and Ivry Shadpour and have been a member of the French American and International High School community for 4 years.

The School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately

needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development.

Thank you.

Perle Deutsch

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Advocating for the Hub/98 Franklin Project
Date: Tuesday, May 19, 2020 7:54:33 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Farzin Shadpour <farzin.shadpour@gmail.com>
Date: Monday, May 18, 2020 at 10:19 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Advocating for the Hub/98 Franklin Project

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Farzin Shadpour. I am a San Francisco Resident. I'm the parent of Yehudi and Ivry Shadpour and have been a member of the French American and International High School community for 4 years.

The School

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

The Project

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately

needs

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

Closing

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Respectfully,

-Farzin Shadpour

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the French American International School Project at 98 Franklin St
Date: Tuesday, May 19, 2020 7:53:21 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: gino fortunato <yospike0@yahoo.com>
Date: Tuesday, May 19, 2020 at 7:46 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: Support for the French American International School Project at 98 Franklin St

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

Dear Commission President Koppel and Planning Commissioners,

I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Gino Fortunato and I am a resident of the Lake district in San Francisco. I'm the parent of Nicholas Fortunato and have been a member of the French American and International High School community for 10 years.

We are San Francisco's oldest and largest international school. Our community brings together people from many backgrounds. Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future.

The project will provide at 80+ affordable units which San Francisco desperately needs, a need that is getting more desperate all the time.

This project proposes design improvements to the public realm and pedestrian rights-of-way - providing welcome streetscape enhancements to Oak and Lily Streets.

The project will also help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity – which the additional residents, new retail, and improved streetscape will create – is a natural deterrent to vandalism.

French American International School has a history of working collaboratively with the community. The school has developed several previously dormant properties, added security staff, and helped increase foot traffic in the neighborhood.

Located in the Hub District – the 98 Franklin project is a unique opportunity to create a world-class high school facility for the French American International School – a diverse and innovative institution, with deep roots in San Francisco and Hayes Valley in particular.

The new campus is uniquely positioned to establish us in San Francisco's urban landscape, and will be a distinct civic landmark that is representative of our culture, mission, and sense of place.

I strongly encourage your support of French American International School and the 98 Franklin Street development. Thank you.

Kind Regards,

Gino Fortunato

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Pandemic Impacts on SF Land Use and Transportation Planning
Date: Monday, May 18, 2020 4:27:20 PM
Attachments: [SF-LUC & Pandemic Impact on SF.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "info@sfluc.org" <info@sfluc.org>
Date: Monday, May 18, 2020 at 2:43 PM
To: "Breed, Mayor London (MYR)" <mayorlondonbreed@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>, "Tumlin, Jeffrey (MTA)" <Jeffrey.Tumlin@sfmta.com>
Cc: "Fewer, Sandra (BOS)" <sandra.fewer@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "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>, "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>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "MTABoard@sfmta.com" <MTABoard@sfmta.com>, "ozzierohm@sbcglobal.net" <ozzierohm@sbcglobal.net>, "brucew@hanc-sf.org" <brucew@hanc-sf.org>, Bruce Bowen <bruce.r.bowen@gmail.com>, Gary Weiss <garysfx@gmail.com>, "dratler@sonic.net" <dratler@sonic.net>, "junonajonas@yahoo.com" <junonajonas@yahoo.com>, "tesw@aol.com" <tesw@aol.com>, "stephanie@stephaniepeek.com" <stephanie@stephaniepeek.com>, "kcourtney@rhcasf.com" <kcourtney@rhcasf.com>, "gswooding@gmail.com" <gswooding@gmail.com>, Marlayne Morgan <marlayne16@gmail.com>, "kbsmail@sbcglobal.net" <kbsmail@sbcglobal.net>, "karenmillerwood@gmail.com" <karenmillerwood@gmail.com>, chris bigelow <cgbigelow@gmail.com>, "matthewtmccabe@gmail.com" <matthewtmccabe@gmail.com>, Roberta Boomer <Roberta.Boomer@sfmta.com>

Subject: Pandemic Impacts on SF Land Use and Transportation Planning

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

Honorable Mayor Breed
President Yee
Director Tumlin

This is to transmit the attached document, “Pandemic Impacts on SF Land Use and Transportation Planning,” prepared by the San Francisco Land Use Coalition (SFLUC).

Representatives of the SFLUC also respectfully request the opportunity to meet with you at a time of your convenience to expand on this analysis. If you or a member of your staff kindly would respond to info@sfluc.org, we will be happy to coordinate the arrangements.

We very much appreciate your interest, your service to our City, and the opportunity to work with you toward the continued security and well-being of San Francisco.

The San Francisco Land Use Coalition

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for second continuance — 4118 21st St., 2020-000215CUA
Date: Monday, May 18, 2020 1:22:22 PM
Attachments: [Line-to-Line Survey Request for 4118 21st St Fong \(#2020-000215CUA, formerly 2018-002602CUA\).pdf](#)
[4118 21st Street 2020-000215CUA Request to Support Completion of Line-To-Line Survey Ibarra.pdf](#)
[LETTER OF OPPOSITION TO 4118 21ST ST 2020-000215CUA Ramo Santucci.pdf](#)
[4118 21st Street 2020-000215CUA formerly2018-002602CUA Klumb.pdf](#)
[LETTER OF OPPOSITION TO 4118 21ST 2020-000215CUA Larsen.pdf](#)
[4118-21st Street \(2020-000215CUA\) Request To Support Completion of Line-To-Line Survey Schroeder.pdf](#)
[4118 21st Street Kallman.pdf](#)
[Objection to Proposed Project at 4118 21st Street \(#2020-000215CUA\) Guaspari.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: Anne Guaspari <abguaspari@gmail.com>
Date: Monday, May 18, 2020 at 1:07 PM
To: "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>
Cc: "Bintliff, Jacob (BOS)" <jacob.bintliff@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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@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>, Joan Ramo <theempressrules@yahoo.com>, Curtis Larsen <curtisarlarsen@hotmail.com>, Carlos Ibarra <ybarcarlos@gmail.com>
Subject: Request for second continuance — 4118 21st St., 2020-000215CUA

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

Dear Supervisor Mandelman:

Many thanks to you and Jacob for the time and support you've given this mediation. We've had a chance to engage with the project team for 4118 21st St., and we feel

that we're making progress toward a resolution that can work for everyone.

We're considering the most recent offer from the project team. It reads:

- 1) We have committed and will share with Bridget from Planning that the visual marking of the boundary survey is a Condition of Approval from the Planning Commission, so no building permits could be issued without the completion of the visual marking.
- 2) In the unlikely event that the visual marking shows any encroachment over the joint property line, our plans will be revised to eliminate any encroachment.
- 3) In the unlikely event that the visual marking shows any debris or construction material that has encroached over the joint property line, such construction material will immediately be removed.

We agree with the project team that a professional line-to-line survey needs to be performed and marked (Item 1) and very much appreciate the project team's commitment to completing it.

However, any change required by this survey will revise their plans (Item 2) and thus make their scheduled 5/21/20 presentation to the Planning Commission inaccurate and the plans presented obsolete.

We believe that a continuance allowing the project team to have a professional surveyor perform the survey before presenting to the Planning Commission is in the best interest of all concerned — the Karamanoses, Carlos Ibarra and surrounding neighbors, the Planning Commission, and the mediators.

We hope you'll support us in a request for a second continuance so that the survey may be performed and included in a complete presentation to the Planning Commission. The project team has committed to performing the survey, and mediation will be better served by performing the survey first.

Attached are pdfs of eight emails sent to the Planning Commission last week expressing neighborhood opposition to the project as it stands, and requesting a line-to-line survey.

Please let us know if you have any questions for us. We know that time is short and look forward to hearing from you soon.

Thank you,

Anne Guaspari 378 Diamond St.
John Guaspari 378 Diamond St.
Kay Klumb 382 Diamond St
Joan Ramo 4101 21st Street
Richard Santucci MD 404 Diamond Street
Christine Santucci 404 Diamond Street

Marc Schroeder 390 Diamond Street
Cynthia Schroeder 390 Diamond Street
Curtis Larsen 385 Eureka Street
Carlos Ibarra 4124 21st Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, May 18, 2020 12:27:07 PM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: Molly McFadden <mmcfadden9614@gmail.com>
Date: Monday, May 18, 2020 at 12:01 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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

May 16, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

Dear Commissioners:

My name is Molly McFadden, and I'm an Alumna of St. Ignatius College Preparatory, as well as the Alumni Class Representative for the Class of 2014. I'm also a resident of the Sunset District and have been my entire life of 24 years.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. If the field lights were in place during my time at S.I., I would have benefitted from them in so many ways, which is why I strongly support the approval of this project.

As a team manager for our Freshman, Junior Varsity, and Varsity football teams during my 4 years at S.I., I spent countless nights at football practice- many of which were hindered by the early sunset in the fall. My colleagues and I (all young women) had to complete our job of assisting in cleaning the field after practice and making sure all of our equipment was locked away safely. Unfortunately, all of this had to be done in the dark as we had no lights at our field. Not only was this inconvenient, but frankly, it was scary as a young woman who stands at 5'3 and only 115 pounds and was often walking to my car or to Muni in the dark. Thankfully, our students and coaches were kind enough to look out for myself and the other team managers and walk us to our cars. All of the St. Ignatius students and staff can feel safe at night, though, if you approve this project.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Molly McFadden
2655 22nd Avenue
San Francisco, CA 94116

mmcfadden9614@gmail.com

From: [Major, Erica \(BOS\)](#)
To: [aj](#); [Board of Supervisors, \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Low, Jen \(BOS\)](#); [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Hood, Donna \(PUC\)](#)
Cc: [SNA BRC](#); [Public Lands for Public Good](#); ccsfheat@gmail.com
Subject: RE: Reservoir SUD and Development Agreement
Date: Monday, May 18, 2020 12:13:49 PM
Attachments: [image001.png](#)

Confirming your testimony has been added to Board File No. 200423.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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From: [aj <ajahjah@att.net>](mailto:aj@ajahjah.att.net)

Sent: Friday, May 15, 2020 7:04 PM

To: Major, Erica (BOS) <erica.major@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Hood, Donna (PUC) <DHood@sfgov.org>

Cc: SNA BRC <sna-brc@googlegroups.com>; Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; ccsfheat@gmail.com

Subject: Reservoir SUD and Development Agreement

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

Land Use & Transportation Committee, BOS, D7 Supervisor Yee, Planning Commission, PUC:

on 4/28/2020, legislation was introduced to create a Special Use District that will replace the current P-Public zoning.

On 5/28/2020, the Reservoir Project is expected to achieve a slam dunk with approvals for General Plan Amendment, Special Use District, Zoning Map amendment, Development Agreement, and EIR certification.

Despite the deceptive marketing of the Reservoir Project as "50% affordable", Reservoir Community Partners' breakdown will actually be 550 market-rate units, and only 367 affordable.

The developers cannot legitimately claim credit for the 183 "additional affordable" units that will come from public monies.

Don't facilitate stealth privatization of public lands with SUD.

Instead of the SUD, keep the Reservoir parcel #3180's zoned as Public..... Existing P zoning which already allows for 100% affordable housing.

There is no need to rezone to SUD, other than to facilitate privatization of public property.

Contrary to successful marketing of "affordable housing in perpetuity" the publication of the Development Agreement less than a month ago reveals the dirty secret that the affordable restriction only lasts for 57 years.

"FACTS" FIXED AROUND POLICY

The "affordable in perpetuity" lie has been promoted throughout the "public engagement process." Only with the recent publication of the Development Agreement has the lie been exposed. The lie is unconscionable.

This lie is emblematic of how the Reservoir Team has been playing fast and loose with "facts" to "achieve buy-in" from the community....in order to enable privatization of public property by the 1%.

Don't allow yourselves to be bought out by the 1%. No to the SUD; YES to retaining "P" zoning!

Sincerely,
Alvin Ja, District 7

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LAUNCH OF "GREAT PLATES" MEAL DELIVERY PROGRAM FOR AT-RISK SENIORS IN NEED OF FOOD ASSISTANCE
Date: Monday, May 18, 2020 11:03:32 AM
Attachments: [05.18.20 Great Plates Delivered SF.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, May 18, 2020 at 11:02 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LAUNCH OF "GREAT PLATES" MEAL DELIVERY PROGRAM FOR AT-RISK SENIORS IN NEED OF FOOD ASSISTANCE

FOR IMMEDIATE RELEASE:

Monday, May 18, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES LAUNCH OF
"GREAT PLATES" MEAL DELIVERY PROGRAM FOR AT-
RISK SENIORS IN NEED OF FOOD ASSISTANCE**

Great Plates Delivered SF will deliver three restaurant meals a day to seniors in need while supporting local businesses during the COVID-19 crisis.

San Francisco, CA — Mayor London N. Breed today announced the launch of Great Plates Delivered SF, an emergency food assistance program for seniors sheltering in place due to the COVID-19 pandemic. The program will deliver three free restaurant meals a day to seniors, who are at high-risk from COVID-19. The program is also an economic catalyst for local restaurants and food vendors, who will partner with the City to prepare and deliver meals.

“Staying home is especially important for seniors, who continue to be at greater risk for COVID-19. But that means many older adults also need additional support in accessing meals and groceries while staying at home,” said Mayor Breed. “Great Plates Delivered SF will provide freshly prepared, nutritious meals for our seniors while helping to bring much-needed business back to some of our local restaurants.”

In late April, Governor Newsom announced the availability of state funding for locally administered Great Plates Delivered programs in an effort to support at-risk seniors throughout the state while reigniting economic activity. Given that seniors are at heightened risk of COVID-19, this program is for older adults who live alone or with another senior and are unable to prepare or obtain meals while sheltering in place.

Since the Governor announced the temporary program last month, over 350 eligible clients have contacted the City's disability and aging helpline to sign up for the program. The City's Department of Disability and Aging Services (DAS) estimates that Great Plates Delivered SF could end up serving over 6,000 seniors daily.

“Access to food is critical during this COVID-19 emergency and we know there is still considerable need. Great Plates Delivered SF is an innovative City and community partnership that will address food insecurity, particularly for those older adults who live alone or do not have additional support in place,” said Shireen McSpadden, Executive Director of DAS. “Through this new program, many seniors will be able to access the food they need to stay healthy and safe during this crisis.”

Great Plates Delivered SF will serve eligible seniors over 65, as well as those age 60 - 64 with certain underlying health conditions. Eligible seniors must live alone or with another eligible senior and earn less than \$74,940 for a single-person household or \$101,460 for a two-person household. Participants will receive up to three free meals a day provided by local food vendors that have entered into a partnership with the City. All deliveries will be contactless for safety, and all individuals delivering meals are subject to background check.

In April, the City conducted a public procurement process for the Great Plates Delivered SF program and selected SF New Deal, a San Francisco based non-profit and rapid response organization, as the primary vendor. SF New Deal is currently providing 20,000 meals per week to vulnerable San Franciscans and has partnerships with over 65 local restaurants across San Francisco.

“We are excited to partner with the City to bring Great Plates Delivered SF to the community. This will provide seniors with access to delicious meals made by local small businesses. Neighbors are helping to keep neighbors nourished, healthy, and safe,” said Lenore Estrada, Executive Director of SF New Deal, a volunteer-led, nonprofit rapid response effort. “With over 65 local restaurants already on our roster, collaborating with Great Plates Delivered SF will allow us to provide to more members of our community and to bring onboard additional local businesses and the workers they employ. We are so grateful for the support of Mayor London Breed and all of the City employees for continuing to support the essential needs of everyone in our community.”

Older adults interested in the program can call (415) 355-6700 for assistance. This helpline is operated by DAS and is available seven days a week, from 8:00am to 5:00pm. Support is provided in multiple languages.

Seniors who currently receive state or federal food assistance such as CalFresh or home-delivered meals should contact the DAS helpline to understand their eligibility for this program or other assistance: (415) 355-6700. San Francisco residents seeking additional

information about Great Plates Delivered SF can visit: <http://www.sfhsa.org/GreatPlates>.

Addressing food insecurity and expanding food access has also been a critical objective of the City's Emergency Operations Center (EOC). Last week, Mayor Breed announced a major contribution of \$15 million to the Give2SF COVID-19 Response and Recovery Fund, with \$5 million going to food security efforts. To date, the EOC's Feeding Unit has:

- Delivered over 20,000 meals in partnership with Off the Grid, who prepared meals for medically isolated San Franciscans who are COVID-19 positive or living with a COVID-19 positive individual.
- Delivered close to 20,000 meals to vulnerable clients of organizations such as City Suppers, Project Open Hand, and Self Help for the Elderly.
- Deployed a daily average of 70 City employees to the San Francisco-Marin Food Bank to help package and distribute roughly 2,800 grocery bags per day.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, May 18, 2020 10:53:53 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: Jun Wang <junwang9158@gmail.com>
Date: Friday, May 15, 2020 at 4:24 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Jun Wang. My husband Xu Liu and I have been living in the Sunset district for more than twenty years. We have a daughter who is freshman at St. Ignatius College Prep.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Jun Wang

2622 36th Avenue
San Francisco, CA 94116
junwang9158@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Housing Affordability Strategies Report
Date: Monday, May 18, 2020 10:47:28 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Pappas, James (CPC)" <james.pappas@sfgov.org>
Date: Friday, May 15, 2020 at 7:23 PM
To: "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: AnMarie Rodgers <anmarie.roddgers@sfgov.org>, "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>
Subject: FW: Housing Affordability Strategies Report

Dear Planning Commissioners, Director Hillis, and Secretary Ionin,

For your reference, please see my response below to the May 12th letter from Ms. Trauss of YIMBY Law.

Thank you-

James Pappas

From: "Pappas, James (CPC)" <james.pappas@sfgov.org>
Date: Friday, May 15, 2020 at 7:15 PM
To: Sonja Trauss <sonja@yimbylaw.org>
Cc: Laura Clark <laura@yimbyaction.org>, "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>
Subject: Re: Housing Affordability Strategies Report

Dear Ms. Trauss,

Thank you for your letter from May 12th, 2020 regarding the Housing Affordability Strategies report and the suggestion to study a 4th option as part of our land use analysis. We appreciate the ideas and feedback you have offered as well as your praise for the report and your clear engagement with the material. We also thank you for providing earlier feedback for the Housing Affordability Strategies project through the housing policy focus groups held over the last year. In this message we provide additional information and context to address concerns and questions you have raised.

Your letter included three bolded points that summarize your main comments and questions and we include them here for reference and respond below.

Currently, the three concepts presented to you assume that tall or large buildings cannot be built outside of the Eastern Neighborhoods. This assumption pits high inclusionary production against equitable housing development.

Who decided that tall or large buildings cannot be built outside of the Eastern Neighborhoods? What is the source of this assumption?

We need an analysis of a 4th option, one that projects a high number of inclusionary units all over San Francisco.

As part of the Affordability Strategies report we looked at how land use controls affect the City's ability to sustain production of 5,000 housing units per year for 30 years for a total of 150,000 new homes with at least one third affordable at low and moderate incomes. Our analysis indicated that land use changes are necessary to meet these targets. Each of the three land use concepts included in the report is likely to result in the production of 150,000 units and each offers a different example of what new buildings could look like and where new housing could be built. Policymakers and the public could pursue land use policies similar to one of these concepts, combine elements from the three, or expand on the amount of housing in the three concepts as you suggest.

We incorporated taller and larger buildings in the land use concepts based on three main factors:

- **Economic analysis of housing development** including expectations of financial return for developers, lenders, and investors; rents, prices, and expected revenue in different submarkets and building types; development costs including land, construction, and soft costs, as well as the cost of providing inclusionary units and other community benefits.
- **Proximity to transportation infrastructure, jobs, and services for residents**, particularly more frequent and rapid transit and the opportunity to walk or bicycle to reach jobs and services.
- **Geographic extent of land use changes** also affected the need for vertical growth because allowing more multifamily housing in more areas of the city reduces the need for taller buildings to produce the targeted 150,000 units.

Housing prices and rents in San Francisco tend to increase with greater proximity to the Downtown core, as shown in the section of the report on Development Feasibility and Costs and the accompanying white paper. As a result, projects in the stronger housing markets closer to Downtown showed the greatest ability to support current high construction costs and the cost of

providing inclusionary housing. The areas close to the Van Ness and Market Street corridors are also served by the City's most robust concentration of transit routes and these areas are in walking distance to thousands of jobs as well as shops and services. For these reasons, in both the East Side and Transit Corridors concepts, the tallest buildings were considered for the areas closest to Downtown.

It should be noted that the Transit Corridors concept, like the East Side, includes significant height changes, with most parcels close to the transit corridors shifting to height limits of five to eight stories, instead of the current four, and some areas shifting to heights of 10 to over 20 stories. We assumed for the Transit Corridors concept that these transit lines would receive significant improvements that would be able to support more riders and residents in taller buildings. Because the Transit Corridors concept covers multiple corridors and a larger area of the city than the East Side concept, less height is necessary to accommodate the same number of units, however, a significant amount of inclusionary housing is still likely.

The Residential District Growth concept would allow more units per parcel in residentially zoned areas of the city, allowing more dispersed housing development and requiring no height changes to produce the same 150,000 units as in the other two concepts. As you note, this concept is likely to result in fewer inclusionary units than the other concepts and to require more public investment to produce affordable housing. In addition, development feasibility given high construction costs and current inclusionary rates could be challenging in some residential neighborhoods with lower rents and prices. On the other hand, the Residential Growth concept would provide more flexibility for small property owners around the city to add housing for extended family or other residents and would result in smaller multifamily buildings more typical of many San Francisco neighborhoods. Weighing these different considerations is up to policymakers and the public and indeed they may opt to take elements from the different concepts and combine them to address our housing affordability challenges.

Regarding your suggestion to analyze a 4th concept emphasizing more tall buildings in more of the city, it is certainly an idea that the City could pursue in the future. Extending zoning for high rise development over more of the city would require a higher scale of development over a longer period of time, far higher than 150,000 units, which was beyond the scope of our study. In addition, we would need to consider market strength, development costs, the presence of infrastructure including transit, access to jobs and services, and other factors. Larger housing production targets, a longer time horizon, or a mandate to increase inclusionary housing production would likely necessitate additional housing capacity in larger buildings in the future.

We hope this response addresses some of your questions and concerns about the concepts studied as part of the Affordability Strategies project. We look forward to working with you as part of ongoing efforts to expand housing opportunity, stability, and affordability for all San Franciscans.

Thank you again for your feedback.

Sincerely,

James Pappas

From: Sonja Trauss <sonja@yimbylaw.org>

Date: Tuesday, May 12, 2020 at 6:50 PM

To: "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Koppel, Joel (CPC)" <joel.koppel@sfgov.org>, "mooreurban@aol.com" <mooreurban@aol.com>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Imperial, Theresa (CPC)" <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>

Cc: Laura Clark <laura@yimbyaction.org>, Rich Hillis <richhillissf@gmail.com>, "Pappas, James (CPC)" <james.pappas@sfgov.org>

Subject: Housing Affordability Strategies Report

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

Hello Planning Commissioners, Director Hillis and Mr. Pappas,

Please find YIMBY Law's comment letter attached.

The upshot is that Planning needs to include a 4th Scenario - one that includes truly high density housing outside of the Eastern Neighborhoods. The point of this would be to study a scenario that provides a lot of Inclusionary Housing, and also doesn't continue to focus high density development only on the east side of the city.

If the planning staff or planning director or commissioners believe that this option shouldn't be studied because it isn't politically feasible, then the staff, director or commissioners are usurping the public's role - it's not up to them to decide what is or isn't politically feasible, that's for the public and the Supervisors to decide.

Please provide the public with a more complete set of possible future development patterns for San Francisco.

Best,

Sonja Trauss
President
YIMBY LAW

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: Objection to Re-zoning of the Balboa Reservoir
Date: Monday, May 18, 2020 10:33:00 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
[San Francisco Property Information Map](#)

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From: Carla Crocomo <carlacrocomo@gmail.com>
Sent: Friday, May 15, 2020 1:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; swilliams <swilliams@ccsf.edu>; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrandolph <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu
Subject: Objection to Re-zoning of the Balboa Reservoir

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

Dear SF Planning Commission:

I object to the Balboa Reservoir Project going forward with unmitigated environmental impacts. The Draft Environmental Impact Report (DEIR)

identified three significant environmental impacts: construction noise, air, and transportation. Governor Newsom waived consideration of these impacts.

I hereby demand that any development at the Balboa Reservoir must first ensure that adequate transit and/or parking be put in place to mitigate the loss of parking.

The overwhelming support for Prop A (\$845 M Bond for CCSF) shows SF voters desire the development and expansion of CCSF. The Balboa Reservoir is a critical element for CCSF use. The plan to privatize it contradicts and undermines the public interest.

To privatize the last large undeveloped parcel in San Francisco for majority market rate housing is unconscionable, given that the biggest barrier to affordable housing construction is the price of land. Just like the development at 1100 Ocean, which was owned by the MTA and today is 100% affordable, the ONLY housing that should be built on public land must be deeply affordable to long-time residents and educators.

The construction of a majority-market rate housing development on the Balboa Reservoir would be a major step backwards, toward the gentrification of some of the last affordable neighborhoods in San Francisco.

We need a City government that fights for education and housing justice, not leaders and agencies that bow to real estate interests. Please be part of such government.

Sincerely,

Carla Crocomo
(SF resident and tax payer)

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: Balboa Reservoir project
Date: Monday, May 18, 2020 10:32:00 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
[San Francisco Property Information Map](#)

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From: Allan Fisher <afisher800@gmail.com>
Sent: Saturday, May 16, 2020 2:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ana Fisher <amfisher800@gmail.com>; Mark Fisher <mf71939@yahoo.com>; Jessica Fisher <jvfish3r@gmail.com>
Subject: Balboa Reservoir project

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

Dear SF Planning Commission,

There are too many things wrong to go ahead with this project as proposed. This project will privatize public land, block access to education by removing parking and not providing adequate public transit, add more traffic congestion, gentrify one of the last affordable neighborhoods, and create a dense, urban environment in an area of single-family homes.

This project will negatively impact students at the Ocean Campus and thus may well reduce its enrollment. Students, faculty, staff and neighborhood residents will suffer from the noise and pollution generated by construction. In the age of COVID-19, public transportation will be under great scrutiny and more costly, and students will be more likely to drive to school and work so as to avoid the more risky use of mass transit. Without sufficient parking, what will they do?

I implore you to stop, or at least delay this project until it is revised to take into account the needs of City College and its constituency and the surrounding residents. Sincerely,

Allan and Ana Fisher
800 Shields St.
SF 94132

--

Allan Fisher
afisher800@gmail.com
415-954-2763

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: Keep Public Lands Public and SAVE the CITY,
Date: Monday, May 18, 2020 10:32:00 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
[San Francisco Property Information Map](#)

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From: J Sneed <jsneed123@gmail.com>

Sent: Saturday, May 16, 2020 3:23 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; swilliams <swilliams@ccsf.edu>; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrandolph <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu

Cc: publiclandsforpublicland@gmail.com; fightbacksaveccsf13@googlegroups.com; Madeline Mueller <madelinemueller@gmail.com>

Subject: Keep Public Lands Public and SAVE the CITY,

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

To The SF Planning Commission, CCSF Board of Trustees, and the People of San Francisco, The proposed plan to privatize the Balboa Reservoir in order to build housing is incredibly short sighted and wrong-headed.

Did you miss the Commonwealth Club presentation by the CCSF Engineering Department Chairperson Keith Mueller on November 18, 2019, concerning the need for water in case of a devastating fire in the western part of the City?

Please listen, *especially* at the 38 minute mark.

<https://www.commonwealthclub.org/events/2019-11-18/city-college-san-francisco-engineering-architecture-technology-and-environment>

Do NOT approve this plan to privatize our San Francisco PUBLIC LAND!

**Respectfully,
Jane Sneed, CCSF Faculty Emerita**

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SI Lights
Date: Monday, May 18, 2020 10:05:51 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Ken Johnson <kenj630@gmail.com>

Date: Friday, May 15, 2020 at 6:16 PM

To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: SI Lights

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5/15/2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is Ken Johnson, a 30 year resident of the Sunset District and parent of a

former St. Ignatius student athlete and a strong advocate for providing any and all opportunities for high school students to participate in sports, if they are so inclined, as part of their high school experience.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Ken Johnson
2126 Ulloa St. S.F. 94116
kenj630@gmail.com

From: [Major, Erica \(BOS\)](#)
To: [Christine Hanson](#); [Safai, Ahsha \(BOS\)](#); [SafaiStaff \(BOS\)](#); [Breed, Mayor London \(MYR\)](#); [Board of Supervisors, \(BOS\)](#); [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Hood, Donna \(PUC\)](#); [Linda Shaw](#); [swilliams](#); [Tom Temprano](#); [tselby](#); [John Rizzo](#); [alexrandolph](#); [Brigitte Davila](#); [Ivy Lee](#); [Lutenski, Leigh \(ECN\)](#)
Cc: [Dineen, Jk](#); [Joe Fitzgerald](#); [Dianna Gonzales](#); [Charmaine Curtis](#); [Torrance Bynum](#); [sbruckman](#); [Steven Brown](#)
Subject: RE: Balboa parking and shuttle
Date: Monday, May 18, 2020 9:14:01 AM
Attachments: [image001.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Thank you for your testimony, it has been added to the official Board File No. 200423.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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From: Christine Hanson <chrissibhanson@gmail.com>

Sent: Sunday, May 17, 2020 8:32 AM

To: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; SafaiStaff (BOS) <safaistaff@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; Linda Shaw <lshaw@ccsf.edu>; swilliams <swilliams@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; tselby <tselby@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; alexrandolph <alexrandolph@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>

Cc: Dineen, Jk <jdineen@sfnchronicle.com>; Joe Fitzgerald <FitztheReporter@gmail.com>; Dianna Gonzales <dgonzales@ccsf.edu>; Charmaine Curtis <charmaine@curtis-development.com>; Torrance Bynum <Tbynum@ccsf.edu>; sbruckman <sbruckman@ccsf.edu>; Steven Brown

<sbrown@ccsf.edu>

Subject: Balboa parking and shuttle

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

Dear Mayor Breed, Supervisors, Commissioners, Trustees, and Staff,
(Staff members, kindly distribute this email to your groups)

There have been many TDM reports created around the lower Balboa Reservoir in the last five years. The plan providing the basis for the developer's estimate that 220 parking spaces would be sufficient to replace the existing CCSF parking was chosen from the Fehr and Peers TDM, which was presented to the Balboa Reservoir CAC in June of 2019. A month earlier, the same report was presented to the City College Board of Trustees at a meeting at their Chinatown Campus.

Though both were from the same report, the two presentations differed in content and conclusions. Both of these presentations are attached to this email.

Because it considered a scenario that included City College's plan for construction on the upper lot, the conclusion of the report in the CCSF presentation was that 980 replacement parking spots would be needed. The graphic showing this is included below. The presentation given to the CAC and echoed by the developer arrived at 220 parking spots needed from a scenario that didn't consider the impact of new buildings planned by City College, this graphic is also included here. The conclusion of the CAC presentation came though its version of the TDM was a part of a larger presentation of the City College Facilities Master Plan which clearly showed the College's plans to construct buildings on the CCSF upper lot.

One of five TDM strategies offered in the City College version of the presentation highlights a BART shuttle. That slide is included below. In the CAC presentation there was no mention of a BART shuttle, though the Community has repeatedly asked for a shuttle. This idea has also been dropped from the Developer Agreement and the project Design Standards document. A BART shuttle is a sound idea if the route runs on streets to the North of Ocean Campus—which doesn't involve further travel on Ocean Avenue—this is different than the route studied by the developer team, which picked a shuttle route up Ocean Avenue into the traffic, that would contribute more congestion.

The idea of a BART shuttle must be revisited; it is a real solution to help with the bottleneck of congestion that already occurs on Ocean Avenue. It is one of the few mitigations that can help a scenario that the DEIR terms Unavoidable Adverse impacts to transportation. The estimated yearly parking revenue from the new development, according to their Berkson fiscal report, approved by the Board of Supervisors on April 3, 2018 is projected at \$1.9 million dollars, this certainly could fund a shuttle. A page from that report is also included.

Please, insist that a BART shuttle is cemented into the transportation plans, and please listen when

the City College Community complains about issues that seem to be non-existent per information presented to you by the Balboa Reservoir Partners. There are solutions to some, though not all, of the problems posed by this development, but if the discussion is muddled by a misdirection of data everyone suffers.

Sincerely,
Christine Hanson
Grateful City College student

Table 14: Scenario 3 (Baseline + PAEC + Balboa Reservoir Housing) Parking Demand and Supply

Enrollment/ TDM Scenario	Peak Day Parking Demand (First Week of Instruction)	Non-Peak Demand (Typical Day in Semester)	Supply	Unserviced Demand - Baseline Peak Day of First Week of Instruction	Unserviced Demand - Baseline Typical Day in Semester
2018	2,835	2,094	1,243	1,592	851
2026 (25% growth) without TDM	3,543	2,617	1,243	2,300	1,374
2026, with core TDM	3,010	2,223	1,243	1,767	980
2026, with additional TDM	2,245	1,658	1,243	1,002	415

Source: Fehr & Peers, 2018; IDAX Data Solutions, 2018; CCSF Draft Facilities Master Plan, 2016




Table 13: Scenario 2 (Baseline + Balboa Reservoir Housing) Parking Demand and Supply

Enrollment/ TDM Scenario	Peak Day Parking Demand (First Week of Instruction)	Non-Peak Demand (Typical Day in Semester)	Supply	Unserviced Demand - Baseline Peak Day of First Week of Instruction	Unserviced Demand - Baseline Typical Day in Semester
2018	2,835	2,094	2,003	832	91
2026 (25% growth) without TDM	3,543	2,617	2,003	1,540	614
2026, with core TDM	3,010	2,223	2,003	1,007	220
2026, with additional TDM	2,245	1,658	2,003	242	0

Source: Fehr & Peers, 2018; IDAX Data Solutions, 2018; CCSF Draft Facilities Master Plan, 2016

TDM STRATEGIES

Additional Measures	Percent Reduction
➤ Provide Muni pass to all full-time students	➤ Up to 10%
➤ Provide Bike Share (and/or scooter share)	➤ 1%
➤ Provide shuttle to BART during peak demand periods	➤ Up to 5% during peak demand periods
➤ Allocate car share parking spaces and subsidize memberships for employees	➤ Up to 1%
➤ Price employee parking	➤ 5%

**Table A-9
Parking Tax
Balboa Reservoir**

Item	Assumption	Total
Garage Revenue (2)		\$1,900,000
Spaces (shared garage) (1)		500
<u>Parking Revenues</u>		
Annual Total (2)	\$3,800 per year/space	\$1,900,000
<u>San Francisco Parking Tax (3)</u>		
Parking Tax Allocation to General Fund/Special Programs	25% of revenue	\$475,000
Parking Tax Allocation to Municipal Transp. Fund	20% of tax proceeds	\$95,000
	80% of tax proceeds	\$380,000

(1) Shared spaces will be a mix of residents and City College parking.

(2) Based on estimated revenue from parking garage; actual hourly and daily revenue will vary depending on occupancy rates, turnover during the day, and long-term parking rates vs. hourly rates.

(3) 80 percent is transferred to the San Francisco Municipal Transportation Agency for public transit as mandated by Charter Section 16.110.

Source: Berkson Associates

2/9/18

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW COVID-19 TESTING SITES IN UNDERSERVED AREAS
Date: Monday, May 18, 2020 9:10:14 AM
Attachments: [05.18.20 New Testing Sites.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, May 18, 2020 at 9:06 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW COVID-19 TESTING SITES IN UNDERSERVED AREAS

FOR IMMEDIATE RELEASE:

Monday, May 18, 2020

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

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

MAYOR LONDON BREED ANNOUNCES NEW COVID-19 TESTING SITES IN UNDERSERVED AREAS

Three new testing opportunities—a mobile site initially stationed in the Tenderloin, a site at City College, and another in Hunters View—bring testing resources to neighborhoods that are underserved and bolster San Francisco's capacity to test workers and people experiencing a symptom of the virus.

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the creation of three new COVID-19 testing opportunities in San Francisco, including the City's first mobile testing site and testing for families in Hunters View. Increasing access to testing is an important part of the City's efforts to mitigate the spread of the coronavirus in San Francisco. The expanded testing opportunities is another step toward the City's goal of universal access to testing for all San Franciscans.

Equity has been a central focus of the City's COVID-19 emergency response, and ensuring access to testing is an important part of that ongoing effort. The new testing sites are part of the City's efforts to reach communities that are affected by disparities in the spread of the coronavirus and provide additional testing resources in areas of the city that do not currently have as many testing options. Combined, the new sites will add capacity to conduct over 500

additional COVID-19 tests per day.

“These new testing sites help make testing more convenient and accessible for San Franciscans, especially people who are most at-risk and communities that have been hardest hit by the virus,” said Mayor Breed. “As we continue toward universal testing, it’s critical that we focus on reaching communities that have historically been underserved and that don’t have as many testing resources available to them.”

Any worker that serves San Francisco and who leaves their home to work can get tested for COVID-19, regardless of symptoms or exposure. Any person living in San Francisco with at least one symptom of COVID-19 or who has been exposed to someone with a confirmed case of COVID-19 can get tested. For more information about COVID-19 testing, contact your primary health care provider, call 311, or visit [SF.gov/GetTestedSF](https://sf.gov/get-tested-sf).

“Today, we are taking another step towards ensuring equitable access to testing for San Franciscans,” said Dr. Colfax. “By strengthening our efforts in neighborhoods that we know are most vulnerable to severe impacts of the virus, we continue to help people get the care they need and slow the spread of the virus. Not only does testing expansion help identify cases more rapidly and inform outbreak detection, it also continues to be an essential part of our overall strategy towards recovery.”

“Testing is critical and we need to make it as convenient for our residents and workers as possible,” said Supervisor Norman Yee. “That’s why we advocated for more testing sites to serve westside neighborhoods. We are grateful for this unique partnership with City College and with the State to expand our capacity.”

“A new testing site in our community is a major win in the fight against COVID-19,” said Supervisor Ahsha Safaí. “As the zip code with the second highest rate of COVID infections in the City, I am glad the state has identified 94112 as a priority and is offering free testing to all California residents. I hope this resource helps to stop the growth of COVID in our City.”

“COVID-19 has hit our most vulnerable communities,” said Supervisor Shamann Walton. “More testing helps us identify those who need critical medical services while protecting all of us from this deadly virus. We have to get to 100% asymptomatic testing, but this is a major step forward.”

“A testing site in the Tenderloin will help ensure that testing is easily accessible and available to those who need it most,” said Supervisor Matt Haney. “We need to be able to identify, isolate, and track people exposed to the virus in order to provide the protection and treatment necessary to keep people safe and start opening the city back up. Tenderloin residents are especially vulnerable to contracting COVID-19 with many unhoused residents as well as people living in SROs with shared facilities and shelters. The neighborhood has many essential workers, people with underlying medical conditions, and seniors. I am collaborating closely with City departments and community partners, and I am grateful for everyone coming together to make this happen.”

Mobile Testing Site

The City is collaborating with Verily to operate a mobile COVID-19 testing site, which is the first mobile testing site in San Francisco. The site will begin offering walk-through COVID-19 testing in the Tenderloin on Wednesday, May 20. It will initially operate at the Tenderloin

Recreational Center, after which it will move to another high-need neighborhood.

The mobile testing site has the capacity to conduct several hundred tests per day. Online appointments are strongly encouraged; however, staff from GLIDE and Code Tenderloin will be onsite to register individuals who have barriers to registering online. GLIDE and Code Tenderloin will help create a familiar and welcoming presence at the testing site.

Verily's Baseline COVID-19 Program provides a connected solution to support individuals from screening through testing and receipt of their test results. Verily developed The Baseline COVID-19 Program working closely with state and local government health authorities and other private health organizations to expand access to COVID-19 screening and testing in areas with a high volume of known cases. To date, the platform has supported the testing of over 100,000 people nationally.

For each deployment of the mobile testing site, the City and Verily will collaborate with trusted community organizations, to help raise awareness about the site and connect people to other services. While the mobile site is located in the Tenderloin, the City will be working with GLIDE and Code Tenderloin to conduct community outreach about the site and ensure the site remains safe and accessible for everyone in the neighborhood.

“COVID-19 is bringing new dimensions to the crisis of homelessness in San Francisco and solutions are more complex than ever before,” said Karen Hanrahan, President and CEO of GLIDE. “Comprehensive testing is a foundational piece of our efforts to understand how this pandemic is impacting the most vulnerable, and to protect everyone in the city from what could be a catastrophic spread of the virus. As we have from day one of this crisis, GLIDE will continue to step up to meet rising demand across the city, remain on the front lines serving those most in need, and provide solutions that offer protection, dignity and safety to all San Franciscans.”

“Code Tenderloin is extremely grateful the community voices were heard in District 6,” said Del Seymour and Donna Hilliard from Code Tenderloin. “We believe that with everyone working together we will have a better chance at defeating Covid-19. Thank you Director Sheryl Davis and everyone else involved in the Human Rights Commission Community Roundtable. A coordinated effort with all our organizations can rebuild our community, and this testing is just the beginning. We look forward to giving all of our efforts to fighting this pandemic.”

Testing Site at City College

A second COVID-19 testing site will open today at the City College Student Health Center. This site is open to any California resident and is part of the State's efforts to increase testing access in areas with the highest need. The State identified zip codes throughout California that have a lack of COVID-19 testing access, including the 94112 zip code in San Francisco, which encompasses the Excelsior and OMI neighborhoods. The City's Emergency Operations Center has worked with the State to operationalize this additional testing resource in the city.

The site offers COVID-19 testing by appointment and is operated by OptumServe, which is funded through a contract with the State of California. It has the capacity to conduct around 130 tests per day.

“This is one of the many creative ways our campus can continue serving the people of

San Francisco, even as we teach our students remotely,” said Dianna Gonzales, Interim Chancellor of City College of San Francisco. “We are happy to be partnering with the State of California and the City of San Francisco to help secure the health and safety of our community.”

Testing in Bayview-Hunters Point

The City continues to focus on areas that have been disproportionately impacted, which includes the Bayview-Hunters Point neighborhood. In addition to having one of the highest rates of cases in the City, there are unique risk factors inherent to many families in this community, including higher rates of multigenerational households, chronic diseases like hypertension and diabetes, transient housing, and essential workers. In order to support vulnerable communities served by the Bayview Child Health Center, the City and partner organizations will be bringing testing directly to families in their neighborhood from Wednesday, May 20, through Friday, May 22, and continuing every Friday thereafter for the foreseeable future.

Testing will occur in conjunction with preexisting social services programming in the Hunters View community. Residents will have the option of pre-registering for testing and receiving a telehealth visit or signing up same day and having a live visit with a clinician prior testing. Anyone testing positive will have access to a hotel room to quarantine in order to prevent the spread of the virus within their household. Additionally, mask and hand sanitizer will be distributed as part of hygiene kits provided along with food distribution and educational resources for children. This initiative builds upon HOPE SF and the Human Rights Commission’s work to lead with community and uplift a culturally competent and inclusive approach to the City’s disaster response.

COVID-19 Testing in San Francisco

As important as testing is, it is just one piece of an overall approach to fight the coronavirus. It is just as crucial to prevent getting sick in the first place. That includes staying at home, physical distancing, covering your face when you are around other people, and frequent hand washing. It is equally important to develop strong systems to respond to the pandemic, including a well-prepared hospital system to handle a surge of cases, an effective contact tracing system to reduce spread and limit exposure, and sufficient supplies of personal protective equipment for health care workers and patients.

San Francisco began local COVID-19 testing in the Public Health Lab on March 2, 2020 and has been continually expanding testing capacity. Below are a few examples of the City’s additional testing expansions to date:

- The City opened two CityTestSF sites for symptomatic frontline workers and essential workers as well as San Franciscans who are uninsured or have barriers to health care access. CityTestSF will test frontline workers and essential workers without symptoms, close contacts to confirmed COVID-19 cases without symptoms, and anyone living in the city with one symptom consistent with COVID-19.
- DPH has opened test sites in the community at Zuckerberg San Francisco General Hospital, Castro-Mission Health Center, Southeast Health Center and Maxine Hall Health Center. In addition, DPH Jail Health Services tests all people coming into the jail who will be housed in jail.
- DPH announced on May 1st that all residents and staff working at the 21 skilled nursing facilities in San Francisco will be tested for the COVID-19 virus.

- San Francisco now has at least 28 public and private testing sites across the city at UCSF, NEMS, One Medical, Kaiser, Sutter, Chinese Hospital, and Dignity Health.
- The City is working with partners, such as UCSF and the Chan Zuckerberg Initiative, on COVID-19 testing. There is research underway that uses testing to help us learn more about the prevalence of the virus in the community.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, May 18, 2020 8:43:29 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Jennifer Jordan <jennifer@dragoneer.com>
Date: Saturday, May 16, 2020 at 10:26 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>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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May 16, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is Jennifer Jordan, I am a current resident of the Sunset (2+ years), parent of two Saint Ignatius Students (current juniors), a daughter of an alumni, and a former San Francisco Catholic High School Student (St. Rose Academy) with many years of fond experiences at Saint Ignatius. St. Ignatius is a school about community, so appropriately lives in one of the strongest communities in San Francisco, the Sunset!

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. Over the years the lack of space available has changed the lives of students. The lack of local fields available for use on a regular basis (like West Sunset), has changed the way students live. Students were able to be home and get work done and have family time. Now they are getting on busses and home at 7pm. With the later start time being implemented this will get even worse. Many of these students are juggling to keep up with classes, athletics, community service, and so much more. By eliminating commute time for these student athletes on a daily basis we can help to maintain some balance for them. Which I think is so important for today's young adults.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates. Now more than ever these students need to have an outside activity they can depend on, and a safe and spirited environment to come together within their campus.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Jennifer Jordan
93 Escondido Avenue
San Francisco, CA 94132
jennifer@dragoneer.com

JENNIFER JORDAN
CHIEF OF STAFF

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From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, May 18, 2020 8:43:10 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Juliet Knox <knox.juliet@gmail.com>
Date: Sunday, May 17, 2020 at 11:24 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>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Juliet Knox and I graduated from St. Ignatius in 2010. I still live in the city and it brings me great pride to continue to support my alma mater.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Juliet Knox
251 Willard N #3, SF CA 94118
knox.juliet@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights on the Saint Ignatius field
Date: Monday, May 18, 2020 8:42:59 AM
Attachments: [Field Letter.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Mr. W. Hickox" <rhickox@siprep.org>
Date: Sunday, May 17, 2020 at 3:54 PM
To: "commissiors.secretary@sfgov.org" <commissiors.secretary@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "kathrine.moore@sfgov.org" <kathrine.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>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights on the Saint Ignatius field

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Please see the attachment and thank you for your time and consideration.

Rob Hickox
1462 36th Avenue
San Francisco Ca 94122

From: [Ionin, Jonas \(CPC\)](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [Sider, Dan \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Staff analysis of State housing bills
Date: Monday, May 18, 2020 8:42:51 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: anastasia Yovanopoulos <shashacooks@yahoo.com>
Reply-To: anastasia Yovanopoulos <shashacooks@yahoo.com>
Date: Sunday, May 17, 2020 at 5:14 PM
To: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Cc: Theresa Imperial <theresa.imperial@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Planning Staff analysis of State housing bills

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

Dear Planning Department Director Rich Hillis,

I echo a request made by Commissioners Imperial and Moore in their Commissioner comments last week for the timely **analysis of State Senate Bill 902**, among others.

Planning staff has previously provided informative and highly reputable analyses re: the positive and negative impacts of SB 50 and of SB 330 for DBI and Planning staff, the general public and the Commission.

Since all the Senate housing bills for this legislative session will be heard on May 26th and 27th by the Senate Housing Committee, a hearing at the Planning Commission on May 28th re: SB 902 would be ideal.

I am looking forward to your staff's analysis. Thank you.

Respectfully,
Anastasia Yovanopoulos
District #8 tenant

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, May 18, 2020 8:42:11 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Jonas Satuito <jsatuito@yahoo.com>
Date: Monday, May 18, 2020 at 8:38 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>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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May 18, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is Jonas Satuito and I have owned property in the Sunset Area since 2002. I am an SI alumnus and I currently have a niece and nephew who attend SI.

I'm writing in strong support for lights at St. Ignatius Field because of the benefit to St. Ignatius students and to all San Francisco student-athletes.

With field lights, SI students will be able to stay safely on campus instead of traveling to other fields in San Francisco or other cities such as Pacifica and Daly City. Cutting down on travel time will allow the SI student athletes to devote more time to studying for their classes or get home earlier.

Lights will also help solve the San Francisco field shortage problem for other San Francisco school and club teams, especially during Fall and Winter months when darkness arrives by 5pm. With SI able to practice on their own field, precious evening field time in San Francisco can be offered to other schools and club teams who need them.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Jonas Satuito
1255 18th Ave
San Francisco, CA 94122

From: [aj](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Public Lands for Public Good](#)
Subject: Balboa Reservoir: Context of Balboa Park Station Area Plan/BPS Final EIR
Date: Sunday, May 17, 2020 10:09:56 PM

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Planning Commission:

The Project's public engagement process has avoided addressing the context of the higher-level Balboa Park Station Area Plan/ BPS Program EIR.

The Reservoir SEIR is supposed to be **Supplemental** to the higher-level Balboa Park Station **Program** PEIR.

The BPS PEIR stated that the Reservoir Project should be **"appropriately scaled for the neighborhood."**

Instead, the Reservoir Project wants to overturn the BPS FEIR's condition for the Project to be "appropriately scaled for the neighborhood." The Project would achieve this by pushing through the General Plan Amendment that goes before the Planning Commission for approval on May 28, 2020.

The Project has proposed the General Plan Amendment because the Project fails to conform with the higher-level BPS Final EIR's condition of appropriate scaling.

Excerpted from the higher level BPS Program EIR to which the Reservoir Project is supposed to, but fails to, conform:

- The Balboa Reservoir site would be reclassified to reflect the proposed north-south re-orientation of the reservoir berm; **the western half and northernmost portion of the eastern half of the reservoir site would be reclassified to 40-X**, while the remaining portion of the reservoir site would be reclassified to 65-A. (BPS FEIR p.11)
- Balboa Reservoir subarea Tier 2 site:
 - Reservoir site, where 60 percent of the site is controlled by SFPUC and 40 percent is controlled by City College. The Area Plan calls for the development of the SFPUC's site holdings with approximately **500 residential units** and a **large new public open space**. (BPS FEIR p. 15)

- The Balboa Reservoir would be reclassified to reflect the proposed north-south reorientation of the Reservoir berm; that is, the western half and northernmost portion of the eastern half of the reservoir site would be reclassified to 40-X, while the remaining portion of the reservoir site would be reclassified to 65-A. (BPS FEIR p. 34)
- Balboa Reservoir subarea Tier 2 site:
 - Reservoir site, where 60 percent of the site is controlled by SFPUC and 40 percent is controlled by City College. The Area Plan calls for the development of the SFPUC's site holdings with approximately 500 residential units and a large new public open space. ...The proposed height limit for potential residential development on the reservoir site would be 40 feet; the height limit for the new City College buildings would be 65 feet. (BPS FEIR p. 107)

The Reservoir Project is a case of putting the cart before the horse; of unscrupulous manipulation of process.

--aj

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, May 15, 2020 4:01:04 PM

Jonas P. Ionin,
Director of Commission Affairs

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From: Gennadiy Galerkin <tralka@hotmail.com>
Date: Friday, May 15, 2020 at 1:40 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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

Hi All,

My name is Gennadiy Galerkin and our family has been living in Sunset district for over 20 years. My older son graduated from SI in 2011 and my daughter will be a senior next year.

I'm writing in strong support for the approval of lights at St. Ignatius Field in order to create more options for student-athletes and also to allow St. Ignatius to implement a later start time in accordance with CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Gennadiy Galerkin

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St Ignatius Field
Date: Friday, May 15, 2020 4:00:54 PM

Jonas P. Ionin,
Director of Commission Affairs

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From: Riley Dunn <reddunn123@icloud.com>
Date: Friday, May 15, 2020 at 2:51 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mr. Michael Thomas" <mthomas@siprep.org>
Subject: Lights at St Ignatius Field

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Dear Commissioners:

My name is Riley Dunn, I am a recent grad of St. Ignatius college prep currently attending Marquette University. I have lived in the Sunset for the last 12 years with my family.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Riley Dunn
2227 Lincoln Way
Reddunn123@icloud.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, May 15, 2020 4:00:46 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Igor Kosoy <igor.kosoy@gmail.com>
Date: Friday, May 15, 2020 at 3:41 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

I am Sunset resident and lived in the area last 15 years. Parent of SI student.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Igor Kosoy
1583 23rd Avenue,
San Francisco, CA 94122
igor.kosoy@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for May 21, 2020
Date: Friday, May 15, 2020 3:59:22 PM
Attachments: [20200521_cal.docx](#)
[20200521_cal.pdf](#)
[20200521_RecParkJnthrg.docx](#)
[20200521_RecParkJnthrg.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20200521.xlsx](#)

Commissioners,
Attached are your Calendars for May 21, 2020.

Please note, that we will be attempting an unprecedented array of commissioner acrobatics. We will begin at or around 1 pm for our Regular Hearing to consider certification of the HUB EIR and related M&O Amendments. If heard and certified, we will then be joined by Rec&Park for consideration of the Shadow, not before 3 pm. If heard and acted upon, Rec&Park will adjourn and we will consider project entitlements for 30 VN. After which, we will remain in session and continue with our Regular Calendar for 10 SVN and 21st Street, remotely.

Oh, and we may be joined by a new Commissioner.

Find a comfy spot and hold on to your seats.

Cheers,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, May 15, 2020 9:56:14 AM

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: Carole Weir <cweir1359@yahoo.com>
Date: Friday, May 15, 2020 at 9:54 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>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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

Dear Commissioners:

As a 25 year resident of the sunset and parent of 2 St. Ignatius alumni- I want to encourage you to vote "YES" on installing lights at St. Ignatius Field. Illuminating the field for night activities will not only offer more hours of outdoor activity/competitions for SI students, but also offer the community access to school events that can start after the workday.

Clearly, there are tremendous benefits for the student community at SI to have extended hours on track/field/sporting events- but it also serves the broader sunset community to have sporting events where students from competing schools can

play locally. Those students may hail from the long list of SF high schools; and having local, evening events will allow the broader SF parent community to attend.

There is successful precedence to install outdoor lighting for field events in the Sunset- the South Sunset and Beach Chalet pitches. Allowing SI to pursue this, expands evening athletic options to track/field/football/etc without requiring students to travel great distances to practice, or compete with scarce local resources to accommodate evening hours.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Carole Sheridan
1555 25th Ave, SF, CA. 94122
cweir1359@yahoo.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO RELEASES GUIDELINES FOR RETAIL BUSINESSES TO OPERATE STOREFRONT PICKUP AND DELIVERY
Date: Friday, May 15, 2020 9:53:03 AM
Attachments: [05.14.20 Retail Pickup Guidelines.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, May 14, 2020 at 5:58 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO RELEASES GUIDELINES FOR RETAIL BUSINESSES TO OPERATE STOREFRONT PICKUP AND DELIVERY

FOR IMMEDIATE RELEASE:

Thursday, May 14, 2020

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

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

**SAN FRANCISCO RELEASES GUIDELINES FOR RETAIL
BUSINESSES TO OPERATE STOREFRONT PICKUP AND
DELIVERY**

As long as COVID-19 indicators in San Francisco continue to demonstrate progress on slowing the spread of the virus, retail businesses will be able to operate for storefront pickup and delivery starting on Monday, May 18.

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the next step in the City's measured plan to safely reopen San Francisco by releasing guidelines for businesses in the city that are eligible for curbside or storefront pickup. As long as San Francisco continues making progress on reducing the spread of COVID-19, the City will amend the [Stay Home Order](#) that was issued on April 29th to allow most retail businesses to resume operations with storefront pickup as soon as 10:00 a.m. on Monday, May 18th.

Today, the City issued [guidelines](#) for retail businesses, as well as associated manufacturers and warehouses. The guidelines are available online at SF.gov/curbside. Before a business can open, they must prepare, post, implement, and distribute a social distancing protocol for each

of their facilities, and a written health and safety plan that addresses all applicable best practices that are detailed in the relevant Health Officer directives.

The Department of Public Health is working closely with the Office of Economic and Workforce Development and the Economic Recovery Task Force to develop best practices for facilitating safe pickups at retail businesses. The City is also partnering with business stakeholders to distribute the guidelines to businesses in multiple languages. Businesses can call 311 or the Small Business hotline at (415) 554-6134 for more information.

“Allowing retail to operate storefront pickup is a great step for our small businesses, which have been struggling since the beginning of the COVID-19 pandemic,” said Mayor Breed. “Businesses that will be allowed to open next week won’t be able to operate like they used to but this hopefully offers a measure of support. We will be monitoring our key COVID-19 indicators carefully, and will be ready to quickly make any adjustments as needed to respond to a spike in cases, or an increase in hospitalizations.”

“This is a meaningful step on the gradual path to the new normal,” said Dr. Colfax. “As we take these hopeful steps, we will continue to balance them alongside protecting community health. We will keep a close eye on the data, so that we can move forward, or pause, or increase restrictions, depending on the spread of the virus in the community.”

Key requirements of the current Health Order remain in place, including requirements to stay home except for essential needs and certain permitted activities, including outdoor businesses and activities. Additionally, San Franciscans must continue to follow social distance requirements and wear face coverings when waiting in line for pickup or inside of businesses.

Under the amended Health Order, any retail store in San Francisco that faces the street will be able to operate under the following conditions:

- Storefront, curbside, or outside pickup only. Customers may not enter the store.
- No more than 10 personnel may be on site in the retail facility at any time. Smaller stores may need to limit personnel to fewer than 10, to allow for required social distancing.
- Stores must have access to an adjacent curbside adjacent sidewalk, street, alley, or parking lot for pickup by customers using any form of permitted travel. The pickup area must not block pedestrians, or cause pedestrian or vehicle congestion.
- Retail stores in an enclosed indoor shopping center may not reopen at this time, except to the extent that the store has a separate entrance to an exterior sidewalk.

In addition to retail stores, certain manufacturers, warehouses, and logistical businesses will be allowed to open. Businesses that manufacture the goods sold at retail stores covered above and have no more than 50 personnel on site in the facility at any time will be allowed to operate. Businesses that provide warehousing and logistical support to the retail stores covered above and have no more than 50 personnel on site in the facility at any time will also be allowed to operate. They will also need to abide by State guidelines for safety during this pandemic.

Businesses can request that the street parking outside the entrance to their store be converted to a temporary loading zone to help encourage physical distancing and reduce crowding. That application information is available [online](#), along with the guidelines for retail businesses.

This announcement builds on the April 29th extension of the Stay Home Order, which allows

additional businesses, including construction and outdoor businesses, to resume safely, with health and safety precautions in place. The type and frequency of contact between people is relatively low when done outdoors as curbside pickup. Businesses that involve outdoor interactions carry a lower risk of transmission than most indoor businesses, and curbside pickup at these stores should result in only a relatively modest increase in the number of people moving about and entering facilities.

However, the coronavirus pandemic is still ongoing. San Francisco communities will be dealing with it for a long time to come. The City expects outbreaks to continue, especially among vulnerable populations. That is why the City is building strong systems to protect our communities into the future. DPH will monitor new cases, hospitalizations and the health care system's capacity to handle a surge of patients. DPH will also continue to watch the indicators with regard to sufficient testing, contact tracing, and personal protective equipment. The City will continue to work with community and business leaders to accomplish careful, measured progress and move forward to further reopening.

###

From: [CPC-Commissions Secretary](#)
To: [Winslow, David \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: FW: Record Number: 2018-015239DRP
Date: Friday, May 15, 2020 8:55:00 AM
Attachments: [Comments.docx](#)
[IMG_5873.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
[San Francisco Property Information Map](#)

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

From: rose feng <rose_ye_feng@yahoo.com>
Sent: Thursday, May 14, 2020 8:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Record Number: 2018-015239DRP

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

Dear Mr. or Ms.,

This e-mail is regarding public hearing for 1222 Funston Ave project, Record Number: 2018-015239DRP. Attached please see my comments and a picture of the properties located in 1218 Funston Ave and 1222 Funston Ave. I am also writing to let you know that I will attend the public hearing on Thursday, May 28, 2020.

Thank You!
Rose

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Light at St. Ignatius Field
Date: Thursday, May 14, 2020 2:33:14 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Regina Jacobson <regie_j@hotmail.com>
Date: Thursday, May 14, 2020 at 1:56 PM
To: "joel.koppel@sfgov.org" <joel.koppel@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>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Light at St. Ignatius Field

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May 14, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission
San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is Regina Jacobson. I am an immigration attorney working and living in San Francisco. I am San Francisco Law School Alumni. I've lived in the Sunset District for 21 years. I've built successful business in San Francisco. My husband and I are raising a family of three children in the Sunset District.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and also to allow St. Ignatius to implement a later start time in accordance to CA State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. It is imperative for S.I. children to build strong sport's skills are many of the students would enter prestigious colleges on athletic scholarships.

St. Ignatius College Preparatory has been an excellent center of learning not just to take tests and get good grades but to be in service to others. Many of those lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

Please vote YES! to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Regina Jacobson

Attorney at Law

109 Geary Street 4th Floor

San Francisco, CA 94108

tel. 415-765-0443

fax 415-276-8947

skype: reginajacobson

From: [Kathy Howard](#)
To: [CPC-Commissions Secretary](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#); [Kathrin Moore](#); [Johnson, Milicent \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Subject: Public Comment - today's hearing - had problem with connection. PLEASE ENTER COMMENTS INTO THE PUBLIC RECORD.
Date: Thursday, May 14, 2020 1:43:31 PM

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

Please enter the following into the public record:

I support the proposal to direct the Planning Department to review the current state legislation regarding housing, both the individual bills currently in process and the large omnibus legislation that we are told to expect later this month. This legislation will have an enormous impact on our City and should be reviewed and evaluated to learn what that impact will be. It is unfortunate that the state legislature is using the opportunity afforded to them by the coronavirus and the state of emergency to push forward an agenda that should first have widespread public dissemination and careful analysis. So, it seems that San Francisco will have to do that.

Thank you for your consideration.

Katherine Howard