

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326 Irving Street 2019-016969DRM
Date: Thursday, May 28, 2020 12:11:01 PM
Attachments: [4326 Irving Street 2019-016969DRM.pdf](#)

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: Ben Libbey <ben@yesinmybackyard.org>
Sent: Thursday, May 28, 2020 12:01 PM
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Subject: 4326 Irving Street 2019-016969DRM

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

5/28/2020

San Francisco Planning Commission
1 Dr Carlton Goodlett Pl
San Francisco, CA 94102

commissions.secretary@sfgov.org; David.Weissglass@sfgov.org;
Via Email

Re: 4326 Irving Street
2019-016969DRM

Dear San Francisco Planning Commission,

YIMBY Law submits this letter to inform you that the Planning Commission has an obligation to abide by all

relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to add a fourth floor addition to the existing building to allow for additional bedrooms within the existing units. This is all in addition to five ADUs already approved for the site.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

In particular, the proposed unit layouts are entirely compliant with all zoning and general plan requirements. Absent an objective standard precluding the development of the units with the proposed unit layout the Planning Department or Planning Commission may not require the applicant to reduce the number or size of the bedrooms. This is not a matter that is up to the discretion of the Commission or Department staff.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 10 So. Van Ness
Date: Thursday, May 28, 2020 12:08:42 PM

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: Tim Paulson <tim@sfbuildingtradescouncil.org>

Sent: Thursday, May 28, 2020 11:31 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Teresa.imperial@sfgov.org; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Cc: Larry Jr. <Larryjr@ualocal38.org>; John Doherty <jdoherty@ibew6.org>; Vince Courtney <vcourtney@ncdcl.org>; Danny Campbell <DannyC@smw104.org>; Hernandez Ramon <ramonliuna261@gmail.com>; Tony Rodriquez <rod@sprinklerfitters483.org>; Sandra Duarte <sandra@sfbuildingtradescouncil.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; bweeks@ullico.com; Ron Miller <rmiller@laocbuildingtrades.org>

Subject: 10 So. Van Ness

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

Dear Commissioners,

This is a follow up for the record that the **San Francisco Building and Construction Trades Council is now officially opposed to the 10 So. Van Ness project**. The Crescent Heights folks have recently made it clear to the San Francisco Building and Construction Trades Council and its workers in San Francisco that they are not committed to workforce standards, construction training programs, and good health care and retirement plans.

The financing for this land was purchased years ago with retirement funding (ULLICO) from union pension programs but the developer has now decided that they will not commit to San Francisco and Workforce sustainability standards for the construction of this site. This is unacceptable to us and the City should be outraged.

Sincerely,

Tim Paulson
Secretary-Treasurer
San Francisco Building and Construction Trades Council
1188 Franklin Street, Suite 203
San Francisco, California 94109
tim@sfbuildingtradescouncil.org
415-716-6383 (m)

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on Balboa Reservoir Plan
Date: Thursday, May 28, 2020 12:06:39 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: Tom Radulovich <tom@livablecity.org>
Date: Thursday, May 28, 2020 at 12:04 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Comments on Balboa Reservoir Plan

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

Dear Commissioners,

The Balboa Reservoir Plan is before you today.

There's a lot to like about the project - 1100 housing units, half of it permanently affordable and some of it reserved for educators, and new and improved public open spaces.

The project description before you calls for up to 450 non-accessory parking spaces in a new garage on the site. These would be in addition to the accessory residential parking spaces proposed by the developer.

450 new non-residential parking spaces a bad idea. Those non-accessory parking spaces in the proposed structure will generate hundreds of daily auto trips, which will make walking and cycling on Ocean Avenue more dangerous than it already is. Many transit lines use Ocean and Geneva Avenues, and those additional auto trips will increase transit delays.

City College is a short walking distance to Ocean Avenue transit and Balboa Park Station. However neither the project nor City College have proposed a robust Transportation Demand Management program to encourage more walking, cycling and transit. We ask that you adopt the alternative, evaluated in the EIR, that replaces the proposed garage with more housing. Housing is an urgent need in our city, and this is a good spot for it – a healthy location convenient to frequent transit, shopping, schools, services and so on. We also ask that you ask that the developer and the college do more to support residents, students, and faculty using sustainable modes of transportation for the benefit of all.

Best,

Tom

Tom Radulovich
Executive Director
Livable City & Sunday Streets
301 8th Street, Suite 235
San Francisco CA 94103
415 344-0489
www.livablecity.org
tom@livablecity.org

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods in Anza Vista Neighborhood
Date: Thursday, May 28, 2020 11:18:06 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: Kim Moore <kim.gonzalez.moore@gmail.com>
Date: Thursday, May 28, 2020 at 11:13 AM
To: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Subject: Whole Foods in Anza Vista Neighborhood

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

By means of this email, I would like to provide my 100%% support of the proposed Whole Foods permit request to become the next and sorely needed tenant at the City Mall in our neighborhood.

I have been a resident, and a mother of 2, in this neighborhood for over 10 years and am incredibly excited to have this new addition to our community. Whole Foods is a highly respected operation (not to mention delicious offerings) and I know they will make a great partner-- not to mention add important and much needed jobs.

This space has been open far too long in the mall. Whole Foods couldnt come any faster.

Please bring our neighborhood some much needed good news, good food and good business partners.

Thanks
Kim Moore

191 Anzavista Avenue
San Francisco, CA
415 614 1324

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods in Anza Vista
Date: Thursday, May 28, 2020 11:17:44 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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jonas.ionin@sfgov.org
www.sfplanning.org

From: Rachel Scherr <rachelerinscherr@gmail.com>
Date: Thursday, May 28, 2020 at 11:10 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Subject: Whole Foods in Anza Vista

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

Dear SF Planning Commission,

As homeowners in Anza Vista, we are in HUGE support of Whole Foods in the Mall. In addition to providing walkable grocery options for those who are unable to drive, it will also create 200 jobs and is a perfect fit for that open space. While we have a nearby Trader Joe's, the parking lot is always full and this will have 117 parking spots. We love Whole Foods and the other locations in the city are always packed and very difficult to get parking.

Thank you for your consideration!

Best,
Rachel

--

Rachel E. Scherr, PhD

Assistant Research Scientist

Department of Nutrition

Director of the Center for Nutrition in Schools

3149 Meyer Hall

UC Davis

(530) 752-3817

<http://cns.ucdavis.edu>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 98 Franklin Project
Date: Thursday, May 28, 2020 11:17:11 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: Leslie Adams <lesliea@frenchamericansf.org>
Date: Thursday, May 28, 2020 at 11:10 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: I Support 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 Dr. Leslie Adams. I am a resident of San Francisco and a faculty member of the French American International School. I have been a teacher, and currently Director of Student Activities for 43 years at the school.

My tenure at the same school is due in large part to being a member of a diverse community that brings together people from many backgrounds. The school community of students, families, teachers, and staff come together in a place where international ideas are shared and a plethora of cultures are embraced. It is an exciting, vibrant, and growing community.

98 Franklin Project is a development that will allow the French American and International community to grow. It is exactly the kind of mixed-use, mixed-income development that will allow us to continue our partnership in San Francisco well into the future. The partnership of International with the area will add housing, neighborhood improvement, and a more welcome atmosphere in an ever transitioning

Hayes Valley. Positive and productive use of space will also contribute to the safety of the area as dormant space and property brings negative aspects to an area.

The French American International School is committed to the Hayes Valley community by building a facility that will bring together children, their families, and teaching professionals into the area. The French American International School has deep ties to the city and the area in particular as shown by the Oak Street campus. The 98 Franklin project would continue the tradition of having a world-class international school community occupying a landmark building in Hayes Valley.

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

Thank you for your time,

Leslie

Dr. Leslie D. Adams

--

Dr. Leslie D. Adams

Director of Student Activities/Vie Scolaire

+1 415-558-2095

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

Image removed by sender.



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-019985CUA Correspondence Addressed to Commission Post Packet Completion
Date: Thursday, May 28, 2020 11:16:37 AM
Attachments: [2019-019985CUA Public Correspondence day of hearing \(ID 1184981\).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: "Chandler, Mathew (CPC)" <mathew.chandler@sfgov.org>
Date: Thursday, May 28, 2020 at 10:43 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: RE: 2019-019985CUA Correspondence Addressed to Commission Post Packet Completion

I have received the additional correspondence addressed to the Commission. The staff presentation for this item will summarize all correspondence received to-date.

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](#)

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From: Chandler, Mathew (CPC)
Sent: Wednesday, May 27, 2020 5:17 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 2019-019985CUA Correspondence Addressed to Commission Post Packet Completion

I have attached the correspondence I have received that is addressed to the Planning Commission. The staff report summarizes all correspondence received before it was completed, and the staff presentation will summarize all correspondence received to-date.

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](#)

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: Balboa General Plan Amendment - Confidential
Date: Thursday, May 28, 2020 11:15:20 AM
Attachments: [01450933.DOCX](#)
[Balboa General Plan Amendment Compare Redline.docx](#)
[Balboa General Plan Ordinance.pdf](#)
[Balboa General Plan Compare Redline.pdf](#)

Commissioners,
Attached are amendments to the GPA.

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: "Malamut, John (CAT)" <John.Malamut@sfcityattty.org>
Date: Thursday, May 28, 2020 at 11:06 AM
To: "Hong, Seung Yen (CPC)" <seungyen.hong@sfgov.org>
Cc: "KAPLA, ROBB (CAT)" <Robb.Kapla@sfcityattty.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Balboa General Plan Amendment - Confidential

Attached is the updated Balboa General Plan amendment (the numbered word document) and a comparison redline version. I also put them in PDF format if that is a more helpful way to transmit them to the Commission. I guess the first step would be to make these available to Jonas to distribute, so I am adding him on this email.

John D. Malamut
Deputy City Attorney
Office of City Attorney Dennis Herrera
(415) 554-4622 Direct
www.sfcityattorney.org
Find us on: [Facebook](#) [Twitter](#) [Instagram](#)

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 10:28:24 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: Jane Natoli <info@email.actionnetwork.org>
Reply-To: "wafoli@gmail.com" <wafoli@gmail.com>
Date: Thursday, May 28, 2020 at 10:16 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@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>
Subject: Help Small Businesses with Principal Permitting

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

Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Jane Natoli
wafoli@gmail.com
759 6th Ave Apt 7
San Francisco, California 94118-3848

|

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 10:27:04 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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jonas.ionin@sfgov.org
www.sfplanning.org

From: John Ripley <info@email.actionnetwork.org>
Reply-To: "john.ripley+actionnetwork@gmail.com" <john.ripley+actionnetwork@gmail.com>
Date: Thursday, May 28, 2020 at 10:14 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@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>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

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Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

John Ripley
john.ripley+actionnetwork@gmail.com
530 Ellsworth St
San Francisco, California 94110

|

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: SUPPORT 2675 Geary Boulevard - City Center Whole Foods
Date: Thursday, May 28, 2020 10:26:27 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

From: Stacey Daraio <stacedaraio@gmail.com>
Date: Thursday, May 28, 2020 at 10:07 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Subject: SUPPORT 2675 Geary Boulevard - City Center Whole Foods

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

Dear Planning Commission,

I am writing to express my **SUPPORT** for Whole Foods at the City Center. I am a resident of Anza Vista and the new Whole Foods has many benefits:

- NEW JOBS, NEW JOBS, NEW JOBS- at a critical juncture in our economy, this project and store will create new jobs for San Franciscans. Not only for the employees of Whole Foods, but the many employees that will be involved in the construction of the store.
- UNION TRADE LABOR - this is a large job and will involve union trade labor.
- WHOLE FOODS COMPANY - a good company that supports charitable giving in the community and supports its workers.
- NEIGHBORHOOD NEED - we have many elders, the location of the store will allow our elders to walk to the store.
- PERSONAL - Trader Joe's and Whole Foods offer a different selection of food items. I regularly shop at both stores - they are not in competition with each other.

Please consider the many benefits of Whole Foods at the City Center.

Respectfully,

Stacey Daraio

Privilege is when you think something is not a problem because it's not a problem for you personally. Rob Brezny

Stacey Daraio, CTF

she/her/hers

mobile: 415-987-0467

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Whole Foods in my neighborhood
Date: Thursday, May 28, 2020 9:59:02 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

From: Kari Lee <karilee14@gmail.com>

Date: Thursday, May 28, 2020 at 9:56 AM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>

Subject: Support for Whole Foods in my neighborhood

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

Hi Commissioners,

I live a few blocks from the Mall on Geary and Masonic Blvd. I am in full support of Whole Foods coming into the neighborhood. I have lived in this area for over 20 years and I have seen big stores such as Mervyn's and Best Buy come and go out of this space. It has been vacant for several years. Whole foods would be a great addition and provide a good tenant that hopefully will survive over a longer period of time. It will provide jobs and economic recovery for the city. This space has been vacant for too long and this has impacted the other smaller businesses in this mall.

Please approve the Whole Foods project.

Thank you for your consideration.

--

Kari Lee

415-225-7332

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Consent Calendar Item 9: 1240 9th Avenue
Date: Thursday, May 28, 2020 9:58:23 AM
Attachments: [AMENDED MOTION - 1117 Irving - 2019-020831CUA \(ID 1176537\).pdf](#)
[AMENDED MOTION UPDATED - 1240 09th Avenue - 2020-000200CUA \(ID 1177047\).pdf](#)

Typo corrections.

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: "Wilborn, Katherine (CPC)" <katherine.wilborn@sfgov.org>
Date: Thursday, May 28, 2020 at 9:56 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY
<CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>
Subject: RE: Consent Calendar Item 9: 1240 9th Avenue

Hi Jonas,

I just received a call from Commissioner Diamond who identified a typo (1240 09th) and language that needed to be clarified (1117 Irving) under the "Findings" section of both 1117 Irving and 1240 09th Avenue.

I've made the edits and have attached the (2) new amended motions, with Track Changes shown. I've also added these to the I:Drive "edits" folder for today's hearing.

Thanks,
Katie

Katie B. Wilborn
Planner | Preservation
Northwest Quadrant, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Email: Katherine.Wilborn@sfgov.org
Web: www.sfplanning.org

Please note: I am telecommuting and can only be reached by email at this time. Thank you.

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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: Wilborn, Katherine (CPC)
Sent: Thursday, May 28, 2020 9:14 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <Elizabeth.Gordon-Jonckheer@sfgov.org>
Subject: RE: Consent Calendar Item 9: 1240 9th Avenue

The project sponsor did provide feedback yesterday saying she was fine, so long as an edit was made to one of the condition's language. I wanted to confirm that the final wording / edit was as she intended.

She's responded and said the edits are as discussed (see attached email).

Also attached is the amended motion with the track changes shown.
I've added this updated motion to the "Edits" folder for today's hearing in the I:Drive.

Let me know if I need to provide anything else.

Thanks!

Katie

Katie B. Wilborn
Planner | Preservation
Northwest Quadrant, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Email: Katherine.Wilborn@sfgov.org
Web: www.sfplanning.org

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From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Thursday, May 28, 2020 9:08 AM
To: Wilborn, Katherine (CPC) <katherine.wilborn@sfgov.org>
Subject: Re: Consent Calendar Item 9: 1240 9th Avenue

Just the updated motion...Elizabeth forwarded me an email that seemed to indicate Sponsor was ok with edits.

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
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Direct: 415-558-6309 | Fax: 415-558-6409

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

From: "Wilborn, Katherine (CPC)" <katherine.wilborn@sfgov.org>

Date: Thursday, May 28, 2020 at 9:07 AM

To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>

Subject: RE: Consent Calendar Item 9: 1240 9th Avenue

Thanks Jonas; will do. Does the entire packet need to be updated or can I just provide the track changes on the standalone Draft Motion?

Let me know.

I'm waiting on final confirmation from the project sponsor and then I will provide whichever is needed (the full packet with updated motion or just the updated motion).

Thanks,

Katie B. Wilborn
Planner | Preservation
Northwest Quadrant, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Email: Katherine.Wilborn@sfgov.org
Web: www.sfplanning.org

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From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>

Sent: Thursday, May 28, 2020 8:48 AM

To: Wilborn, Katherine (CPC) <katherine.wilborn@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>

Subject: Re: Consent Calendar Item 9: 1240 9th Avenue

Thank you Katie. Please provide us with a track changes version so Commissioners are able to

discern exactly what was added and what was omitted.

And, please confirm project sponsor is amenable to the new conditions.

Once I receive the redlined version. I will forward to the CPC.

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: "Wilborn, Katherine (CPC)" <katherine.wilborn@sfgov.org>
Date: Thursday, May 28, 2020 at 8:24 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>, "Son, Chanbory (CPC)" <chanbory.son@sfgov.org>
Cc: "Gordon-Jonckheer, Elizabeth (CPC)" <elizabeth.gordon-jonckheer@sfgov.org>
Subject: RE: Consent Calendar Item 9: 1240 9th Avenue

The amended motion is attached; the only changes are **the addition** of the following **(2) Condition of Approvals** on pg.15 of the document: **Condition of Approval #6 (Complaint Monitoring)** and **Condition of Approval #9 (Nolie Control)**

I added this amended motion to the I:Drive folder (I:\Commissions\CPC Packets\20200528\Edits) for today's hearing.

Please let me know how this is to be distributed prior to the hearing today and if I need to do anything further.

Thank you,
Katie

Katie B. Wilborn
Planner | Preservation
Northwest Quadrant, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Email: Katherine.Wilborn@sfgov.org
Web: www.sfplanning.org

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From: Wilborn, Katherine (CPC)

Sent: Thursday, May 28, 2020 7:53 AM

To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <Elizabeth.Gordon-Jonckheer@sfgov.org>

Subject: FW: Consent Calendar Item 9: 1240 9th Avenue

Good morning!

I am amending the motion for 1240 09th Avenue – 2020-00020CUA, per Commissioner Fung's request (see attached email) for today's consent Commission calendar.

Is there a Commissioner email list that I can send this to, or what is the protocol for distributing an amended motion at this time?

(Apologies, I have never amended a motion prior to the hearing).

Please let me know what the protocol is.

Thank you!

Katie

Katie B. Wilborn

Planner | Preservation

Northwest Quadrant, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Email: Katherine.Wilborn@sfgov.org

Web: www.sfplanning.org

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods at City Center Mall on Masonic
Date: Thursday, May 28, 2020 9:27:32 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Barbara Clemans <bec56stan@hotmail.com>
Sent: Thursday, May 28, 2020 9:25 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Whole Foods at City Center Mall on Masonic

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

Prior to this Pandemic, many stores and restaurants in this City had shuttered their shops. This shrinking of the local economy has increased over the years.

Please allow an "essential service" such as food availability from Whole Foods to provide us with needed

Supplies from a accessible location at City Center Mall.

Do not allow special interests and lobbyists to sway your decisions but listen to your citizens (such as me,a senior) who need easy access to fresh food.

To say nothing of JOBS JOBS JOBS!!!!

Barbara Clemans

Sent from [Mail](#) for Windows 1

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Bay Area Council Support Letter for the Balboa Reservoir Project
Date: Thursday, May 28, 2020 9:27:10 AM
Attachments: [Bay Area Council Balboa Reservoir Support.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Abbie Tuning <ATuning@bayareacouncil.org>
Sent: Thursday, May 28, 2020 9:25 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Xiomara Cisneros <xcisneros@bayareacouncil.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>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: Bay Area Council Support Letter for the Balboa Reservoir Project

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

Good morning Planning Commissioners,

Please see the attached letter from the Bay Area Council in support of the proposed Balboa Reservoir Project.

Thank you,

Abbie Tuning | Housing Policy Intern | **BAYAREA COUNCIL**

353 Sacramento Street, 10 Floor | San Francisco, CA 94111

atuning@bayareacouncil.org | www.bayareacouncil.org | twitter: [@bayareacouncil](https://twitter.com/bayareacouncil)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:24:04 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Sidharth Kapur <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 11:45 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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

Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the

people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Sidharth Kapur

sidharthkapur1@gmail.com

San Francisco, California 94612

San Francisco, California 94612

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:23:48 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Dana Beuschel <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 11:52 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Dana Beuschel

dana.beuschel@gmail.com

825 Post St #301

San Francisco, California 94109

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:23:22 AM

Commission Affairs

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From: Jordon Wing <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 12:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the

people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Jordon Wing

jordonwii@gmail.com

711 Capp Street, 6

San Francisco, California 94110

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:23:04 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Aakash Japi <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 12:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Aakash Japi

aakashjapi@gmail.com

711 Capp St, #6

San Francisco, California 94110

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:22:25 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Andrew Li <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 12:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Andrew Li

andrewli94555@gmail.com

301 Mission St

San Francisco, California 94105

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:22:05 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Marty Cerles <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 12:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Marty Cerles

martycerles@gmail.com

2890 California Street 305

San Francisco , California 94115

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: A Resolution to Acquire the Balboa Reservoir Property for City College of San Francisco Presented by the Defend City College Alliance (DCCA)*
Date: Thursday, May 28, 2020 9:21:39 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Madeline Mueller <madelenmueller@gmail.com>
Sent: Wednesday, May 27, 2020 5:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: A Resolution to Acquire the Balboa Reservoir Property for City College of San Francisco Presented by the Defend City College Alliance (DCCA)*

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

From: Nicky T. <nrtrasvina@gmail.com>
Date: Wed, May 27, 2020, 16:52
Subject: A Resolution to Acquire the Balboa Reservoir Property for City College of San Francisco Presented by the Defend City College Alliance (DCCA)*
To: <madelenmueller@gmail.com>
Cc: Tomasita Medal <tomasitamedal@gmail.com>

Greetings! I am writing in support of the Resolution to Acquire the Balboa Reservoir Property for City College of San Francisco Presented by the Defend City College Alliance. CCSF, especially in the time of a pandemic that is not going away, ought to be seeking innovative ways to expand classes and students support, in transfer, Voc Ed, ESL, enrichment courses and more. This crisis only amplifies the need for the resources and richness offered in this unique place we call CCSF. To allow

the Reservoir to be transferred to a private corporation and allow the sacrifice of what the voters approved in two elections is wrong on some many levels. It will be a great loss to the community if City College and the community members it serves cannot determine the use of this land. I speak as a Native San Franciscan with many family members who embarked on the higher ed track through City College. I speak as a former CCSF faculty member who taught hundreds of students the legendary LRN 50 study skills class that embedded in them skills and confidence not achieved in their earlier education. I speak as a retired CSU academic advisor who knows the time and money saved by thousands of low-income students that freed them from acquiring the burden of unnecessary student debt. I speak as scholarship reader who knows the emotional toll students tolerate when higher education feels unattainable even for the high achievers. I speak to you as an advocate for Dreamers who feel threatened as more and more of the classes and services offered continue to dwindle. And I also speak to you as an essential worker and advocate for San Francisco's senior population who thrive in the CCSF courses they depend on for lifelong learning and social connecting. And we cannot neglect the Prop A measure (twice) to uphold the amazing Performing Arts Center that will display our Diego Rivera mural and Olmec sculptured head. Please do interfere with those developments. Thank you for your hard work and continue your amazing work on behalf of the residents of San Francisco who consider City College of San Francisco the real Golden Gate to education, advancement, and autonomy.

Sincerely,

Nicky Trasvina

Retired SFSU Academic Advisor

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project
Date: Thursday, May 28, 2020 9:20:59 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Laura Lee Frey <enzybio@sbcglobal.net>
Sent: Wednesday, May 27, 2020 5:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir Project

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Dear Commissioners,

The Planning Commission meeting on May 28 will be addressing the Balboa Reservoir Project. Please note that many participants of the BRCAC meetings are very dissatisfied with the plan as currently proposed. One big reason is that this is public land, and the development will have a direct impact on City College - some problems are being glossed over and not solved. A major issue is replacement student parking. It was stated that the City Planning Department itself had said that the parking needed to have a defined solution, an MOU, before plan approval, .. and this is not the case; there is no defined solution. Also, the planners are acting as if the loss of the upper parking area to the PAC building is a new problem and that it shouldn't be their responsibility ... but the upper parking was always known to be planned to be reduced. The loss of parking for City College in the lower parking area will have a negative impact on the school. This problem needs to be resolved BEFORE proceeding forward.

There are two other large concerns that should be resolved BEFORE proceeding. I do not feel secure that the affordable housing will be FOREVER affordable housing. If public land is being used for affordable housing, it is imperative that this (part of) the land will NEVER become private property. Secondly, the fire-fighting infrastructure is not sufficient for the proposed downtown-density housing project; the Balboa Reservoir area has a low-density compatible fire-fighting infrastructure.

And lastly, please note that the plan as stated does NOT comply with the parameters hammered out in the BRCAC meetings. Since height /density) goes from highest at the east, tapering down to 30' at the west, ... by raising the

height limit on the east from 65' (parameters) to 77,' the subsequent tapering creates an increase in height(/density) across the whole development.

I request that you please withhold approval of the plan until these crucial problems are resolved.

Sincerely,

Laura Frey
enzybio@sbcglobal.net

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods-City Center
Date: Thursday, May 28, 2020 9:18:44 AM

Commission Affairs

San Francisco Planning Department
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From: Paula Spooner <spoonerpaula@aol.com>
Sent: Wednesday, May 27, 2020 1:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; jomnas.ionin@sfgov.org; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; taylor@lh-pa.com; bbacharach@acadiarealty.com; ducha931@aol.com; jimgrossman@sbcglobal.net
Subject: Whole Foods-City Center

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Hello SF Planning Commission Officials,

I am a **renter** at **95 Fortuna Avenue** in San Francisco and I want to strongly support the Whole Foods application to locate a store in my neighborhood. Whole Foods is planning on occupying a vacant building in the City Center Shopping Center which would be a real plus for our area and the City of SF. Vacant retail buildings are a problem for the local area as they are for the whole of SF. SF voters recently approved a measure that taxes landlords that fail to fill their vacant storefronts. Here we have a vacant building left by Best Buy that Whole Foods wants to occupy. I can't believe there would be any opposition to this plan. In fact, I believe the

City of SF should be giving Whole Foods a tax incentive to fill this empty building. The City gets increased tax income, 200 new jobs for its residents, and a responsible and much needed tenant supplying food for residents.

There is a Whole Foods Market at Franklin and California Streets but its parking is terrible as there are few slots and on Sundays, its almost impossible to park . As I understand it, a Church owns this lands and leases the property to Whole Foods and required Whole Foods to reserve a number of their parking spaces for church members on Sundays. This location is not work well for the residents of our neighborhood Also their is a Trader Joe's at Masonic and Geary but parking here is also terrible. Trader Joe's tells me this particular store is their busiest store in the country.

Our neighborhood strongly recommends your approval for Whole Foods to occupy the vacant building at City Center Shopping Center.

Thank you.

Very best,

Paula Spooner
415-298-3878

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item Planning Commission Meeting Item 18 2018-007883 Balboa Reservoir Project
Date: Thursday, May 28, 2020 9:18:21 AM
Attachments: [Planning Commission 5-28-2020.pdf](#)

Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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-----Original Message-----

From: r and k <[woloso1@yahoo.com](mailto:wolosol@yahoo.com)>
Sent: Wednesday, May 27, 2020 1:18 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; suengyen.hong@sfgov.org
Subject: Item Planning Commission Meeting Item 18 2018-007883 Balboa Reservoir Project

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I am writing to comment on the Balboa Reservoir Project before the Planning Commission May 28, 2020. I have also included some thoughts on transportation improvements that may be beyond the scope of this review but feel they are important to be a part of the record:

A. Overall Project and Density: I applaud the design of this greenhouse neutral development. I started this process in December 2014 with the opinion, based on previous plans presented by developers over the years, that even 500 units were too many for this space casting the dissenting vote as the Vice-Chair of the Community Advisory Committee on the Principles and Parameters in support of my neighbors and my neighborhood, Westwood Park.

However, consistent with my activities in the broader neighborhood and in recognition of the changing economic

and housing situations, I believe that a well-designed project with density and 50% low income housing will benefit our broader community and neighborhoods, City College and the City.

Our communities desperately need many of the amenities that are a part of the development design including parks and open space, housing for teachers, students and families, community space and a gateway to City College and public transportation.

This project will also bring much needed year-round foot traffic to the Ocean Avenue Retail District.

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

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

C. Multi-Generational Accessibility: Creating peaceful spaces where people can gather and watch kids play, get together to have a conversation or just sit and read should be incorporated into housing designed with benches, lighting, stoops with accessible ramps and community “nooks.”

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

E. Hazards: In addition to the comments and recommendations regarding designs, building materials and colors that take into consideration our general environment which includes strong ocean winds, fog, humidity that encourages mold, I would also like to point out the grime from heavy street traffic and pigeons. The area along Ocean Avenue has had a history of flooding and recommend that wherever possible permeable pavers or like materials be incorporated in the design and building materials.

F. Community Advisory Committee: Finally, I wish to thank the Balboa Reservoir Community Advisory Committee for their due diligence in making this such an effective forum and support the continuation of this Committee in monitoring the project as it moves to the next steps.

G. Comment on Transportation, Bicycle and Pedestrian Safety and other Needed Improvements:

Transportation: 1) Underground the K; 2) Increase frequency (decrease headway) of bus and streetcar lines serving City College; 3) Create the K and T as independent lines with the K based at Metro and T based at Metro East; 4) Re-route the T to link to Balboa Park station from the Sunnydale terminus; and 5) creating an independent localized shuttle line.

Pedestrian and Bicycle: 1) Remove berm from the Wellness Center to Frida Kahlo Way to widen the road, create a bicycle lane, wider pedestrian walkway and smooth freeway egress; 2) Create pedestrian only all way crossing times; 3) Utilize Paseo San Ramon as safe entry parallel to Ocean Avenue into the new development and the amenities specifically parks, childcare, walking trails and bike paths as well as easy access to City College and the Muni transit center on Frida Kahlo Way.

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

Sincerely,

Kate Favetti

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: URGENT Please postpone Balboa Reservoir materials
Date: Thursday, May 28, 2020 9:17:54 AM
Attachments: [223.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Christine Hanson <chrissibhanson@gmail.com>

Sent: Wednesday, May 27, 2020 1:27 PM

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

Subject: URGENT Please postpone Balboa Reservoir materials

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

Dear Commission Secretary,

Can you please confirm that the to items intended to be attached were indeed received?

Dear Commissioners,

I forwarded this to you yesterday along with attachments.

Please forgive me if this message is redundant but it appears that the items attached to the original email we're somehow detached upon sending.

Sincerely,
Christine Hanson

On Friday, May 22, 2020, Christine Hanson <chrissibhanson@gmail.com> wrote:

Dear Commissioners,

Please delay the hearings on items related to the Balboa Reservoir schedule for May 28, 2020.

The City and Balboa Reservoir agreements with CCSF regarding parking, transit and roadway access through City College are nonexistent.

Despite advertising a robust conversation with CCSF, the conversations leading to projection adaptations have only been held between City agencies and select administrators and CCSF consultants who have failed to represent the interests of City College.

On July 28, 2016 the CCSF Board of Trustees passed a resolution directing talks about the Reservoir to go through the stakeholder Facilities Commission. This has not happened.

Last Wednesday, the CCSF Academic Senate passed a resolution regarding basic safety concerns regarding unresolved negotiations about a public road that SFPUC and the developer wish to reroute through City College property. At this point the safety of students should NOT be in question!

PLEASE! 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.

Sincerely,
Christine Hanson

The Academic Senate and Board resolutions are attached to this email.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:17:27 AM

Commission Affairs

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From: Ira Kaplan <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 2:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the

people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Ira Kaplan

iradkaplan@gmail.com

745 Pine Street Apt 3

San Francisco, California 94108

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:17:12 AM

Commission Affairs

San Francisco Planning Department
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From: Matthew Castillon <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 2:11 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

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people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Matthew Castillon

mcastillon10@gmail.com

760 Geary St #505

San Francisco, California 94109

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project 2018-007883--Public Record Retention; Communication Using Official Channels and Devices
Date: Thursday, May 28, 2020 9:16:07 AM

Commission Affairs

San Francisco Planning Department
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From: Rita M EVANS <rita.evans@berkeley.edu>
Sent: Wednesday, May 27, 2020 2:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: SNA-BRC@googlegroups.com
Subject: Balboa Reservoir Project 2018-007883--Public Record Retention; Communication Using Official Channels and Devices

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Planning Commission,

On the agenda for the May 28, 2020 Planning Commission meeting are several items related to the Balboa Reservoir Project. The hearing will be held remotely. I raised the following issue during the public comment period of the April meeting and have received no response.

The Commission is being asked to take several actions tomorrow regarding this very valuable 17-acre piece of public property.

Since mid-March, city employees have been conducting official city business off-premises due to the COVID-19 pandemic. Many, if not all, have used personal devices during that time.

It is critically important that all government employees strictly observe all information security and records retention requirements so that messages about key governmental functions are preserved,

retrievable, and subject to review just as on-premises correspondence now is.

What assurance can the commission provide that all official business communications related to this matter have taken place over approved channels, channels that allow for messages to be easily archived and reviewed? Is all electronic communication and information sharing being transacted through official government email accounts and using only government-issued communication devices?

There must be a publicly accessible record of any and all discussions by city employees related to this project or the entire approval process will be fundamentally flawed. The Planning Commission should not take any action on this project without assurance that all required public records requirements are being adhered to and the pandemic is not being used as an excuse to ignore these legal safeguards.

Rita Evans

--

Rita Evans

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose the privatization of Balboa Reservoir for unaffordable housing
Date: Thursday, May 28, 2020 9:15:42 AM

Commission Affairs

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From: AT&T Yahoo Mail <xgtel@prodigy.net>

Sent: Wednesday, May 27, 2020 2:29 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Vicki Legion <vlegion@sfsu.edu>

Cc: alexrandolph <alexrandolph@ccsf.edu>; John Rizzo <jrizzo@sprintmail.com>; Shanell Williams <williams.shanell@gmail.com>; tselby <tselby@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Tom Temprano <info@tomtemprano.com>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Chris Hanson <chrissibhanson@gmail.com>; Wynd Kaufmyn <wendypalestine@gmail.com>; Jean Barish <jeanbbarish@hotmail.com>; Madeline Mueller <madelinenmueller@gmail.com>; Leslie Simon <simscha@sbcglobal.net>; Vicki Legiongmail <activistsf@gmail.com>; Barbara Knox <bknnox@ccsf.edu>; Holly Stevens <hollyestevens@gmail.com>; Christina Yanuaria <cyanuaria@ccsf.edu>; Kathryn Frei <frylet@yahoo.com>; Aj <ajahjah@att.net>; Yvonne Webb <yvonnnewebb@comcast.net>; Tehmina Khan <teatime4pm@gmail.com>; John Avalos <johnavalos11@gmail.com>

Subject: Re: Oppose the privatization of Balboa Reservoir for unaffordable housing

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Vicki and All,

I concur that public lands should serve the educational and housing needs of all the people, especially those who have the greatest need for both life-changing educational opportunities and affordable housing. Elected officials should always be on the side of the good people who pay their dues in so many ways and so much more often than they reap the benefits. How many of our elected officials can conceive of a more rational, humane and responsible way of serving the people than by making sure that the Balboa Reservoir will continue to serve the educational needs of City College and at the same time will be the site of only 100% affordable housing units? How can you oppose the simple, principled and uncompromising determination that housing built on public lands must be 100% affordable? We need access to quality education and affordable housing--not solutions by oligarchs in construction who get an "A" in public relations and an "F" in social responsibility as they enrich themselves at public expense and expect gratitude for gentrifying our city. Join us in legislative chambers, the classrooms and the streets as we chant: ACCESSIBLE AND AFFORDABLE EDUCATION AND HOUSING--NOT PUBLIC SUPPORT OF GENTRIFICATION!

Sincerely and in solidarity,
Rodger Scott

On Wednesday, May 27, 2020, 12:43:04 PM PDT, Vicki Legion <vlegion@sfsu.edu> wrote:

Dear Commissioners,

San Francisco already has 33,000 vacant market rate housing units, along with a deep affordable housing crisis that we all know too well. The AvalonBay proposal for the Balboa Reservoir is being sold as a solution to the housing crisis under "trickle down" logic being pushed by developers, as though "build build build" would somehow bring housing prices down through the invisible hand of the market! How well has this theory worked out in the Mission or in the rest of San Francisco?

The devil is always in the details. It is remarkable that the developers can say with a straight face that units for a one-person household making \$129,000 a year is "affordable" housing.

[ernercenter.berkeley.edu > CR_Final_2.3.19.pdf](https://ernercenter.berkeley.edu/cr/Final_2.3.19.pdf)

In fact, this development would only accelerate the gentrification of the south side of San Francisco by raising rent in surrounding neighborhoods, bringing us more of the gentrification we already see at Avalon's 1200 Ocean building near Whole Foods.

Moreover, this huge development would be a body blow to enrollment at City College—an issue of great concern across the city and the Bay Area, NOT only in District 7. Before the accreditation crisis, when City College was at full enrollment, both upper and lower parking lots would be jammed and turn over several times per day. Now that one third of young people have been laid off, we can look forward to a surge in college-going. This is not the time to make it much more difficult to access City College as a commuter school, given that no transit plan is really in place.

We know that there are considerable political pressures on yourselves as individuals to bow to the interests of the real estate industry and to "be a good team player" in the sell-off of irreplaceable public assets. We urge you instead to act as a custodian of the public good. At a bare minimum, this process must be slowed down.

The land should remain forever in public hands, to benefit education access to City College, and as the site for a modest truly affordable housing development that could be administered just like 1100 Ocean, 100% truly affordable housing administered by Mercy Housing, and in public hands forever.

Thank you for taking a principled position against the private development of Balboa Reservoir.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Thursday, May 28, 2020 9:14:52 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Debbie Ly <lydebbie23@gmail.com>
Sent: Wednesday, May 27, 2020 2:35 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Cc: Michael Thomas <mthomas@siprep.org>; Sandy Yib <yingyib@yahoo.com>
Subject: Lights at St. Ignatius Field

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Dear Commissioners:

My name Debbie Ly and I am an alumni from St. Ignatius Class of 2018. I've lived in the Sunset District of San Francisco for 20 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.

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,

Debbie Ly
[1334 44th Avenue, San Francisco, CA](#)
lydebbie23@gmail.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project 2018-007883 - Unaddressed Traffic and Transportation Issues
Date: Thursday, May 28, 2020 9:14:24 AM

Commission Affairs

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From: Rita M EVANS <rita.evans@berkeley.edu>
Sent: Wednesday, May 27, 2020 2:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: SNA-BRC@googlegroups.com
Subject: Balboa Reservoir Project 2018-007883 - Unaddressed Traffic and Transportation Issues

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Planning Commission,

Throughout the public input process, residents living near the proposed Balboa Reservoir development have repeatedly asked the city and developer to address the huge impact the addition of 1100 housing units will have on traffic, transit, parking for CCSF, and related transportation issues such as air quality.

In response to numerous documented issues in the FEIR, our objections were summarily dismissed. Almost no mitigation is offered to what the FEIR itself acknowledges are significant impacts. The Planning Commission should withhold approval until these issues are addressed:

Traffic delay affecting transit operations and air quality -- The Response to Comments played fast and loose with data showing significant transit delay as a result of the project by simply dropping the table with the offending data from the final Report. Unfortunately, not documenting the delay doesn't make it disappear.

Before this project is approved, the city must implement changes such as removing parking from Frida Kahlo to allow for transit-only lanes and better, safer bicycle lanes and committing to frequent, regular maintenance and updating of the traffic signal system on Frida Kahlo and Ocean Avenue, including transit signal coordination.

Transit frequency and reliability - Success of the BR project depends on new residents using public transit, not private vehicles, whether their own or TNCs. Safe, frequent, reliable service is necessary to draw new residents. While transit is an unknown proposition in our pandemic world, we can be sure the current crowded vehicles, long wait times with groups at bus stops, and extremely slow operating speeds will repel new residents, not attract them.

The Planning Commission cannot in good faith approve a huge project that depends on new residents taking public transportation as a fundamental feature of its transportation demand management in our pandemic and post-pandemic world when public transit is so unlikely to attract new riders.

Rita Evans
Judson Avenue

--

Rita Evans

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project 2018-007883 -- Planning for Pandemics
Date: Thursday, May 28, 2020 9:14:07 AM

Commission Affairs

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From: Rita M EVANS <rita.evans@berkeley.edu>
Sent: Wednesday, May 27, 2020 2:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: SNA-BRC@googlegroups.com
Subject: Balboa Reservoir Project 2018-007883 -- Planning for Pandemics

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Planning Commission,

You are being asked to vote on a number of approvals related to the Balboa Reservoir project at the May 28, 2020 meeting of the commission. This is the essence of planning--taking our new conditions into account while the parameters and final outcome of a project are still up for discussion and redesign.

In light of what we are experiencing during the current pandemic, we must immediately incorporate pandemic-related considerations into planning for all major projects such as the Balboa Reservoir development. This is a rare opportunity for planning to be proactive in the face of a new challenge since design is still underway and changes to incorporate our new reality are still financially feasible and operationally doable. Here are two specific areas in need of reconsideration:

1) All street, sidewalk and open space design should conform to the guidance released May 21, 2020, by the National Association of City Transportation Officials in "Streets for Pandemic Response

and Recovery,"

https://nacto.org/wp-content/uploads/2020/05/NACTO_Streets-for-Pandemic-Response-and-Recovery_2020-05-21.pdf

2) All traffic studies also must be reconsidered now that transit ridership is so uncertain. No one knows if former riders will return and no one can count on new residents taking transit. Success of the project's Transportation Demand Management plan is contingent upon new residents using public transit and now that assumption is open to challenge.

Rita Evans
Judson Avenue

--

Rita Evans

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:13:45 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Theo Gordon <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 2:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the

people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Theo Gordon

theodore.a.gordon@gmail.com

1495 Golden Gate Ave

San Francisco, California 94115

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose Balboa Reservoir gentrification project
Date: Thursday, May 28, 2020 9:13:26 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Allan Fisher <afisher800@gmail.com>

Sent: Wednesday, May 27, 2020 3:00 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; John Rizzo <jrizzo@sprintmail.com>; Shanell Williams <williams.shanell@gmail.com>; tselby <tselby@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Tom Temprano <info@tomtemprano.com>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; alexrandolph <alexrandolph@ccsf.edu>

Cc: Ana Fisher <amfisher800@gmail.com>; Allan Fisher <afisher800@gmail.com>; Mark Fisher <mf71939@yahoo.com>

Subject: Oppose Balboa Reservoir gentrification project

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Public lands should serve the educational and housing needs of all the people, especially those who have the greatest need for both life-changing educational opportunities and affordable housing.

Elected officials should always be on the side of the good people who pay their dues in so many ways and so much more often than they reap the benefits. How many of our elected officials can conceive of a more rational, humane and responsible way of serving the people than by making sure that the Balboa Reservoir will continue to serve the educational needs of City College and at the same time will be the site of only 100% affordable housing units? How can you oppose the simple, principled and uncompromising determination that housing built on public lands must be 100% affordable?

We need access to quality education and affordable housing--not solutions by oligarchs in construction who get an "A" in public relations and an "F" in social responsibility as they enrich themselves at public expense and expect gratitude for gentrifying our city. Join us in legislative chambers, the classrooms and the streets as we chant:
ACCESSIBLE AND AFFORDABLE EDUCATION AND HOUSING--NOT PUBLIC SUPPORT OF
GENTRIFICATION!

Sincerely,

Allan and Ana Fisher

--

Allan Fisher

afisher800@gmail.com

415-954-2763

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project
Date: Thursday, May 28, 2020 9:13:04 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Robert Feinbaum <bobf@att.net>

Sent: Wednesday, May 27, 2020 3:28 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; milicentr.johnson@sfgov.org; arron.starr@sfgov.org; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@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>; asha.safai@sfgov.org; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; shaman.walton@sfgov.org; Yee, Norman (BOS) <norman.yee@sfgov.org>; dgonzales@ccsf.edu; swilliams <swilliams@ccsf.edu>; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrudolph@ccsf.edu; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu

Subject: Balboa Reservoir Project

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SaveMUNI

Re: Balboa Reservoir Project

San Francisco Planning Department

Case No. 2019-007883ENV

I am writing on behalf of SaveMUNI, a grassroots transportation advocacy organization, regarding the Balboa Reservoir Project. This Project will add up to 1,500 units of housing on the Balboa Reservoir, across the street from City College of San Francisco, and will significantly impact CCSF and the surrounding neighborhoods. For the reasons set forth below, SaveMUNI urges the Planning Commission to defer consideration of this project until parking and transportation issues are resolved.

There will not be adequate public transit to meet the increased demand resulting from the influx of new residents and the removal of parking. At this time, SF MTA has no specific plans to accommodate this increased demand. They have recently described transit improvements as “aspirational,” and “sketchy.” However, the Final Environmental Impact Report has found that public transit delays in the area would have “significant unavoidable environmental impacts that cannot be mitigated to a level of insignificance.”

Thousands of students who drive to CCSF from throughout the City and surrounding towns rely on the parking lot on the lower reservoir. This Project will remove most of this parking, making it very difficult for students to attend classes and for faculty and staff to get to work. The EIR does not adequately address income and transportation equity. Otherwise, the EIR would have evaluated the historical reasons for thousands of students, faculty, and staff who have driven to CCSF for decades. This is especially critical for so many who live in transit deserts in low-income neighborhoods where transit is slow and unreliable, and who are also working and caring for their families.

An increase in population and a decrease in public parking will also significantly impact traffic congestion in the area. The Final Environmental Impact Report found that passenger and freight loading zones adjoining the project could create “potentially hazardous conditions.” The EIR concluded that this is another “significant unavoidable environmental impact” that cannot be mitigated to a level of insignificance.”

To meet the need for improved public transit, there have been numerous requests for a shuttle between the Balboa Park BART Station, City College and the surrounding neighborhood. This could encourage the use of transit, reduce traffic congestion and decrease parking demand. Plans for a shuttle, however, have been eliminated, further exacerbating traffic and congestion problems.

SaveMUNI hopes you will defer project approval until there are adequate mitigations for these transit, transportation and parking problems

Sincerely,

Robert Feinbaum

President, SaveMUNI

Submitted: May 26, 2020

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Our endorsement for Saint Ignatius High School Field Lights
Date: Thursday, May 28, 2020 9:12:41 AM
Attachments: [Letter For SI Lights .pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: William Q <allsmiles2407@gmail.com>
Sent: Wednesday, May 27, 2020 4:11 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: re: Our endorsement for Saint Ignatius High School Field Lights

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Dear Planning Commissioners and Supervisor Gordon Mar,

I am enclosing my letter of strong support for the installation of Saint Ignatius Field lights. I believe this will bring community engagement that will benefit the Sunset District.

Cheers,
Drs. Charlene & William Quach

--

IMPORTANT NOTICE:

This message may contain confidential information. If you have received this e-mail in error, do not use, copy or distribute it. Do not open any attachments. Delete it immediately from your system and notify the sender promptly by e-mail that you have done so.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Resolution
Date: Thursday, May 28, 2020 9:12:16 AM

Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfpplanning.org
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From: Madeline Mueller <madelinemueller@gmail.com>

Sent: Wednesday, May 27, 2020 4:57 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; rodney.fong@sfgov.org; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>

Subject: Fwd: Balboa Reservoir Resolution

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From Madeline mueller

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

From: Steven Brown <sbfioral@aol.com>

Date: Wed, May 27, 2020, 15:41

Subject:

To: madelinemueller@gmail.com <madelinemueller@gmail.com>

A Resolution to Acquire the Balboa Reservoir Property for City College of San Francisco
Presented by the Defend City College Alliance (DCCA)*

See endorsements:

<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:00854deb-a83a-4395-9b07-763c6b658af5>

PREAMBLE

The overwhelming support for the recent Prop A (\$ 845 million facilities Bond for CCSF) shows San Francisco voters desire the development and growth of City College. The Balboa Reservoir is a critical element for CCSF use. The plan to privatize it in order to build some 1100 housing units mostly at market rate contradicts and undermines the public interest. The members of DCCA therefore recommend the following resolution. (Support materials for each whereas and resolve are in the links below)

RESOLUTION

1 WHEREAS, Proposition A, an \$845 million Facilities bond measure for new and renovated buildings at City College of San Francisco, also included the authority to acquire land, and

2 WHEREAS, the voter elected Trustees of City College of San Francisco are responsible to the citizens of San Francisco for the protection of the institution, its students and employees from the effects of political intrusion including any encroaching privatization of a public college, and

3 WHEREAS, the Voters of San Francisco previously defeated two proposals for private housing development in the Balboa Reservoir (Proposition B in 1987 and L in 1988) and

4 WHEREAS, the San Francisco Public Utilities Commission (PUC) signed an agreement in 1991 turning over half of its reservoir property to CCSF and promising air rights over the other half which was considered to be required for needed future water safety for San Francisco, and

5 WHEREAS, the San Francisco Labor Council (SFLC) and the Coalition for San Francisco Neighborhoods (CSFN) have endorsed City College's plans for use of the full Balboa Reservoir property and presented resolutions to the San Francisco PUC and the City College Board of Trustees to prevent private development on the site, and

6 WHEREAS, the BOT has passed and later tabled resolutions to seek to secure the lower Balboa Reservoir in order to continue its 75 year use by CCSF for student access and needs which could include housing, and

7 WHEREAS, the Faculty Union (AFT 2121) passed a resolution that asked San Francisco PUC to transfer the reservoir property (public property) to City College of San Francisco, and urged the Board of Trustees and administration to advocate vigorously for the interests of the college and for the principle of public land for the public good, and

8 WHEREAS, the City College Participatory Governance Council (PGC), composed of appointed college representatives from administration, classified staff, faculty and students passed a resolution to recommend to then Chancellor Susan Lamb to ask the Board of Trustees to formally request that the PUC transfer ownership of the lower Balboa Reservoir parcel to CCSF, and

9 WHEREAS, City College has leased the Reservoir property continuously since 1946 and is the only entity that has made any improvement to the property, and

10 WHEREAS, real estate law and lease agreements require the PUC to allow City College of San Francisco right of first refusal to purchase the reservoir property, to wit,

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

11 WHEREAS, plans for privatizing the Balboa Reservoir land represents a willful contradiction and private undermining of the public interest as indicated by the support of Prop A, and evidence shows that building 1100 mostly market rate homes on the Balboa Reservoir site will make the San Francisco affordable housing crisis worse, and

12 WHEREAS, the Reservoir developers have not had valid feedback from appropriate and fully legal college representatives, but have continued their planning and promoting as though they have, and

13 WHEREAS, the environmental impact report on the private Balboa Reservoir Project identified three significant damaging environmental impacts that cannot be mitigated: construction noise, air pollution, and transportation problems that will go on for as long as a decade or more causing health and safety issues for neighbors, children, students, district employees, and disrupt classroom effectiveness for both Riordan High School and CCSF, and

14 WHEREAS, the developers assured citizens that they would provide adequate parking and transit for City College students and this has not been provided for in their latest plans, therefore

BE IT RESOLVED, that the Defend City College Alliance (DCCA) urges the Board of Trustees to initiate negotiations towards [acquiring](#) the Balboa Reservoir property from the Public Utilities Commission for City College of San Francisco to allow facility development, open public space (events, student shows, practice) employee and possibly student housing, state required parking, all critical elements for CCSF student success!

Respectfully Submitted,
Steven Brown and Madeline Mueller representing DCCA

*Defend City College Alliance is a group of CCSF faculty, students, staff, alumni, and community members who have organized for many years to help support the continued success of all City College students.

Support Materials/Links

[Supports Preamble and Whereas #1](#)
[Prop A language](#)

<https://voterguide.sfelections.org/en/city-college-job-training-repair-and-earthquake-safety-measure>

Acquire land highlighted here

<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:6aba6164-cc38-40bb-9edf-b9cd1c86143f>

Support for Whereas #2

Trustees Duties-League of Community College Trustees Manual

https://www.ccleague.org/sites/default/files/trustees-resources/trustdbk2018_final_.pdf

Code of Ethics-City College Board Policies

http://www.ccsf.edu/Policy/Manuals/1/bp1_18.pdf

Powers and duties of the board-City College Board Policies

http://www.ccsf.edu/Policy/Manuals/1/bp1_02.pdf

Conflict of Interest-City College Board Policies

http://www.ccsf.edu/BOT/Board_Policies/1/BP1_19.pdf

Support for Whereas #3

Detailed history including previous propositions

<https://sunnysidehistory.org/2018/04/08/ballot-battles-and-campus-claims-the-history-of-the-balboa-reservoir-1983-1991/>

Support for Whereas #4

<https://sfwater.org/modules/showdocument.aspx?documentid=10177>

Land exchange

<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:48faabdc-55d9-426a-afa5-287f3d57c52b>

The history of the reservoir

<https://sunnysidehistory.org/2018/04/08/ballot-battles-and-campus-claims-the-history-of-the-balboa-reservoir-1983-1991/>

Water study link

<https://sfwater.org/index.aspx?page=466>

Support for Whereas #5

Public land must stay in public hands

<https://sfwater.org/Modules/ShowDocument.aspx?documentid=14386>

Coalition for San Francisco neighborhoods resolution

<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:dc4afdca-67ae-4a78-9dc9-7f9a35c2e4a7>

Support for Whereas #6

July 28, 2016 BOT Resolution Item No. 160728-XI-223, Item approved

<http://www.ccsf.edu/BOT/2016/July/28/223.pdf>

Support for Whereas #7

<https://www.aft2121.org/wp-content/uploads/BalboaReservoir-Reso-AFT2121.pdf>

Support for Whereas #8

Resolution passed April 7, 2016. This is a link to the agenda:

http://www.ccsf.edu/PGC/2016/April_7/PGC%20agenda%20draft%204-7-16revised.pdf

Here is a link to it in the PGC archives:

http://www.ccsf.edu/PGC/2016/April_7/Resolution%20in%20support%20of%20request%20for%20Balboa%20Reservoir%20land%20from%20SF%20Public%20Utilities%20Commission%20to%20CCSF.pdf

There's also audio of the meeting that day in the PGC archives.

Support for Whereas #9 and #10

2009 California Government Code - Section 54220-54232 : Article 8. Surplus Land

https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=2.&title=5.&part=1.&chapter=5.&article=8

Support for Whereas #11

<https://sfwater.org/Modules/ShowDocument.aspx?documentid=14386>

Evidence showing building more Market rate housing makes crisis worse.

Latest data shows you can't bring prices down by building more housing.

<https://48hills.org/2019/01/yimby-agenda-fail/>

SF keeps losing affordable housing

<https://48hills.org/2018/12/sf-loses-affordable-housing/>

A new housing 'compact' looks a lot like a developer's dream

<https://48hills.org/2018/12/a-new-housing-compact-looks-a-lot-like-a-developers-dream/>

A great critique of the YIMBY mantra, "Build. Build. Build."

<https://www.salon.com/2018/11/04/despite-thorough-debunking-neoliberal-housing-politics-pr-eval-in-the-bay-area/>

Five Reasons Why San Francisco Must Not Give Up Public Land for Market-Rate Development

<https://truthout.org/articles/chasing-unicorns-5-reasons-why-san-francisco-is-delusional-giving-up-public-land-for-market-rate-development/>

Why Market Rate Housing Makes the Crisis Worse

<https://48hills.org/2015/06/why-market-rate-housing-makes-the-crisis-worse/>

Supports Whereas # 12

Facilities committee minutes that show lack of input from the College-there is also a recording of the meeting

https://www.ccsf.edu/dam/Organizational_Assets/Department/CPPC/2016-0921/CPPC%20Meeting%20Minutes%202016.0921_approved.pdf

Supports Whereas #13 and #14

"Parking is a state requirement for public institutions of Higher Learning"

<https://www.cde.ca.gov/ls/fa/sf/title5regs.asp>

Parking requirement-Education Code - EDC § 67301

http://aft1493.org/wp-content/uploads/accjc_gone_wild_v17_7-8-13.pdf the ball rolling

TDM Plan

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/brcac_comments_TDM-042720.pdf

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir_CAC_Presentation-021317_FINAL.pdf TDM Study

"and this plan has many flaws, ..."the realistic parking demand of City College greatly exceeds the 220 spaces referenced by the developer, who relies on the wrong Table in the Fehr & Peers TDM, fails to consider the construction of the PAEC, fails to consider the correct growth rate adopted by CCSF itself, and does not take into consideration that neither CCSF nor the Developer have made binding financial commitments to adopt any suggested TDM procedures. In addition, no plans have been made with respect to the almost total loss of parking for students, faculty and staff of CCSF during the almost 7 year construction period." Michael Ahrens

The realistic parking demand of City College

https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/brcac_comments_TDM-042720.pdf

Supports the Resolve

How to Kill a City: Defund Education – what city college could do

https://docs.google.com/presentation/d/1l8g_sALddPuFc_krJl4z_9BNy1CN07w0Q3a9lSH3WSg/edit?ts=5ec83ce9#slide=id.g8744434824_0_30

Compare Ideas - City College has a better plan

<https://documentcloud.adobe.com/link/review?uri=urn:aaid:scds:US:27bceed6-e924-4c71-8bf8-baaead63a2c>

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In Support of Whole Foods at City Center
Date: Thursday, May 28, 2020 9:09:56 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](#)

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From: Erica Perng <ecperng@gmail.com>
Sent: Wednesday, May 27, 2020 5:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: In Support of Whole Foods at City Center

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Hi,

By way of introduction, my name is Erica Perng and I live in Anza Vista. I wanted to write to show my support for the Whole Foods that is slated to go into the City Center space ahead of the Conditional Use Permit hearing tomorrow, Thursday, May 28.

I think one of the lessons the COVID-19 pandemic has taught us is just how important and essential access to grocery stores are. Having Whole Foods in our neighborhood will be a **boon to the local community and economy**. It is a well-documented fact that grocery stores **strengthen the economic health** of the surrounding neighborhood and act as **anchors that attract other retail stores**. Moreover, grocery stores provide **extensive job opportunities**. With a diverse demographic in the neighboring areas beyond Anza Vista, such as the Western Addition, NOPA and Lower Pac Heights, the introduction of a grocery store such as Whole Foods can only have positive

ramifications.

In a time when the economy is uncertain, bringing a well-established grocery store to the area will **strengthen the area and support its residents**. The former Best Buy space has remained empty for nearly 3 years now despite the SF economy booming. And now, as we enter a recession, if Whole Foods doesn't fill that space, that part of City Center will remain empty, abandoned, and run-down for the foreseeable future.

While it is true that Target within the City Center complex offers groceries, the selection is very limited. And to be sure, Trader Joe's is just a stone's throw away, but that Trader Joe's is notorious for being a madhouse. Just take a look at the line of cars waiting to get into the parking lot on a Sunday afternoon, and add to that the number of folks who travel to Trader Joe's on foot, and in these COVID-19 times mandating social distancing resulting in longer lines, it is clear that there is dearth of access to essential grocery businesses in the area.

Whole Foods will only serve to revive the dated City Center, just as the Target did in 2013, and hopefully bring back an energy and boost in activity post-COVID that we all miss dearly and very much need.

Sincerely,
Erica Perng

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods
Date: Thursday, May 28, 2020 9:09:26 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Barbara Skurman <bskurman@comcast.net>
Sent: Wednesday, May 27, 2020 5:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Whole Foods

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I live in Anza Vista and have the following reasons for wanting Whole Foods as a tenant in the City Mall:

1. I am a senior citizen and would be able walk to Whole Foods.
2. Whole Foods sells healthy and organic foods.
3. Whole Foods would have ample parking.
4. Whole Foods would provide jobs for many people.

Please go ahead and approve Whole Foods as a tenant!

Thank you.

Barbara Skurman

[16 Saint Joseph's Avenue](#)
[San Francisco, CA 94115](#)

Barbara Skurman

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: ATTN: 2020-00909DRP
Date: Thursday, May 28, 2020 9:09:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)

Commission Affairs

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From: Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>
Sent: Wednesday, May 27, 2020 5:29 PM
To: Robyn Sue Fisher <robyn@smittenicecream.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: ATTN: 2020-00909DRP

Hi Robyn,

Thank you for getting in touch. I apologize for not contacting you directly. I was out of the country when you sent your letter, and then when I returned, the Mayor's original Shelter in Place Order was in effect. The Planning Department was closed at that time, and remains closed now, so I have been unable to check my mail since March 5. One of my colleagues who had to go into the office let me know that you sent a letter and sent me a scanned copy, but that letter had no electronic contact information. Without an office phone available to me, I didn't know how to get in touch with you to address your concerns, so I want to thank you for reaching out now.

When I got your letter, I immediately asked my colleague who handles mailings for 311 Neighborhood Notifications whether your address was included in our mailing list for this project. She confirmed that it was, and that our mailing vendor sent the notification to you. Sometimes, these notifications get lost in the mail, are delivered to the incorrect address by the carrier, or are

returned to sender. The Zoning Administrator has ruled in the past (and again for this particular project) that the Department does not need to re-notice projects when a neighbor does not receive mailed notice, provided that we and our vendor sent that notice to the address in question. This is why applicants are also required to post a printed notice at the subject property.

Likewise, the Zoning Administrator has also ruled that the Planning Code does not require the Department to provide the business name for a Change of Use permit; rather, the Department is only obligated to notice the Change of Use itself. The Zoning Administrator concluded that providing the name of the proposed business on a 311 notice is a courtesy, and an incorrect name is not grounds for re-noticing the permit.

When the DR Requestors notified me of the discrepancy between the business names, I requested updated applications and affidavits, and researched the proposed business to determine whether it could be considered Formula Retail (retail entities with 11 or more permanent locations and a uniform array of merchandise) which would require additional review. Matcha N' More does not appear to qualify as Formula Retail, as its only other brick-and-mortar location closed last year.

I also wanted to address your concerns regarding the Mission Area Plan's objectives and policies related to supporting a diverse economic community. The Planning Department is required to review applications for Changes of Use within the Mission Area Plan to ensure that the land use itself – and not necessarily the products on offer at a particular retailer – are compatible with a diverse economic base. In this case, Matcha N' More falls under the Retail Sales and Service land use category as a Limited Restaurant. A Limited Restaurant is a food service retailer that does not serve alcohol, and the Department has determined that this is a compatible land use within the Mission Area Plan's diverse array of businesses.

I am happy to talk with you in more depth about these issues; please let me know and we can set up a call or converse over email.

Thank you again for getting in touch.

Best,
Monica

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

Monica Giacomucci

Preservation Planner, Southeast Quadrant, Current Planning Division

Direct: 415-575-8714 | **Fax:** 415-558-6409

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

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From: Robyn Sue Fisher <robyn@smittenicecream.com>

Sent: Wednesday, May 27, 2020 3:28 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>

Subject: ATTN: 2020-00909DRP

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

To Whom It May Concern,

Please see the attached letter to the SF Planning Commission regarding 3591 20th Street San Francisco.

The community and I would greatly appreciate your careful review of this letter in consideration of next steps.

With appreciation,
Robyn Sue Fisher
Founder of Smitten Ice Cream

Robyn Sue Fisher

Dreamer, Tinkerer, Ice Cream Re-Thinker

Founder & Chief Brrrista | Smitten Ice Cream

m: 917.620.2580

e: robyn@smittenicecream.com

w: www.smittenicecream.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support housing at Balboa Park
Date: Thursday, May 28, 2020 9:07:24 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Kevin Burke <kevin@burke.dev>
Sent: Wednesday, May 27, 2020 5:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Support housing at Balboa Park

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The only reason to reject this proposal is if you were going to instruct the city to come back with a proposal to build **4x as many homes on the lot**. Honestly the density per acre is disappointing - it would be fitting for a new TOD proposal for a suburb, not for the second densest city in the country.

That said, if that is out of the question you should vote yes on this proposal. This is one of the city's best sites for adding additional housing, it is far better to have housing in this space than a parking lot and it will help keep low and middle income San Franciscans in San Francisco, and help mitigate the impacts of climate change by shortening commutes.

Kevin

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: UFCW Letter on 2019-004110CUA
Date: Thursday, May 28, 2020 9:06:34 AM
Attachments: [UFCW5 Whole Foods Letter Mr. May.pdf](#)

Commission Affairs

San Francisco Planning Department
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From: Jim Araby <jaraby@ufcw5.org>
Sent: Wednesday, May 27, 2020 6:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: UFCW Letter on 2019-004110CUA

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Dear Planning Commissioners and Staff

Please see attached letter for 2019-004110CUA.

Please let me know if you have any questions.

Thank you

Jim Araby
UFCW 5
Strategic Campaigns Director
[510] 599-0488

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter from 12 residents in support of the Balboa Reservoir Project
Date: Thursday, May 28, 2020 9:05:46 AM
Attachments: [Letter to Planning Commission in Support of Balboa Reservoir May 27 2020.pdf](#)

Commission Affairs

San Francisco Planning Department
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From: Anthony Singer <ASinger@habitatgsf.org>
Sent: Wednesday, May 27, 2020 6:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Letter from 12 residents in support of the Balboa Reservoir Project

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Dear Commission President Koppel,

Letter in support of the Balboa Reservoir Project

Please find attached a letter in support of the Balboa Reservoir project which comes before the commission on May 28, 2020. This letter is from 12 San Francisco residents: Annie De Lancie, Jacqueline Mauro, Abby Green, Genna Yarkin, Max Barab, Xue wen Hu, Stephanie Noble, Brian Coyne, Samantha Ganser, Tommy Lam, Logan Williams and Diana Pulete. The residents appended their name to this letter via a form located at HabitatGSF.org/Balboa.

Thanks and regards,

Anthony

Anthony Singer

Habitat for Humanity Greater San Francisco

500 Washington Street, Suite 250, San Francisco, CA 94111

(415) 278-1843

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Thursday, May 28, 2020 9:05:14 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Mike Matza <mikematza@yahoo.com>
Sent: Wednesday, May 27, 2020 6:35 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; milicent.johnson@sfgiv.org; jona.ionin@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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May 27, 2020

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

Dear Commissioners:

My name is Mike Matza. I have lived in San Francisco all my life and currently live in the Parkside at 2263 25th Ave, which has been my home since 1984.

I attended St. Ignatius High School when it was located on Stanyan Street, graduating in 1968. I have maintained my connection to the school for over 50 years as a member of the Alumni Association and as a parent: my son, Patrick, graduated from St. Ignatius in 2002.

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.

Later school start dates will cause some after school outdoor activities to extend into the early evening. These activities will require outdoor lighting, especially in the Fall and Winter months.

I live near Lincoln High School, which, like St. Ignatius and every other California high school, will be affected by the change to later school hours. Myself and my neighbors near Lincoln will no doubt need to accommodate future changes at Lincoln High School similar to those proposed by St. Ignatius and for much the same reasons.

All San Francisco high schools, public and private, will need to support having after school outdoor activities starting later and extending into the early evening hours. They all will want to do this on campus as much as possible, as there is a severe shortage of nearby athletic fields, and they will be reluctant to force students to extend an already later day by traveling to an off campus location.

The current St. Ignatius lights project may be just the first of more to follow as San Francisco high schools adjust to conforming their activities to later school hours. **While neighbors should be included in the planning and have input, these projects do not need to be Zero Sum.**

Newer lighting technologies now allow for better light focusing and less spill over. Other mitigating factors like trees and additional landscaping can be included in some projects. The project at the Beach Chalet soccer field is one recent successful example.

St. Ignatius teaches to the whole person, while encouraging service to others. After school athletic team activities provide essential shared experiences working to achieve common goals and provide incomparable lifelong lessons. Spectators to athletic events, family and students, develop a sense of valuable community and fellow feeling. It is the same for all other high schools in San Francisco.

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

Sincerely,

Mike Matza
2263 25th Ave, San Francisco, CA 94116
mikematza@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Re: Balboa Reservoir Project Case No. 2018-007883DVA
Date: Thursday, May 28, 2020 9:04:51 AM

Commission Affairs

San Francisco Planning Department
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From: Daniel Horn <danielroberthorn@gmail.com>
Sent: Wednesday, May 27, 2020 7:08 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Re: Balboa Reservoir Project Case No. 2018-007883DVA

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To:

City of San Francisco Planning Commission

Re:

Balboa Reservoir Project Case No. 2018-007883DVA

Dear President Koppel and Commissioners:

My name is Daniel Horn and I live in the Balboa Park neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Planning Commission on May 28, 2020.

I think that this project is so important for the city and our neighborhood. Not only will it increase the San Francisco's housing supply, but it will also help the neighborhood around Ocean Avenue continue to be a thriving district of San Francisco. It is so important to build housing in transit rich

areas such as where the Balboa Reservoir is located in order to lessen resident's reliance on cars. The inclusion of **550 affordable homes** for people earning between 30% and 120% area median income (AMI) will help insure that our neighborhood remains diverse and accessible to people of all income levels. I also welcome the addition of new green space with the project's planned two acre park.

I fully support the Balboa Reservoir housing development project, and I hope that The Planning Commission approves the Balboa Reservoir Special Use District Design Standards and Guidelines (DSG) during tomorrow's meeting.

Sincerely,
Daniel Horn
8 Keystone Way, 2A
San Francisco, CA 94127
(415) 254-6211

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project Case No. 2018-007883DVA
Date: Thursday, May 28, 2020 9:04:27 AM

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From: Mike Kopicko <mkopicko@gmail.com>
Sent: Wednesday, May 27, 2020 7:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir Project Case No. 2018-007883DVA

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

To: City of San Francisco Planning Commission
Re: Balboa Reservoir Project Case No. 2018-007883DVA

Dear President Koppel and Commissioners:

My name is Mike Kopicko and I live in the Mount Davidson Manor neighborhood, located just down Ocean Avenue from the Balboa Reservoir project. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Planning Commission on May 28, 2020.

I enthusiastically chose this neighborhood to buy a condo with my husband in September 2017 because of the diversity, relative affordability, plethora of neighborhood businesses, proximity to public transit and potential that the neighborhood has. We have enjoyed these neighborhood features since we moved here and know that these will only improve further by opening the neighborhood to further density through housing development. I am very pleased that the development team has listened to neighbors and modified plans to meet the needs of the neighborhood.

I am certain you will hear from neighbors who will say that the neighborhood is too full already, that

we can't accommodate more people / cars, that businesses would be overwhelmed, that they don't want this (or any) development in their back yards. Others may say that it should only move forward if it includes 100% affordable housing. While I'm sure you hear these arguments for every development that comes before you, as a neighbor to this project, I'm very excited to support the evolved plans that are being considered today.

I'm so excited that 50% of these proposed homes have been earmarked as affordable homes for people earning between 30% and 120% area median income (AMI), which will help maintain the character and diversity that makes this neighborhood so wonderful. I'm also eagerly awaiting a new 2 acre community park which this neighborhood currently lacks. I mentioned this neighborhood's proximity to transit, which, with easy access to BART and the Muni Metro, makes it super easy for people to get anywhere they need to go very easily without a car. The contribution to Transportation Sustainability Fees will improve Ocean Avenue for this development and the entire neighborhood to improve reliability and reduce delays among the transit lines. Finally, I'm most excited for the businesses (and new businesses these new residents would attract) along Ocean Avenue. This neighborhood's businesses will truly benefit from more density and the neighborhood will benefit from businesses who can fill in existing empty storefronts along Ocean Avenue with services that are sorely needed but missing from the neighborhood today.

I appreciate the opportunity to share my views and my enthusiastic support of this project.

Sincerely,

Mike Kopicko
8 Keystone Way Apt 2A
San Francisco, CA 94127

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 9:04:03 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Jeffrey Hirsch <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 7:52 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use

authorization hearing is nearly ten months. These delays are an unacceptable burden on the people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Jeffrey Hirsch

instant_favorite@yahoo.com

648 Waller St 2

San Francisco, California 94117

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project Case No. 2018-007883DVA
Date: Thursday, May 28, 2020 9:03:34 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Connor Skelly <connor.skelly@gmail.com>
Sent: Wednesday, May 27, 2020 7:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir Project Case No. 2018-007883DVA

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Dear President Koppel and Commissioners:

My name is Connor Skelly and I'm a homeowner nearby the proposed Balboa Reservoir project. I'm a former SFUSD teacher and I now work at a nonprofit. I have been participating in the community planning process and am writing [in support](#) of the development proposal being reviewed by the Planning Commission on May 28, 2020.

Given our City's dire housing crisis and the lack of affordable housing, I support the City's efforts to provide new housing opportunities for San Franciscans, especially when the new homes are built in places with good transportation access and existing services. The best combination would be new affordable housing for families located near family-friendly amenities, like playgrounds, parks, and child care centers. I'm thrilled that the project will be 50% affordable housing, and excited about all the new amenities like the child care center. My family has two children under 2, with hopefully a few more on the way. We hope to use this Child Care Center once it is built.

Honestly, my biggest disappointment about the project is that there is only 1,100 new homes instead of the over 2,000 originally proposed!

Please approve this plan and allow for more neighbors to move into our community.

With gratitude for your service to the city,

Connor Skelly

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for St. Ignatius Field Light
Date: Thursday, May 28, 2020 9:03:15 AM
Attachments: [Support Letter for St. Ignatius Field Lights.pages](#)

Commission Affairs

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From: art howard <ahsp5@yahoo.com>
Sent: Wednesday, May 27, 2020 8:25 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Support for St. Ignatius Field Light

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05/25/2020

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 Art Howard, a San Francisco Sunset native resident and graduate of the class of 1983 from Saint Ignatius High School. I have lived in the Sunset most of my life and since 2005 I live on 47th Ave and Quintara, 7 blocks away from the football field.

I grew up on 48th Ave between Kirkham and Lawton in front of the SF Ice Rink that was torn down in 1991. I know what it is like to live next to a night time facility for family and youth in the Sunset. I believe that facilities like this make the neighborhood safer and more vibrant for all. The Sunset used to be a neighborhood of youth activities and slowly over the years they have eroded away. I feel that anything to bring youth together day or night needs to be encouraged in our neighborhood.

I'm writing in strong support for approval for lights at St. Ignatius Field in order to create more options for later school start time as required by new CA State Law signed by Governor Newsom.

Research studies by the American Academy of Pediatrics have confirmed starting school later in the morning leads to better overall health and school performance. This will be the new normal for most California schools. The lights will allow for practices in the Winter when the sun goes down at 5:00 p.m.

Another key benefit of the field lights will be allowing kids a safe option to participate in community building Friday night athletic games. These will be on the campus with supervision by faculty, parents and school security to make sure the kids are in a safe and organized event. 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,

Art Howard
2131 47th Ave
SF, CA
94116
ahsp5@yahoo.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods @ the City Center
Date: Thursday, May 28, 2020 9:02:45 AM

Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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-----Original Message-----

From: Richard Naidus <rmnaidus@gmail.com>
Sent: Wednesday, May 27, 2020 8:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; frank.fund@sfgov.org
Subject: Whole Foods @ the City Center

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I support the opening of a Whole Foods store at the City Center. As a resident of the Anza Vista neighborhood I view this as a positive addition to local shopping options and one that I can walk to as a senior. It will provide significantly different food buying options compared to other local merchants.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project Case No. 2018-007883DVA
Date: Thursday, May 28, 2020 9:02:19 AM

Commission Affairs

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From: Andrew Noble <nobleaw@yahoo.com>
Sent: Wednesday, May 27, 2020 9:09 PM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir Project Case No. 2018-007883DVA

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Hello Commission,

I am a homeowner residing at 420 Miramar Avenue in the Westwood Park neighborhood. I write in support of the pending application to develop the Balboa reservoir/parking lot. The existing parking lot is an eyesore. The neighborhood will benefit from this project as it will connect open spaces with the neighborhood, and will also add additional residents to continue the progress we've seen on Ocean Avenue in recent years. My wife and I look forward to more foot traffic and customers at the Ocean Avenue businesses. As a Westwood Park resident, I ask you to support the Balboa reservoir project.

Andrew Noble

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In support of Whole Foods at City Center Mall
Date: Thursday, May 28, 2020 9:01:54 AM

Commission Affairs
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-----Original Message-----

From: Barry Nicholson <bnicholson55@gmail.com>
Sent: Wednesday, May 27, 2020 10:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Cc: kristinandbarry@gmail.com
Subject: In support of Whole Foods at City Center Mall

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For your consideration,

I write on behalf of my wife and I in support of the proposed opening of the Whole Foods store at City Center Mall. I have been a resident of Anza Vista for five years, my wife for two years since we were married.

I support the Whole Foods for several reasons. First, we need a grocery store in our neighborhood that is walkable, especially for seniors. The Trader Joe's is further away and requires crossing a busy intersection and parking there is nearly impossible. Also, I don't know the exact number but expect the Whole Foods to bring in several hundred jobs to the city. Whole Foods would also be a perfect compliment to the neighborhood as it would bring high end grocery/food services and allow for convenient Amazon pickups and drop offs. The Whole Foods would also expect to raise property values for nearby homes which would increase property taxes for the city.

Please do not miss the chance to add a valued partner in the continued development of the Anza Vista neighborhood.

Sincerely,

Kristin & Barry Nicholson

32 Terra Vista #1, San Francisco CA 94115 bnicholson55@gmail.com
(415) 828-3880

Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project 2018-007883
Date: Thursday, May 28, 2020 9:01:15 AM

Commission Affairs

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From: Stuart Rosenthal <stuartames@gmail.com>
Sent: Wednesday, May 27, 2020 11:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 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>
Subject: Balboa Reservoir Project 2018-007883

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Dear Commission,

As a 30+ year resident of the Sunnyside Neighborhood I strongly object to the proposed Balboa Reservoir Project 2018-007883 for the following reasons:

The loss of more than 17 acres of publicly owned land to private hands at a "give-away" valuation of \$11,000,000.

The enormous impact to adjacent neighborhoods including but not limited to

1. the loss of City College student/staff parking
2. air and noise pollution due to construction traffic during and after the course of construction activities
3. loss of neighborhood character with excessive building heights out of proportion with any existing structures
4. subsequent traffic delays which will severely affect Muni transit operations.

In addition, there must be a publicly accessible record of any and all discussions by city employees related to this project or the entire approval process will be fundamentally flawed.

The Planning Commission should not take any action on this project without assurance that all required public records requirements are being adhered to and the pandemic is not being used as an excuse to ignore these legal safeguards.

--

Stuart Rosenthal (Sunnyside Neighborhood Association President 1990-1993)
304 Genessee St.
San Francisco, CA 94112

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Items 17. 18c. 18d.
Date: Thursday, May 28, 2020 9:00:41 AM
Attachments: [image001.png](#)

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From: Christine Hanson <chrissibhanson@gmail.com>

Sent: Thursday, May 28, 2020 8:36 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; 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

Subject: Balboa Reservoir Items 17. 18c. 18d.

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Balboa Reservoir Items
17 EIR certification

18c Planning code amendments
18d Special Use District

Dear Commissioners,

The SEIR lists the North Street extension to Frida Kahlo at Cloud Circle as Variant 4. The SEIR states analysis is not required for this option which would result in a temporary or permanent road that bisects existing City College parking on the East side of the reservoir. It compares the new location for the intersection as comparable to the present location. The Design Standards and Guidelines for the Balboa Reservoir SUD however projects this as the future plan for North Street.

That new intersection would be located where numerous pedestrians come together on the East side of Frida Kahlo to cross the street in a group at the beginning and end of college classes. There are also 21 spaces of motorcycle parking on the Southeast side of the intersection which the SEIR did not consider. The Fehr and Peers TDM data indicated the motorcycle parking was near or at capacity during peak times in morning and evening.

There are no pedestrian counts for this new intersection. There are pedestrian counts for the two existing intersections on Frida Kahlo in the SEIR C1 TDM Memorandum. The City College Facilities Master Plan makes reference to the point just east of where Cloud Circle meets Frida Kahlo: "Science Drive is a minor one-way northbound roadway. Pedestrian and vehicle conflicts are present as some drivers and pedestrians do not anticipate traffic at the intersections with Cloud Circle." The diagram below shows this coming together of two roads in the shape of a V where they meet at Frida Kahlo and notes "issues" here.

The information about the North Street is difficult to find. All but one of the diagrams in the SEIR shows the configuration of North Street as it exists now and the diagram showing the extension is not searchable in the document as North Street. The Response to Comments document shows no public comments on Variant 4 however when it a change in North Street was discussed at a CCSF Board Facilities meeting it was disturbing enough to prompt the Academic Senate to issue a resolution on the subject. Unfortunately the public comment period on the SEIR is closed but for you Commissioners it is still possible for you to prompt more analysis of this possible intersection change.

Please, this is a safety issue and needs to be addressed before cars and trucks drive through a City College parking lot at speed.

Sincerely,
Christine Hanson



Existing Vehicular Circulation

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Response to Comments unaddressed safety concern
Date: Thursday, May 28, 2020 9:00:18 AM

Commission Affairs

San Francisco Planning Department
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From: Christine Hanson <chrissibhanson@gmail.com>

Sent: Thursday, May 28, 2020 8:59 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; 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

Subject: Response to Comments unaddressed safety concern

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Item 17, Balboa Reservoir EIR certification
Dear Commissioners,

On page 4.1-5 of the Response to Comments document, Garry Bieringer raised concern about the proximity of the play structure at the North end of Unity Plaza to the added through traffic estimated at 50 yards distance to fast moving traffic when Lee Avenue is extended to Ocean Avenue. Mr. Bieringer said “there’s no way we can have children climbing on that structure with all the trucks whizzing by so closely.”

The RTC response ignored Mr. Bieringer’s concern about the vehicular speed that will be added when Lee Avenue becomes an extension to the Reservoir Development. The RTC compared the play structure’s proximity first to busses at the existing Muni City College Loop—whose speed limit presumably would not exceed 1 or 2 mph with a professional driver behind the wheel maneuvering in that small space. The RTC pointed out that Whole Foods delivery vehicles already use the dead end to unload. Deliver trucks, driven again by professional drivers positioning their trucks by a small loading dock would not be driving fast.

What the RTC did not do was evaluation of the vehicular speed that will occur when the dead end becomes a through way and cars pass to and from Ocean Avenue on 3 lanes of traffic—2 lanes moving North/South and a dedicated South left turn lane. Traffic trying to make the left turn at the stop light will not be traveling 1 or 2 mph.

The RTC response regarding location of the play structure which it did indeed confirm is situated approximately 50 yards away from Lee Avenue was to minimize this by comparing it to the playground at Minnie and Ward Lovey Center which the RTC said was located no more than 35’ from traffic.

The RTC failed to note that the fenced playground at Minnie and Ward Lovey Community Center sits at least 20 feet lower than the street closest which is Montana, not Capitol child would need to either climb a retaining wall and then crawl through a hillside of bushes to get to the street, or traverse a multi a level ADA ramp, or climb a steep staircase to reach the street. The distance to Capitol Avenue is greater and has a fenced picnic area as buffer. Here are photos of the playground at Minnie and Ward Lovey Community Center.





The play structure Mr. Bieringer raised concern about is on the same level as the Lee Avenue extension. There is a walking lane, the length of the apartment building which is a straight shot to Lee Avenue. A child with a head start could easily reach Lee Avenue where drivers, after having traversed the backup on Ocean Avenue or waited their turn to make a left turn onto Ocean may indeed drive too fast.

The comment made by Mr. Bieringer was unaddressed. This was an opportunity for staff to explain traffic calming strategies for the new street but apparently none exist. The hazard potential to children of speeding cars on the Lee Avenue extension is not addressed.

Sincerely,
Christine Hanson

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods Planning Commission AnzaVista
Date: Thursday, May 28, 2020 8:59:38 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Monica Clemens <clemensmonica@ymail.com>
Sent: Thursday, May 28, 2020 8:56 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>
Subject: Whole Foods Planning Commission AnzaVista

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Hi,

I have lived on AnzaVista since 1960. I remember SEARS very clearly, and have very good memories of SEARS as a wholesome place to shop. All I ask is that the commission get clear on traffic management, such as Whole Foods delivery trucks, customers and employees that barrel around O'Farrell and everywhere.

Possibly put up 1950-1960s modern gates, to stop WF and Target traffic meandering. Blinker crosswalks by the school, of course! And, an overhead walkway for Geary.

Thank you!

Thank you!

Monica

Sent from [Mail](#) for Windows 10

From: [CPC-Commissions Secretary](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project
Date: Thursday, May 28, 2020 8:58:44 AM

Commission Affairs

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Direct: 415.575.9111 | www.sfplanning.org
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REDUCED CAPACITY DURING THE SHELTER IN PLACE ORDER -- The Planning Department is open for business. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our award-winning [Property Information Map](#) are available 24/7. Similarly, the [Board of Appeals](#) and [Board of Supervisors](#) are accepting appeals via e-mail despite office closures. To protect everyone's health, all of our in-person services at 1650 and 1660 Mission Street are suspended, and the Planning and Historic Preservation Commissions are cancelled until April 9, at the earliest. [Click here for more information.](#)

From: Tomasita Medál <tomasitamedal@gmail.com>
Sent: Wednesday, May 27, 2020 4:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tomasita Medál <tomasitamedal@gmail.com>
Cc: Father John Jimenez <jojimenez4@yahoo.com>
Subject: Balboa Reservoir Project

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

Good afternoon, members of the San Francisco Planning Commission,

During your meeting of May 28, 2020, at items 17 through 18f, you will be asked to approve an EIR, various planning code amendments and variances, changes to the San Francisco General Plan, Zoning Map amendments, Design Standards and Guidelines, establish a special use district, and Adoption of Findings: a Statement of Overriding Considerations. First, this is very premature. The Development Agreement is full of pages that are completely blank, to be filled in later!!! There is no Memorandum of Understanding with City College, and most egregious of all, **the Environmental Impact Report does not consider the deadly impact this project would have on City College.** This is land that the college had counted on to be the college parking lot once the Performing Arts Education Center (now called Diego Rivera Theater) and the Science, Technology, Engineering, Arts, and Technology building are built. This is land that the College has considered part of its West Campus for decades. If you fill this 17.6 acre parcel with 1,100 - 1,550 units of housing, you will completely fill the lot that the college was counting on for parking for its students. Thousands of students will be shut out of a chance to drastically

better their lives by learning a profession or a trade. From experience, we can attest to the stunningly high caliber of the faculty at City College.

The Development Agreement pegs the selling price at \$11 million. The voters of San Francisco just awarded \$845 million to City College. Sell the land to City College for its continued benefit. Do not approve the Balboa Reservoir Project. Below is a rendering of what the project would look like. Where would the 30,000 students of City College park to access their education, their ladder out of poverty? The other illustration is of what if the land is instead sold to City College, later, after construction of the Diego Rivera Theater and STEAM Building is complete, the land could be used for 2/3 solar-paneled parking lot; and 1/3 of the lot, up to 600 units of 100% affordable housing for faculty, staff, and students.

Below are two renderings. One is of what is proposed today. Privatization of land that belongs to the people of San Francisco for private developers' obscene profits. Although the project is billed as 50% affordable, which means 50% luxury market-rate, in fact it is all market rate housing. When I asked at a public meeting what was their criteria for affordable housing, they said a single person making \$139,000 per year. That is certainly not affordable to the thousands of people making minimum wage in San Francisco who also desperately need housing. Building market rate housing will not solve the affordable housing problem in San Francisco. Building 100% affordable housing will help to alleviate the affordable shortage.

The doubling of the height limits and the doubling of the density in the project, and the downsizing of the green space required from 50% to 11%, immensely lowers the quality of life envisioned by the community when it developed the Balboa Park Station Plan in 2009. At the last minute, the developers added heights to all of their proposed housing, even along the west edge. Tricky. Sneaky.

This project reminds us of the settlers who came in to California, to the paradise that was California. First the Spanish priests and soldiers, who killed, tortured, raped and made slaves of the indigenous Californians, making them eat out of troughs, starving them and not letting them leave the mission compounds. Next, after the discovery of gold, the invasion of the yankee settlers who hunted down the remaining indigenous Californians, and sold their scalps for a dollar apiece. They saw land that they wanted; they killed its inhabitants and took the land and have occupied it ever since. This is exactly what the developers are doing. One of them said to me, "We have been eyeing this large, flat parcel for decades". Their sense of entitlement to the taking is obscene. Do not participate in this betrayal of the interests of the present and future generations of San Franciscans who will need access to City College to better their lives, and with that, better the quality of life for everyone in San Francisco. Do not approve these proposals before you today.



CCSF: An Alternative Vision

Tomasita Medál
tomasitamedal@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com; [Fung, Frank \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods Planning Commission AnzaVista
Date: Thursday, May 28, 2020 8:57:45 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: Monica Clemens <clemensmonica@ymail.com>
Date: Thursday, May 28, 2020 at 8:55 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>
Subject: Whole Foods Planning Commission AnzaVista

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

Hi,

I have lived on AnzaVista since 1960. I remember SEARS very clearly, and have very good memories of SEARS as a wholesome place to shop. All I ask is that the commission get clear on traffic management, such as Whole Foods delivery trucks, customers and employees that barrel around O'Farrell and everywhere.

Possibly put up 1950-1960s modern gates, to stop WF and Target traffic meandering. Blinker crosswalks by the school, of course! And, an overhead walkway for Geary.

Thank you!

Thank you!
Monica

Sent from [Mail](#) for Windows 10

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Help Small Businesses with Principal Permitting
Date: Thursday, May 28, 2020 8:56:40 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Sue Blankman <info@email.actionnetwork.org>
Sent: Wednesday, May 27, 2020 4:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Help Small Businesses with Principal Permitting

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

Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use authorization hearing is nearly ten months. These delays are an unacceptable burden on the

people who help make San Francisco the vibrant community that it is.

The Planning Department has proposed the right solution: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of community-focused response San Franciscans deserve.

Supervisor Peskin's competing proposal doesn't fix the problem. His bill says that CUA applicants would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 or more on rent for each month that they wait for a hearing. These businesses much charge higher prices to offset periods without revenue, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's bill would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a benefit for small businesses. It is simply unfair to let public input create a hardship for people who want to open a gym or laundromat.

When a person wants to serve their neighborhood with a small business, we should welcome them. The community-centric approach is to help our neighbors when they want to help us, and that's what principal permitting would accomplish. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Sue Blankman

skigirlsf@yahoo.com

1726 Grove Street #5

San Francisco, California 94117

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin is good for San Francisco
Date: Thursday, May 28, 2020 8:56:30 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: Hannah Denmark <hannahatl@gmail.com>
Date: Wednesday, May 27, 2020 at 5:10 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Thor Denmark <thor.denmark@gmail.com>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Subject: 98 Franklin is good for 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 want to let you know I support the proposed 98 Franklin Street development. My husband Thor (cc-ed) and I are San Francisco residents since 1999, and we've been members of the International High School community for 1 year.

Though we're relatively new to IHS, we happily sing its praises all over the place. International High School brings together people from around the world and from many different communities right here in the Bay Area. The community practically hums with the exchange of ideas and experiences. The students learn all along that they can engage and give back to their worlds, both close by and far away. The importance of serving the wider community is evident in the plans for 98 Franklin. The building will serve the International High School beautifully, yes. It also includes infrastructure that will help with some of the big issues facing San Francisco.

The new building design for 98 Franklin incorporates mixed-use, mixed-income, place making, transit-orientated development that will serve San Francisco well into the future.

Great cities are great because of the pedestrian experience. And San Francisco is still at work on Vision Zero: eliminating pedestrian and bike fatalities. 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 provide at 80+ affordable units which San Francisco desperately needs. The units are a short walk from major transit lines, reducing the need for cars, reducing traffic congestion and air pollution.

And the community is good as its word. 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. Hannah Denmark

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods
Date: Thursday, May 28, 2020 8:56:15 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: Barbara Skurman <bskurman@comcast.net>
Date: Wednesday, May 27, 2020 at 5:14 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Whole Foods

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

I live in Anza Vista and have the following reasons for wanting Whole Foods as a tenant in the City Mall:

1. I am a senior citizen and would be able walk to Whole Foods.
2. Whole Foods sells healthy and organic foods.
3. Whole Foods would have ample parking.
4. Whole Foods would provide jobs for many people.

Please go ahead and approve Whole Foods as a tenant!

Thank you.
Barbara Skurman
[16 Saint Joseph's Avenue](#)
[San Francisco, CA 94115](#)

Barbara Skurman

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-019985CUA Correspondence Addressed to Commission Post Packet Completion
Date: Thursday, May 28, 2020 8:56:00 AM
Attachments: [Correspondence to Commission 2019-019985CUA.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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www.sfplanning.org

From: "Chandler, Mathew (CPC)" <mathew.chandler@sfgov.org>
Date: Wednesday, May 27, 2020 at 5:17 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: 2019-019985CUA Correspondence Addressed to Commission Post Packet Completion

I have attached the correspondence I have received that is addressed to the Planning Commission. The staff report summarizes all correspondence received before it was completed, and the staff presentation will summarize all correspondence received to-date.

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: I Support the 98 Franklin St. Project
Date: Thursday, May 28, 2020 8:54:51 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: Laurie Poston <lkposton@gmail.com>
Date: Wednesday, May 27, 2020 at 5:27 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 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,
I am contacting you to express my support for the proposed 98 Franklin St. development. My name is Laurie Poston. I'm a 30-year San Francisco resident and the parent of two daughters who were born and raised in San Francisco. We've been a member of the French American and International High School community for 16 years. Presently I am on the Board of Trustees.

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. I can attest to the school's strength—its mission and vision delivered via a rigorous education—has created a cohort of young adults who are passionate about social justice, art, science, multiculturalism, the environment—all aspects of our own vibrant urban community. 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-oriented development that will serve San Francisco well into the future. The project proposes:

- 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.

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 St. 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 St. development. Thank you.

Regards,

Laurie Poston

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: French American International School project at 98 Franklin
Date: Thursday, May 28, 2020 8:49:58 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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www.sfplanning.org

From: Eric Foerg <ericfoerg@gmail.com>
Date: Wednesday, May 27, 2020 at 10:00 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Caitlin Bair <caitlin.bair@gmail.com>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "dean.preston@sfgov.com" <dean.preston@sfgov.com>
Subject: 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 support for the proposed 98 Franklin Street development. My name is Eric Foerg, and I'm the parent of Leo Foerg, who will soon enter first grade at French American International School.

Leo started at French American in PK4 and is already becoming fluent in French, although his mother (Caitlin Bair, included here) and I don't speak French. We intend for Leo's 1 year old brother, Luka, to start PK3 at French American in a few years. We fully anticipate having a third child, who will later join Leo and Luka at French American.

Leo has been thriving during shelter in place, due to the wonderful online instruction from the teachers at French American. Despite hearing no French from his family, Leo continues to grow as a French speaker, simply with an hour a day of Google Meet. Leo's ongoing weekly lessons in drawing from French American's after school instructor (Comic Animation) has led to great progress with art. This has been supplemented by daily craft projects guided by French American's after school instructors.

Leo has further thrived during shelter in place, due to the ongoing friendship of his diverse French American classmates. One set of his friend's parents developed computer programs for classmates to meet together for online playdates and for classmates to meet online for supervised recesses with French American after school instructors. As a result, Leo has several online playdates this week from French American classmates, along with organized recesses involving topics such as puzzles and PlayDoh.

One positive to shelter in place has been going 2.5 months without putting a child in a carseat. We would like to avoid car commutes to school and back in the future. We rent a house in the Richmond district, but we wish to buy a home near French American in the coming years. Aside from walking to school, the other major benefit of living in Hayes Valley would be to live in a more urban, vibrant environment than the suburban feeling Richmond district. While many families are fleeing San Francisco, we want to become more of a part of it. The French American International School project at 98 Franklin would help us reach those dreams.

As I mentioned, we are presently renters in the Richmond district. Our relatives in Indiana, Missouri, and Florida think we are crazy for prioritizing a bilingual education over owning a home right now. They also think ill of us for not bolting to some posh, spacious suburb. French American is among the top reasons that we would never abandon San Francisco. We value our children being immersed in an internationally focused education over material comforts. We want our children to grow up in a dynamic environment. We want our family to be part of San Francisco's solutions to a brighter future.

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

Eric Foerg

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Housing
Date: Thursday, May 28, 2020 8:48:24 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: "Hong, Seung Yen (CPC)" <seungyen.hong@sfgov.org>
Date: Thursday, May 28, 2020 at 8:03 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Balboa Reservoir Housing

Could you forward this email to the commissioners? Thank you.

Seung-Yen

From: robert muehlbauer <rmuehlbauer@live.com>
Sent: Thursday, May 28, 2020 8:00 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir Housing

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

Dear Planning Commission,

My name is Robert Muehlbauer. I am writing in support of the Balboa Reservoir housing proposal that you are reviewing today (No. 2018007883DVA). I am the former vice-chair of the Balboa Reservoir CAC and also served as Chair of the Balboa Park Station CAC, so I am familiar with many of the issues and opportunities at these two sites that are both part of the Balboa Park Station Area Plan.

San Francisco needs the housing. My two daughters are being squeezed out of the City for lack of reasonably priced housing. I currently have a boarder living at my home, a friend of my daughter, who is in the same boat as my own children. I see first hand what they are up against.

I realize that the number of units recommended at the reservoir exceed the Area Plan's original plan.

For those who say the build out of Balboa Reservoir will permanently alter their single-family home character in the neighborhood I can only say that, yes, the neighborhood will change. There is no way that 1,100 units on 17 acres will ever look and feel single-family in nature and trying to mitigate it into that is a waste of time.

What can be done, and for the most part, what has been designed, is a new neighborhood. The placement of open space, massing of buildings, and inter-connectivity with adjacent streets is exceptional. It looks like a place one will want to walk through, not around it.

Access to public transit, no, access to enhanced public transit, will be key to this project's long term success. It may be key to residents just leaving their car at home along with the disrupting impact of their cars on local streets. This project needs to be the catalyst for enhancing the pedestrian experience to and from Balboa Park Station. It is not at the moment. Take a look yourselves at the poor condition of the sidewalk area - heaves and drops of the sidewalk squares, overhanging landscaping that forces walkers into the street, and poor lighting - it hasn't really been touched since, really? 1965?

Although the Balboa Reservoir housing has design guidelines - an abstract notion - this is so far the extent to which the public has seen the proposed buildings. Great massing is no guarantee for excellent design. It is certainly critical, but cheap materials, lack of quality pavers and paving in the infrastructure can cause defeat in the clutches of victory. I do earnestly recommend that the local community see a more thorough final design prior to commencement of construction so that what we will experience in the years to come is truly a new neighborhood that seamlessly fits into and enhances Ocean Avenue and the Ingleside.

Thank you,
Robert Muehlbauer

Sent from [Outlook Mobile](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Long Time Hayes Valley Resident Supports the 98 Franklin Development
Date: Wednesday, May 27, 2020 4:34:13 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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www.sfplanning.org <<http://www.sfplanning.org>>

On 5/27/20, 11:22 AM, "Karen M. Schmid, CFA" <karen@moirai.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 Karen Schmid. I have been a resident of Hayes Valley for over twenty-five years. I am the proud parent of Rhys Schmid, grade 8, at the French American International School. We have been a member of the French American and International High School community for ten years.

I have seen many changes in Hayes Valley during my twenty-five years as a resident. Over the years, Hayes Valley has benefitted from bold changes such as the removal of the Central Freeway and the subsequent development of Octavia Boulevard and Patricia's Green, changing what had been a high crime, drug infested area below the elevated freeway into a vibrant, pedestrian friendly community. 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. In addition to a new home for the International High School, the project will provide more than affordable housing units which San Francisco so desperately needs all within close proximity to mass transit.

I urge you to vote in favor of the 98 Franklin Street development.

Thank you,

Karen M. Schmid

Karen M. Schmid, CFA
Founder & Principal
Moirai Wealth Management LLC
722 Montgomery Street, Suite 202
San Francisco, CA 94111
(415)981-1541
karen@moirai.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: UCSF Toland Hall Murals
Date: Wednesday, May 27, 2020 4:33:42 PM
Attachments: [image001.png](#)
[UCSF Toland Hall Murals Statement and FAQ.pdf](#)
[UCSF Letter to GSA re Zakheim Murals.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: "Alden, Amiee A" <Amiee.Alden@ucsf.edu>
Date: Wednesday, May 27, 2020 at 12:13 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: UCSF Toland Hall Murals

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

Hi Jonas,
UCSF is preparing to demolish the oldest building on our Parnassus campus, UC Hall, which was built in 1917 and no longer meets current seismic standards. We plan to replace it with a state-of-the-art Research and Administration Building.

The demolition of UC Hall will involve the likely destruction of murals in the Toland Hall auditorium, known as the "History of Medicine in California" murals, which were commissioned by the WPA in the 1930's. The nature of the murals, painted as frescoes on a curved wall, make it unlikely that we can move them safely, and at an affordable cost. We will instead preserve them as a 3-D virtual exhibit in our library. Please see the attached Statement, FAQ, and letter to the federal General Services Administration for more information.

As you know, UCSF is a state agency, and generally not subject to the City's planning process. However, we would like to inform our key City stakeholders like the Historic Preservation Commission. Could you advise me on how to best do this? We are not seeking a hearing – perhaps forwarding this info to the chair is sufficient?

Amiee Alden, MPP

Director, Local and State Government Relations

University of California, San Francisco

3333 California Street, Suite 103 | San Francisco, CA 94118

Phone: 415-476-8433 | Mobile: 510-207-0628

Email: amiee.alden@ucsf.edu



From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item Planning Commission Meeting Item 18 2018-007883 Balboa Reservoir Project
Date: Wednesday, May 27, 2020 4:30:15 PM
Attachments: [Planning Commission 5-28-2020.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
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On 5/27/20, 1:18 PM, "r and k" <[woloso1@yahoo.com](mailto:wolosol@yahoo.com)> wrote:

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

I am writing to comment on the Balboa Reservoir Project before the Planning Commission May 28, 2020. I have also included some thoughts on transportation improvements that may be beyond the scope of this review but feel they are important to be a part of the record:

A. Overall Project and Density: I applaud the design of this greenhouse neutral development. I started this process in December 2014 with the opinion, based on previous plans presented by developers over the years, that even 500 units were too many for this space casting the dissenting vote as the Vice-Chair of the Community Advisory Committee on the Principles and Parameters in support of my neighbors and my neighborhood, Westwood Park.

However, consistent with my activities in the broader neighborhood and in recognition of the changing economic and housing situations, I believe that a well-designed project with density and 50% low income housing will benefit our broader community and neighborhoods, City College and the City.

Our communities desperately need many of the amenities that are a part of the development design including parks and open space, housing for teachers, students and families, community space and a gateway to City College and public transportation.

This project will also bring much needed year-round foot traffic to the Ocean Avenue Retail District.

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

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

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

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

C. Multi-Generational Accessibility: Creating peaceful spaces where people can gather and watch kids play, get together to have a conversation or just sit and read should be incorporated into housing designed with benches, lighting, stoops with accessible ramps and community “nooks.”

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

E. Hazards: In addition to the comments and recommendations regarding designs, building materials and colors that take into consideration our general environment which includes strong ocean winds, fog, humidity that encourages mold, I would also like to point out the grime from heavy street traffic and pigeons. The area along Ocean Avenue has had a history of flooding and recommend that wherever possible permeable pavers or like materials be incorporated in the design and building materials.

F. Community Advisory Committee: Finally, I wish to thank the Balboa Reservoir Community Advisory Committee for their due diligence in making this such an effective forum and support the continuation of this Committee in monitoring the project as it moves to the next steps.

G. Comment on Transportation, Bicycle and Pedestrian Safety and other Needed Improvements:

Transportation: 1) Underground the K; 2) Increase frequency (decrease headway) of bus and streetcar lines serving City College; 3) Create the K and T as independent lines with the K based at Metro and T based at Metro East; 4) Re-route the T to link to Balboa Park station from the Sunnysdale terminus; and 5) creating an independent localized shuttle line.

Pedestrian and Bicycle: 1) Remove berm from the Wellness Center to Frida Kahlo Way to widen the road, create a bicycle lane, wider pedestrian walkway and smooth freeway egress; 2) Create pedestrian only all way crossing times; 3) Utilize Paseo San Ramon as safe entry parallel to Ocean Avenue into the new development and the amenities specifically parks, childcare, walking trails and bike paths as well as easy access to City College and the Muni transit center on Frida Kahlo Way.

By way of reference, I am a resident of Westwood Park (42+ years) and active in the community. I am currently a member of the Ocean Avenue Association Street Life and

Business Improvement Committees, the OMI Cultural Participation Project, and other organizations supporting the Ocean Avenue/Ingleside neighborhoods, Arts and Culture District and retail corridor. I am a former member of the Westwood Park Association Board of Directors (President 2009-2016), and Balboa Reservoir Community Advisory Board (Vice Chair 2015-2016) and member of the Mercy Housing and Unity Plaza Design Committees.

Sincerely,

Kate Favetti

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: My Support for the 98 Franklin Project
Date: Wednesday, May 27, 2020 4:29:54 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: Erin Cronin <erinc@internationalsf.org>
Date: Wednesday, May 27, 2020 at 1:34 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: My 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 contacting you to express my support for the proposed 98 Franklin Street development. My name is Erin Cronin and I have lived in San Francisco since 2002 and I have worked in Hayes Valley at the French American International School since 2003. During this time I have witnessed the positive impact the school has had on students and on the Hayes Valley community. I have watched over 1000 students graduate from the school - students who graduate from French American International School are not only able to communicate across cultures, but they are kind and empathetic people who want to make a difference in the world and their local communities. Additionally, while a private school education is out of reach for many San Francisco families, the school is committed to providing financial assistance to make that dream a reality, and I have seen first hand how this education has transformed the lives of students and their families.

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 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,
Erin Cronin

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please approve the Hub/98 Franklin Project for the benefit of San Francisco
Date: Wednesday, May 27, 2020 4:29:40 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: George Akel <gakel@pacbell.net>
Date: Wednesday, May 27, 2020 at 2:11 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: Please approve the Hub/98 Franklin Project for the benefit of 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 am contacting you to express my full support for the proposed 98 Franklin Street development. My name is George Akel. I have lived in San Francisco for over the past 20+ years with my wife and children. My daughter is a junior at French American International School and we have been a members of this vibrant and diverse school community for the past 3 years.

98 Franklin is exactly the kind of mixed-use, mixed-income, transit-orientated development that will benefit San Francisco well into the future. Everyone is aware of San Francisco's dire need of affordable housing. The proposed project will provide over 80 units in an ideal location - close to services, employment and transit. The current site is greatly underutilized as a surface parking lot and the proposed project will bring design improvements to the public realm and pedestrian rights-of-way.

In addition, the project through its redevelopment will help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity with additional residents, students, and business will serve as a natural deterrent to vandalism.

Finally, the 98 Franklin project is a unique opportunity to create a world-class high school

facility for the French American International School. The new campus is uniquely positioned to establish the school within San Francisco's urban landscape, and will be a distinct civic landmark that is representative of the school's culture, mission, and sense of place.

The school has a long, successful history of working with San Francisco and the Hayes Valley communities and I hope this project would allow for a new chapter of collaboration. I strongly encourage your support of French American International School and the 98 Franklin Street development for the benefit of San Francisco.

Thank you for your consideration.

George Akel

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the Hub/98 Franklin Street Project
Date: Wednesday, May 27, 2020 4:29:28 PM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Thomas Hunt <tmh209@icloud.com>

Date: Wednesday, May 27, 2020 at 2:26 PM

To: "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "lcuadra@bergdavis.com" <lcuadra@bergdavis.com>, "aaronl@frenchamericansf.org" <aaronl@frenchamericansf.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>

Subject: Support for the Hub/98 Franklin Street 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 Thomas Hunt. I am a San Francisco resident and I'm the parent of Amelie Hunt and have been a member of the French American and International High School community for 10 years.

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.

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.

Thomas Hunt

From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Our endorsement for Saint Ignatius High School Field Lights
Date: Wednesday, May 27, 2020 4:28:12 PM
Attachments: [Letter For SI Lights .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: William Q <allsmiles2407@gmail.com>
Date: Wednesday, May 27, 2020 at 4:10 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: re: Our endorsement for Saint Ignatius High School Field Lights

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

Dear Planning Commissioners and Supervisor Gordon Mar,

I am enclosing my letter of strong support for the installation of Saint Ignatius Field lights. I believe this will bring community engagement that will benefit the Sunset District.

Cheers,
Drs. Charlene & William Quach

--

IMPORTANT NOTICE:

This message may contain confidential information. If you have received this e-mail in error, do not use, copy or distribute it. Do not open any attachments. Delete it immediately from your system and notify the sender promptly by e-mail that you have done so.

From: [Jim Grossman](#)
To: [CPC-Commissions Secretary](#); jomnas.ionin@sfgov.org; [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Taylor Jordan](#); [Brian Bacharach \(Consultant\)](#); [Alfred Sodini](#)
Subject: Whole Foods Hearing for City Center Shopping Center at Geary and Masonic
Date: Wednesday, May 27, 2020 11:18:03 AM

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

Hello SF Planning Commission Officials,

I am a homeowner at 975 Baker Street in San Francisco and I want to strongly support the Whole Foods application to locate a store in my neighborhood. Whole Foods is planning on occupying a vacant building in the City Center Shopping Center which would be a real plus for our area and the City of SF. Vacant retail buildings are a problem for the local area as they are for the whole of SF. SF voters recently approved a measure that taxes landlords that fail to fill their vacant storefronts. Here we have a vacant building left by Best Buy that Whole Foods wants to occupy. I can't believe there would be any opposition to this plan. In fact, I believe the City of SF should be giving Whole Foods a tax incentive to fill this empty building. The City gets increased tax income, 200 new jobs for its residents, and a responsible and much needed tenant supplying food for residents.

There is a Whole Foods Market at Franklin and California Streets but its parking is terrible as there are few slots and on Sundays, its almost impossible to park . As I understand it, a Church owns this lands and leases the property to Whole Foods and required Whole Foods to reserve a number of their parking spaces for church members on Sundays. This location is not work well for the residents of our neighborhood Also their is a Trader Joe's at Masonic and Geary but parking here is also terrible. Trader Joe's tells me this particular store is their busiest store in the country.

Our neighborhood strongly recommends your approval for Whole Foods to occupy the vacant building at City Center Shopping Center.

Jim Grossman
975 Baker Street
San Francisco, CA 94115

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF parent in Support for the Hub/98 Franklin Project
Date: Wednesday, May 27, 2020 10:14:31 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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jonas.ionin@sfgov.org
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On 5/26/20, 8:22 PM, "Jeanne Leinwand" <jeanneobi@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 hope that this email finds you well. I am contacting you to express my support for the proposed 98 Franklin Street development. My name is Jeanne Leinwand. I am a San Francisco resident and the parent of two children who have been going to the French American International School for over 10 years.

French American International 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, 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. Having spent lots of time in the Hayes Valley neighborhood over the years with my children, I have seen how development in the Hayes Valley neighborhood has brought such positive change to the 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.

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,

Jeanne Leinwand

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF and FAIS family support for the 98 Franklin Project
Date: Wednesday, May 27, 2020 10:14:19 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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jonas.ionin@sfgov.org
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From: Luca Mangini <lucamangini@gmail.com>
Date: Tuesday, May 26, 2020 at 9:49 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: SF and FAIS family 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 reaching out to express my support for the proposed 98 Franklin Street development. My name is **Luca Mangini. My wife and I have lived in San Francisco since 2002. We are proud parents of three children ages 6, 3.5 and 3.5. Our eldest has attended French American International School for the last three years and will start 1st grade at 150 Oak st in the Fall.** She and her siblings will directly benefit from this future development.

The French American 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, 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

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.

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

--

Luca Mangini

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Our Family's support for the Hub/98 Franklin Project
Date: Wednesday, May 27, 2020 10:14:04 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
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From: Meg Makalou <megmakalou@gmail.com>
Date: Tuesday, May 26, 2020 at 10:20 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: Our Family's 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 Meg Makalou and I live in SF's Castro district with my family. I'm the parent of a 6 year old kindergartner and have been a member of the French American and International High School community for two years.

We have been so fortunate to be part of this very special school community and look forward to supporting the school's development and support for SF's Hayes Valley district

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. Our current Covid crisis highlights the need for affordable housing in SF now more than ever.

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.

Stay well!

The Makalou Family

From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Saint Ignatius field lights
Date: Wednesday, May 27, 2020 10:13:31 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: info <friscosunset@gmail.com>
Date: Wednesday, May 27, 2020 at 2:28 AM
To: "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>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "gordonmar@sfgov.org" <gordonmar@sfgov.org>
Subject: Saint Ignatius field lights

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

Dear Commissioners,

I graduated from Saint Ignatius and grew up in the Sunset District.

Please give strong consideration to allowing Saint Ignatius to light up their athletic field. Young men and obviously not only need an academic and moral foundation, but a sports foundation as well. When I get together with my old friends it invariably involves playing basketball. A habit we established at Saint Ignatius.

Saint Ignatius has been a good neighbor in the Sunset District for close half a century. And will continue to graduate fine citizens. Please give them an opportunity to participate in sports. To learn to compete and become solid adults.

Good luck with handling all the development going on in the city. You have your hands full.
Appreciate all your hard work.

Kind Regards,

Jim Foley
Saint Ignatius High School
Class of 1974

From: [Major, Erica \(BOS\)](#)
To: [Public Lands for Public Good](#); [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 \(PUC\)](#)
Cc: ajahjah@att.net
Subject: RE: please be sure to complete the public record
Date: Wednesday, May 27, 2020 9:44:06 AM
Attachments: [image001.png](#)

Confirming receipt.

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: Public Lands for Public Good <publiclandsforpublicgood@gmail.com>

Sent: Wednesday, May 20, 2020 5:07 PM

To: 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>; Major, Erica (BOS) <erica.major@sfgov.org>

Cc: ajahjah@att.net

Subject: please be sure to complete the public record

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: [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](#); [Breed, Mayor London \(MYR\)](#); [commissioners@sfwater.org](#); [Lutenski, Leigh \(ECN\)](#)
Subject: Balboa Reservoir Project
Date: Tuesday, May 26, 2020 10:25:05 PM
Attachments: [PC Comment Letter JBB.docx](#)
[PC Comment Letter Supp JBB.docx](#)

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

Attached for your consideration is a May 25, 2020 letter, and a supplemental May 26, 2020 letter regarding the Balboa Reservoir Project.

I sent the May 25 letter yesterday. But I am having computer problems, and am sending it again just in case you did not receive it. I appreciate your consideration of both of these letters.

Sincerely,

Jean

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

Stay safe and be well

From: [Joel Medina](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 10:01:31 PM

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

Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use hearing is nearly ten months. These delays are an unacceptable burden on the people who help make San Francisco the vibrant community that it is.

Supervisor Peskin's streamlining bill gives us a chance to reflect on our options. His bill promises that neighborhood-serving businesses would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 on rent for each month that they wait for a hearing. These businesses must charge higher prices to offset these costs, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's proposal would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a clear benefit for Conditional Use applicants. It is simply unfair to let public input create a hardship for people who want to open an independent fitness studio, bakery, or laundromat.

The Planning Department has proposed a far more reasonable option: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of response San Francisco deserves.

When a person wants to serve their neighborhood with a small business, we should welcome them. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Joel Medina
joelmedina81@gmail.com
616 Page St
San Francisco, California 94117

From: [Michael Chen](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 8:44:24 PM

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Planning Commission,

I am writing to you regarding Item 14 on the agenda for the Planning Commission hearing on Thursday, May 28, 2020, case number 2020-003041PCA. I support the Planning Department's recommendation to principally permit vital neighborhood businesses on the 1st story.

Small business has been troubled even before COVID-19. Making it easier for businesses to open or change their use will be a net benefit to our business corridors and to the city at large. I don't think we should micro-manage what small businesses are allowed. This will help businesses and neighborhoods survive and rebuild through COVID-19.

Michael Chen
mychen10@yahoo.com
1688 Pine St Unit W1004
San Francisco, California 94109

From: [Sara Ogilvie](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 8:36:37 PM

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Small businesses in San Francisco and California are suffering due to COVID-19. We all know of the cafés and other neighborhood institutions that have closed. The truth is, businesses were in trouble even before this. A 2019 report from the Board of Supervisors Budget & Legislative Analyst's Office shows that the average wait time for a Conditional Use hearing is nearly ten months. These delays are an unacceptable burden on the people who help make San Francisco the vibrant community that it is.

Supervisor Peskin's streamlining bill gives us a chance to reflect on our options. His bill promises that neighborhood-serving businesses would receive a hearing within 90 days. This is not good enough. It is not okay for a prospective restaurant owner or dentist to spend \$10,000 on rent for each month that they wait for a hearing. These businesses must charge higher prices to offset these costs, or they must bring on investors who demand a profit. Often, both of these things happen.

Worse still, Supervisor Peskin's proposal would allow neighborhood groups to push back their Planning Commission hearing date by 60 days, with no oversight and with no justification. Although San Franciscans have every right to be passionate about the businesses around them, we need clear and predictable permitting rules. This rule would not create a clear benefit for Conditional Use applicants. It is simply unfair to let public input create a hardship for people who want to open an independent fitness studio, bakery, or laundromat.

The Planning Department has proposed a far more reasonable option: principally permit a set of uses on the 1st floor which activate retail corridors. The Department writes in their recommendation that this action would "allow small businesses to, in some cases, receive a approval within a couple of hours instead of a couple of months." This is the kind of response San Francisco deserves.

When a person wants to serve their neighborhood with a small business, we should welcome them. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Sara Ogilvie
sara@ogilvie.us.com
3009 Mission St Apt 210
San Francisco, California 94110

From: [Charles Whitfield](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 8:27:44 PM

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

Planning Commission,

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Charles Whitfield
whitfield.cw@gmail.com
1 St Francis Place
San Francisco, California 94107

From: [Cliff Bargar](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 8:00:33 PM

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Planning Commission,

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When a person wants to serve their neighborhood with a small business, we should welcome them. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Cliff Bargar
cliff.bargar@gmail.com
160 Connecticut St, Apt 10
San Francisco, California 94107

From: [Kenneth Russell](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Subject: Streamline Conditional Use Permits with Principal Permitting
Date: Tuesday, May 26, 2020 7:59:18 PM

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

Planning Commission,

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When a person wants to serve their neighborhood with a small business, we should welcome them. I respectfully ask you to approve the recommendations put forward by the Planning Department.

Kenneth Russell
krlist@gmail.com
8400 Oceanview Ter Apt 414
San Francisco, California 94132

From: [aj](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Hood, Donna \(PUC\)](#)
Cc: [Public Lands for Public Good](#); [ccsfheat@gmail.com](#); [CCSF Collective](#); [Joshua Sabatini](#); [JK Dineen](#); [Roland Li](#); [Tim Redmonds](#); [Joe Fitzgerald Rodriguez](#)
Subject: Balboa Reservoir Final SEIR: Not objective, not accurate
Date: Tuesday, May 26, 2020 4:22:53 PM

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

Planning Commission, Land Use & Transportation Committee, BOS, PUC:

Certification requires that the EIR be "adequate, accurate, and objective."

The Final Supplemental EIR fails the requirements of being accurate, and objective.

The two volumes of the Final Supplemental EIR look impressive if judged by heft and size. However, heft and size do not equate to being accurate and objective. Quantity does not equal quality.

NOT OBJECTIVE

The Reservoir Project is sponsored by the Planning Department. Environmental Review has been performed by the Environmental Planning Division of the same Planning Department sponsor. Will the dog bite the hand that feeds it?

The EIR is not objective. The conclusions of the EIR are driven by the desired outcome of facilitating the sponsor's (Planning Dept) Project. Just as for the Iraq War, the "facts" are fixed around the policy. (See below for details)

The Response To Comments consisted entirely of figuring out ways to dismiss unfavorable comments. Comments were not evaluated on their merits, but on how to dismiss them. The AB900 records show that no independent evaluation of comments were done. The Environmental Planning Division worked closely with the OEWD and Avalon Bay to craft appropriately favorable Responses.

NOT ACCURATE

Driven by "facts" being needed to be fixed around the policy, "facts" are not accurate. Examples:

- No significant impact on City College
- Cherry-picking of 220 public parking spaces from the City College TDM Study
- Project will not contribute significantly to Transit Delay

- Cumulative Transit Delay will be significant only after City College's Facilities Master Plan (which is a replacement program)
- CEQA Findings estimates the 17.6 acre parcel's value at \$11.2 million; while a comp shows a 0.3 acre parcel at 16th/Shotwell to be \$10 million. On a per-acre basis, the **Reservoir is a minuscule 1.9% of the 16th Street parcel's value.** How accurate could that be?!

- The EIR concludes that there is no significant impact on City College. How plausible is that?!
- The EIR concludes that there is no significant Transit Delay due to the **new** Project. It concludes that Cumulative Transit Delay will happen only due to City College's future Facilities Master Plan, which consists of **replacement** projects. What the EIR does is **reverse cause and effect.**
- The EIR uses tautological/circular argument in responding to comments on the draft EIR. The method used is:
 - EIR--"A";
 - Comment--not "A" due to xyz;
 - Response To Comment--reiterate "A", **without addressing xyz.**
- The Final EIR has replaced unfavorable data regarding Transit Delay (see TR-4 Transit Delay critique, below)

TRANSIT DELAY

◦ **SUPPLEMENTAL EIR CONTRADICTS PROGRAM EIR's FINDING OF SIGNIFICANT TRANSIT DELAY**

- The SEIR concludes that there will less-than-significant impact on transit delay (Impact TR-4) from the Reservoir Project. This directly contradicts the Program EIR's conclusion:

"...ingress...from Lee Avenue [westbound right turn-only ingress to Lee Extension] would result in significant adverse transportation impacts. As a consequence, Access Option #1 is rejected from further consideration as part of the Area Plan." (FEIR, p.191)

◦ **4-MINUTE THRESHOLD OF SIGNIFICANCE FOR TRANSIT DELAY IS AN UNSUPPORTED ASSERTION, LACKING SUBSTANTIAL EVIDENCE**

- The Final SEIR uses a quantitative threshold of significance of 4-minute Reservoir-related Transit Delay. In other words, Transit Delay is considered insignificant unless the Project contributes 4 minutes of delay to a MUNI line. In the real world of MUNI passengers and operators, a 4-minute delay in a short stretch near the Reservoir is extremely significant.
- The establishment of a quantitative threshold of significance is required to be based on "substantial evidence." The Final SEIR

claims that substantial evidence for the 4-minute threshold of significance is contained in Planning Dept's "Transportation Impact Assessment Guidelines." Contrary to the claim of "substantial evidence", the 4-minute significance criterion contained in the TIA Guidelines is only an assertion, without any evidence whatsoever. The "substantial evidence" for the 4-minute delay significance criterion consists of this one sentence: *"For individual Muni routes, if the project would result in transit delay greater than or equal to four minutes, then it might result in a significant impact."* This one sentence constitutes the entirety of the claimed "substantial evidence" in the TIA Guidelines. This one sentence appears in the body of the TIA Guidelines and in the Appendix I "Public Transit Memorandum." However, repetition of a one-sentence assertion does not constitute "substantial evidence."

- The 4-minutes late significance threshold only serves as a "Get Out of Jail Free card" for the Project's real-world significant contribution to Transit Delay.

- **REMOVAL OF UNFAVORABLE DATA IN FINAL SEIR**

- The draft SEIR contained Transit Delay data that was found to be unfavorable to the Project.
 - Kittelson Associates (EIR Transportation Analysis contractor) data from Table 3.B-18 "Transit Delay Analysis" was computed to show Reservoir-related delay of 1 minute 55 seconds for a 7-minute running time route segment--a 27.4% increase over the scheduled 7-minute running time between two 43 Masonic scheduled timepoints. Table 3.B-18 was replaced in the Final SEIR to eliminate the unfavorable Reservoir-related Transit Delay.
 - The draft SEIR assessed Transit Delay for Geneva Avenue between City College Terminal and Balboa Park Station. This segment is travelled by the 8 Bayshore and the 43 Masonic. The data for this segment has been eliminated and Table 3.B-8 has been replaced. The new Table 3.B-8 eliminates the 8 Bayshore from assessment entirely, disappeared! Once again, unfavorable data has been eliminated from the Final SEIR.

- **INADEQUATE MITIGATION MEASURES**

- The Final SEIR contains three new Transit Delay Mitigation Measures: 1) Signal timing modifications at Ocean/Brighton, 2) Signal timing modifications at Ocean/Lee, 3) Boarding island for southbound 43 at Frida Kahlo/Ocean.
 - These mitigation measures are "finger in the dyke" measures that are incommensurate with the root problem. The fundamental unsolvable problem is the limited roadway network surrounding the landlocked Project. That is why the Balboa Park Area Final Program EIR had determined that a

Lee Extension ingress "would result in significant adverse transportation impacts. As a consequence, Access Option #1 is rejected from further consideration as part of the Area Plan."

The Final SEIR is not objective; it is not accurate.

The Final SEIR should not be judged on quantity. It must be judged on quality.

If based on quality, it does not deserve certification.

Please think independently and critically. Don't just be a rubber stamp to Staff.

Sincerely,
Alvin Ja

o

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project Case No. 2018-007883DVA
Date: Tuesday, May 26, 2020 2:45:15 PM

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: Benjamin Schneider <benjaminmosesschneider@gmail.com>
Sent: Tuesday, May 26, 2020 10:21 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir Project Case No. 2018-007883DVA

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

Dear President Koppel and Commissioners,

I was born and raised in Ingleside Terraces, less than a mile from the Balboa Reservoir. For the past two years, since graduating college, I've been living with my parents due to a lack of affordable housing in our neighborhood or anywhere else in San Francisco. I've been eagerly following the Balboa Reservoir planning process and am glad that it is getting close to the finish line. I hope that you will make this round of approvals and bring this project one step closer to reality.

I'm especially excited that this project offers 550 units of affordable housing; right-sized units for families, single people, and young people with roommates; a new childcare center; new bike paths; and a new park. I believe this project will finally make the Ocean Avenue Corridor a transit-first neighborhood, creating new funds and new political will for better non-car transportation options.

My only criticism of the project is that I believe it could include even more homes. I hope it's still possible to pursue the 1500 home option of this plan.

Thank you,

Benjamin Schneider

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES SHARED SPACES PROGRAM TO SUPPORT NEIGHBORHOOD ACTIVITY AND LOCAL BUSINESSES
Date: Tuesday, May 26, 2020 12:57:31 PM
Attachments: [05.26.20 Shared Spaces Program.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, May 26, 2020 at 11:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES SHARED SPACES PROGRAM TO SUPPORT NEIGHBORHOOD ACTIVITY AND LOCAL BUSINESSES

FOR IMMEDIATE RELEASE:

Tuesday, May 26, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES SHARED SPACES
PROGRAM TO SUPPORT NEIGHBORHOOD ACTIVITY AND
LOCAL BUSINESSES**

Shared Spaces will enable more flexible use of sidewalks, streets, and other public spaces for neighborhood businesses.

San Francisco, CA — Mayor London N. Breed today announced the creation of the Shared Spaces Program to support neighborhoods by providing additional public space to support local business activities. The COVID-19 Economic Recovery Task Force developed the Shared Spaces Program, which will allow neighborhood businesses to share a portion of the public right-of-way, such as sidewalks, full or partial streets, or other nearby public spaces like parks and plazas for restaurant pick-up and other neighborhood retail activity, as allowed by San Francisco's Public Health Order. Once restaurant dining is allowed under the Health Order, the public right-of-way could be used for outdoor restaurant seating.

"We know businesses in San Francisco have been hit hard, and since the beginning of the COVID-19 pandemic, we've been finding ways to support local retailers, restaurants, and

other small businesses,” said Mayor Breed. “Thanks to the work of our Economic Recovery Task Force, this new program is a creative solution that will give our businesses more space to operate safely, and shift some of our street and sidewalk space to protect the economic and physical health of our entire community.”

The City remains focused on responding to the COVID-19 pandemic, while also actively planning for San Francisco’s recovery. Part of San Francisco’s recovery includes finding ways to safely reopen parts of the economy, including allowing curbside pickup at retail stores, and identifying other creative solutions to support businesses and their employees. Given that social distancing requirements will likely continue to apply until there is a vaccine for the virus, the Shared Spaces Program will support businesses by expanding their ability to operate into outdoor public spaces, providing additional space for required distancing among employees and customers.

The program will allow individual businesses or local merchant associations to apply for a no-cost, expedited permit to share the sidewalk or parking lane for business purposes. Examples include restaurant pick-up services, beverage sales, and general retail that are eligible to operate under the City’s Health Order. Once permitted by the Health Order, restaurants could set up tables and chairs outdoors for dine-in service.

“It’s an incredibly difficult time for businesses and their employees in San Francisco, and the Economic Recovery Task Force has been hard at work identifying solutions to help businesses and people get back on their feet,” said Assessor Carmen Chu. “The Shared Spaces program is one way we’re helping to create flexibility for local businesses so that they can reopen and keep their employees and customers safe.”

The Economic Recovery Task Force is charged with guiding the City’s efforts to sustain and recover local businesses and employment, and mitigating the economic hardships of COVID-19 that are affecting the most vulnerable San Franciscans. The Task Force’s work is supporting San Francisco organizations and individuals and is laying the groundwork for economic recovery.

The program also includes the potential for broader repurposing of travel lanes or entire streets to support our neighborhood merchants and residents. Because these proposals would come with broader considerations such as impacts to Muni, these proposals will be considered on a case-by-case basis.

Business owners who are interested in participating in the Shared Spaces Program will be asked to self-manage basic requirements around personal safety and accessibility. Examples include ensuring a safe path of travel and accessibility in compliance with the ADA. Final details of the initiative and permit process will be complete by mid-June and program updates will be available on [SF.gov](https://www.sfgov.org).

“Outdoor dining and shopping should be a centerpiece of our economic recovery this summer,” said Supervisor Rafael Mandelman, who serves on the Task Force. “The past few months have been awful for most San Francisco small businesses, their employees and the neighborhoods that love them. The Shared Spaces program is a bright spot emerging out of a dark time. The City needs to move quickly to make these opportunities available to small businesses, and I will continue to work with merchants and the community to make this experiment a success in District 8 commercial corridors in Glen Park, on Church and 24th

Streets, in the Mission and the Castro.”

“Putting forward clear guidelines developed in tandem with health professionals and the small business and restaurant communities will be essential for this next phase of neighborhood recovery,” said Supervisor Aaron Peskin. “I also intend to use the Board’s legislative authority to waive additional fees that present unnecessary barriers to entry for small businesses on the brink.”

“Our small business community was squeezed by layers of red tape even before the pandemic,” said Supervisor Catherine Stefani. “Now more than ever, we need creative ideas that will support our neighborhood businesses and allow them to reopen as safely as possible. By providing room to maintain physical distance, Shared Spaces will help San Francisco rebuild our local economy where help is needed most—our merchant corridors.”

“We must do everything we can to support restaurateurs and small business owners whom have had to revamp their entire business operations due to the pandemic,” said Supervisor Sandra Lee Fewer. “By increasing access to public spaces such as sidewalks and parklets, we can help businesses become more resilient. Based on my office’s work with the Office of Small Business, merchants associations and other stakeholders, I am confident these measures will provide substantive relief to small businesses serving our neighborhoods at a time when it is most needed.”

“Our COVID-19 response challenges us to reimagine and repurpose how we use our streets to either accommodate curbside pickup or room for social distancing” said SFMTA Director of Transportation, Jeffrey Tumlin. “We are thrilled to support Shared Spaces, a broader repurposing of travel lanes or entire streets to support our small business community.”

“Making public space available to businesses is a key strategy that will help them reopen safely while mitigating some of the difficulty that is caused by diminished seating and capacity indoors,” said Rodney Fong, President and CEO San Francisco Chamber of Commerce.

“This is a great use of our sidewalks, streets and public spaces that will help businesses recover, will save jobs, and will create a positive environment for San Franciscans to enjoy and support their favorite restaurants and shops.”

“Shared Spaces will make our City more vibrant, and give small businesses a chance to rebuild, while helping everyone stay safe,” said Sharky Laguana, CEO and Founder of Bandago. “This is an exciting new chapter for San Francisco and I can’t wait to see it!”

“We want to thank Mayor Breed and the City for making this happen,” said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. “With social distancing and the reduced number of customers who will be able to dine in, the ability to expand seating to outside will help our eating and drinking establishments be able to survive financially. We are so excited to help bring life back to our city and especially to our neighborhoods.”

“The San Francisco Council of District Merchants Associations welcomes collaboration between the City and the city’s restaurants and dining establishments in streamlining and expediting permit options to creatively expand opportunities to assist all businesses in their quest for recovery while maintaining safe social distancing,” said Maryo Mogannam,

President of the San Francisco Council of District Merchants Associations.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 98 Franklin is a Win On All Fronts
Date: Tuesday, May 26, 2020 9:20:15 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: Joshua Nossiter <joshua@nossiter.net>
Date: Monday, May 25, 2020 at 11:40 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Alexander, Christy (CPC)" <christy.alexander@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Cc: "aaronl@frenchamericansf.org" <aaronl@frenchamericansf.org>, "lcuadra@bergdavis.com" <lcuadra@bergdavis.com>
Subject: 98 Franklin is a Win On All Fronts

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

Greetings,
I'm the Chair of the Board of Trustees of French American International and International High School, a San Francisco resident for thirty-five years, and the father of two children whose fond memories of attending K-12 at French American linger over a decade and a half after graduating. I'm also a ten year veteran of SFDPH. Years of insight into the needs of our city and our families leads me to conclude the following:

1. Housing is the first priority in a long list of what the city most needs. We urgently require affordable housing, market rate housing, and the increased tax base both provide to fund supportive housing. Our 98 Franklin project contributes to all three. One consequence of CCSF's response to the current pandemic is that EMS calls for people experiencing homelessness have decreased dramatically ever since hundreds of homeless have been moved to supportive shelter. Apart from quality of life improvements for the homeless and non-homeless alike, that's a net financial gain for the city. But it can only be sustained with more residents paying taxes.
2. In the wake of the pandemic, restoration of CCSF's economy will depend in large measure on local consumers spending on local businesses. Increasing the Hub's population with 98 Franklin will support business in Hayes Valley, Mid-Market, and beyond.
3. The future of San Francisco lies with its families. 98 Franklin allows French American to

expand enrollment, increasing the numbers of local children receiving a first class international education. With a projected enrollment of over 1,000 next school year, 75% of whom are SF residents, a generous financial aid program, families who reflect the mosaic of SF life, and a senior class with over one hundred and twenty acceptances to UC this year, French American contributes materially to the economic and intellectual life of our city.

4. San Francisco rightfully prides itself on the quality of its arts institutions, vital to the lifeblood of the community. Many of the most important are in the immediate vicinity of 98 Franklin. They've have long been supported by French American's families and by shared students. The opera, conservatory, ACT, symphony, ballet, and SF Jazz, like arts organizations around the world, now face uncertain futures in the wake of the pandemic. Without a new generation of local patrons, some of whom will take up residence at 98 Franklin, without additional students shared among us, that future is more uncertain still.

One project. Big wins for the quality of life, the economy, the arts, and the very future of our city. Thank you for your consideration and support.

Sincerely,

Josh Nossiter

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: My support for the Hub/98 Franklin Project
Date: Tuesday, May 26, 2020 9:19:51 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: Jackie Lagomarsino <jackie.lagomarsino@gmail.com>
Date: Tuesday, May 26, 2020 at 7:14 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 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 Jackie Lagomarsino. I work in the Hayes Valley and I am currently a member of the French American and International High School community.

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, 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.

Jackie Lagomarsino

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: 98 Franklin
Date: Tuesday, May 26, 2020 9:19:09 AM
Attachments: [We want to support the Hub98 Franklin Project.msg](#)
[Our Support for French American International High School and the 98 Franklin Project.msg](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: 98 Franklin
Date: Tuesday, May 26, 2020 9:18:47 AM
Attachments: [Support for 98 Franklin- housing and International High School.msg](#)
[Supporting the 98 Franklin development project in SF.msg](#)
[Strong Support for the Hub98 Franklin Project.msg](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [CPC-Commissions Secretary](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir EIR Certification Hearing (5/28/2020)
Date: Tuesday, May 26, 2020 8:40:19 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Neighbors Against Flooding <stopfloodingit@gmail.com>
Sent: Saturday, May 23, 2020 1:09 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir EIR Certification Hearing (5/28/2020)

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

Dear Commissioners:

We are writing regarding the Balboa Reservoir EIR certification hearing scheduled for May 28, 2020, and submit the following for your consideration:

Ingleside Terraces is at risk for flooding during moderate storm situations due to an inadequate sewer system along Ocean Avenue. The addition of 1000+ new units at the Balboa Reservoir Project will knowingly put residents downstream at greater risks for flooding for the sake of additional housing.

The recently published Responses to Comments on the Draft Subsequent Environmental Impact Report for the Balboa Reservoir Project, Comment UT-2: Stormwater and Sewer submitted in response to Public Comments to Draft EIR report states:

"The proposed project **could** result in long-term changes in the volume of discharges to the City's combined sewer system in the sub-basin due to new residents, employees, and visitors who could increase the amount of wastewater generation (draft SEIR Appendix B, p. B-112). The draft SEIR Appendix B concludes on p. B-112 that all "wastewater discharges to the combined sewer system would be treated at the Oceanside Treatment Plant in compliance with the Oceanside NPDES permit ... because the stormwater and wastewater discharges from the project would not result in an increase in the frequency of combined sewer discharges, the project's impacts related to changes in combined sewer

discharges would be less than significant."

"Could" is not reassuring and does not guarantee that additional flooding will not result. We are shocked that this is an acceptable response that misdirects the attention to the Oceanside Treatment Plant and fails to address what will happen along Ocean Avenue. In addition, the report goes on to state:

It further states that "The ratio of stormwater to sanitary sewage from the project site is substantially greater than 8:1 during storm conditions."

While the ratio of stormwater to sanitary sewage is 8 times greater, that 12.5% of added wastewater is still too much when excursions are known to occur. Videos and photos in the links below document just what happens during brief and moderate storm situations like that which occurred on December 7, 2019:

Videos:

https://drive.google.com/drive/folders/1Y-lc7jjk6jpP57EwUQe-U-RJGWv0okm_?usp=sharing

Photos:

https://drive.google.com/drive/folders/1HyGfrTV4sgf_oMeb9xJsk1mz8A4YhxCv?usp=sharing

Sidewalks, streets, homes, and businesses are being contaminated with sewage and viruses, including the Coronavirus, each time an excursion occurs. In an article from Science Daily (<https://www.sciencedaily.com/releases/2020/05/200506133603.htm>), it states that:

"Environmental biologists at the University of Stirling has warned that the potential spread of COVID-19 via sewage "must not be neglected" in the battle to protect human health. The response to the global pandemic has focused upon preventing person-to-person transmission, however, experts now believe the virus could also be spread in wastewater.

Earlier this week, it emerged that analysis of sewage in the UK could provide important data on the spread of COVID-19. However, Professor Richard Quilliam's new paper -- published May 6 -- now warns that the sewerage system itself could pose a transmission risk."

Is placing all of San Francisco at risk of added viral exposure for the sake of fast-tracking housing worth it? We ask that you do not allow the Balboa Reservoir construction project to move forward until excursions and sewage overflows are resolved and the risks eliminated. Please require that as a condition for this development to proceed, the deficient sewer system along Ocean Avenue be replaced and additional high capacity catch basins are installed.

Sincerely,

Ingleside Terraces Residents

Patricia Hechinger
Vanessa Quesada
Gina Buschiazio
Jane Huey
Adrienne Sciutto
Irene Creps

From: [CPC-Commissions Secretary](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir EIR Certification Hearing (5/28/2020)
Date: Tuesday, May 26, 2020 8:39:57 AM

Commission Affairs

San Francisco Planning Department
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From: Neighbors Against Flooding <stopfloodingit@gmail.com>
Sent: Saturday, May 23, 2020 1:11 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Balboa Reservoir EIR Certification Hearing (5/28/2020)

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Photos:

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Sincerely,

Ingleside Terraces Residents

Patricia Hechinger
Vanessa Quesada
Gina Buschiazio
Jane Huey
Adrienne Sciutto
Irene Creps

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chandler, Mathew \(CPC\)](#)
Subject: FW: Proposed ATT and Verizon Antennas on Kezar Towers
Date: Tuesday, May 26, 2020 8:39:34 AM

Commission Affairs

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From: Sam Jackson <samjacksonsf@gmail.com>
Sent: Saturday, May 23, 2020 2:08 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Proposed ATT and Verizon Antennas on Kezar Towers

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This query focuses on items A-3 and F-16 on the following agenda for 5/28 meeting:

https://sfplanning.org/sites/default/files/agendas/2020-05/20200528_cal.pdf

Are these antennas and other wireless upgrades being positioned for an upcoming transition to 5G?
And if so, how?

This question goes to both the Commission and to ATT and Verizon.

Thank you,
Sam

Sam Jackson
Cole Valley Resident

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: 4326-4336 Irving st
Date: Tuesday, May 26, 2020 8:37:51 AM

Commission Affairs

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From: Howard Ni <wf2611@yahoo.com>
Sent: Saturday, May 23, 2020 3:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4326-4336 Irving st

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

Re:4326-4336 Irving St (2919-016969DRMVAR)

To Whom It May Concern,

I feel that the proposed project is not beneficial to the current individuals living in the area. It is hard enough for residents to find parking at this time. Parking will become even more difficult to find with this proposed project.

Best,

Howard Ni

From: [CPC-Commissions Secretary](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project (Planning Commission agenda items 17-18f)
Date: Tuesday, May 26, 2020 8:35:44 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Christopher Pederson <chpederson@yahoo.com>
Sent: Monday, May 25, 2020 11:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Balboa Reservoir Project (Planning Commission agenda items 17-18f)

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

Dear President Koppel and Commissioners:

Given the urgency of the affordable housing crisis and the climate crisis, I urge you to approve the Balboa Reservoir Project with the maximum amount of housing evaluated in the SEIR and to eliminate the proposed public parking garage.

Maximize the Amount of Affordable Housing

Given the site's location close to the Balboa Park BART station and multiple Muni routes, its adjacency to City College, and its proximity to the Ocean Avenue neighborhood commercial district, it is an ideal location for genuinely transit- and pedestrian-oriented housing. The severity of the City's affordable housing crisis and the magnitude of the earth's climate crisis mandate that the City maximize the amount of housing, especially affordable housing, on the site and minimize automobile commuting to the area. As the SEIR's Response to Comments acknowledges, including more housing in the project would result in lower per capita driving and greenhouse gas emissions. (RTC pg. 4.F-22.)

The Additional Housing Option evaluated in the SEIR allows the City to approve a total of 1550 residences on the site, 775 of which would be below-market rate units. The developer's proposal to

build only 1100 units (including 550 affordable units) on the site would fail to achieve the project's full potential. The Planning Commission should treat the developer's proposal as the absolute minimum amount of housing appropriate for the site. Indeed, any significant reduction in the number of units below the developer's proposal is likely to render the entire project infeasible, depriving the City of sorely needed affordable housing. (See Economic Planning Systems, Memorandum: Financial Feasibility of Balboa Reservoir Project Alternative B, May 12, 2020.)

Minimize Automobile Commuting by Eliminating Public Parking Garage

Consistent with the Additional Housing Option, the Commission should eliminate the proposed public parking garage. Constructing a new public parking garage is irreconcilable with the City's Climate Action Strategy for 80% of all trips to be by sustainable modes by the year 2030. As the SEIR's Response to Comments admits, providing additional parking encourages more automobile commuting and undermines the effectiveness of TDM programs. (RTC pp. 4.C-62-63, 4.H.63-64.) Given that the Balboa Reservoir site currently functions merely as overflow parking for City College and is mostly empty even when college is in session, there would be little reason to build a public parking garage even if City College hadn't committed to undertaking an aggressive TDM program to reduce automobile commuting.

The public parking garage would also be an end-run around project's 1:2 residential parking ratio. The public parking garage would be open to non-residents only during weekday daytime hours. The rest of the time project residents could park there. That would defeat the intent of having a reduced parking ratio for the residences.

The City's Transit First policies and its climate change goals mandate minimizing automobile commuting. As the City's experience with managing parking in downtown demonstrates, the single most effective mechanism for reducing automobile commuting is to reduce parking supply.

Alternatively, Shrink the Public Parking Garage and Prohibit Parking Discounts

If the Commission is bound and determined to allow a public parking garage despite the Transit First mandates of the City Charter and the general plan, the Commission should dramatically reduce the size of the garage. The record before the Commission includes no justification whatsoever for a massive 450-space parking garage. According to parking surveys, the maximum parking shortfall that might occur during the midday peak is 239 spaces. That assumes that changes to parking supply and TDM measures will have absolutely no effect on automobile commuting, which would be a striking deviation from the City's experience elsewhere. Any public parking garage, therefore, should include substantially fewer than 239 spaces in order to avoid undercutting efforts to minimize automobile commuting.

The Commission should also revise the Development Agreement (Exhibit J, Transportation Plan) to prohibit the developer from subsidizing commuter parking by offering monthly parking passes and by allowing discounted rates for City College users. Planning Code sections 155(g) and 303(t) expressly prohibits multi-day passes or discounts for new parking garages in downtown and mixed-use districts precisely because they encourage automobile commuting. The Commission should apply these prohibitions to any public parking garage at the Balboa Reservoir. All users of the parking garage should be required to pay market rates on an hourly or (at most) a daily basis.

If the project ultimately includes a public parking garage, the TDM credits that the developer receives for having a low residential parking ratio (see Development Agreement, Exhibit J-1, TDM Plan, Strategy Pkg-4) should be reduced proportionately to the size of the public parking garage.

Prohibit Natural Gas

The Development Agreement allows the project to include natural gas service. Given the urgent

need for the City to reduce greenhouse gas emissions, the Commission should prohibit any natural gas connections to the project.

For these reasons, please approve the Additional Housing Option version of the Balboa Reservoir Project as described in the SEIR. Thank you.

Sincerely,
Christopher Pederson
District 7 resident

From: [CPC-Commissions Secretary](#)
To: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Do NOT let a for-profit developer kill affordable housing, CCSF and cause gridlock
Date: Tuesday, May 26, 2020 8:33:53 AM

Commission Affairs

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

From: esleve@yahoo.com <esleve@yahoo.com>
Sent: Monday, May 25, 2020 12:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Do NOT let a for-profit developer kill affordable housing, CCSF and cause gridlock

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.

Rezoning the Balboa Reservoir is unacceptable for numerous reasons:

- * it allows privatization of public land;
- * it doubles the building height limit;
- * it doubles the resident density limit and causes more gridlock traffic;
- * it reduces the amount of public open space required from 50% to 11%

Privatizing a public parcel in San Francisco for **majority market rate housing is unconscionable**. 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 environmental **impact of the above is unacceptable**. Since the new buildings with private developers went up on Ocean Ave., traffic has been gridlocked at most

times.

This would cause even further bottlenecking and gridlock, especially off the Freeway through Frida Kahlo Way as well as along Ocean Ave,
There is 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.

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,

Eve Tarquino
Westwood Park resident and retired CCSF faculty member
Faxon Ave, SF 94112

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Record Number: 2018-015239DRP
Date: Tuesday, May 26, 2020 8:31:24 AM
Attachments: [Letter from Zheming Feng.pdf](#)

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: Rongrong Zheng <rongrong.zheng.usa@gmail.com>
Sent: Monday, May 25, 2020 8:20 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 Mrs,

This is Rong Rong Zheng, 80 years old, I am the owner of 1218 Funston Ave. Attached is a letter from my husband, Zheming Feng, 89 years old, also owner of 1218 Funston Ave. In this letter, we explained why we object to the project on 1222 Funston Ave.

Thank you!
Rong Rong Zheng

From: [Christine Hanson](#)
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: [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 \(BOS\)](#); [Dianna Gonzales](#); [swilliams](#); [Tom Temprano](#); [Brigitte Davila](#); [Ivy Lee](#); [alexrandolph](#); [John Rizzo](#); [tselby](#); [studenttrustee@mail.ccsf.edu](#); [Haney, Matt \(BOS\)](#)
Subject: Item 18c Special Use District
Date: Monday, May 25, 2020 10:08:13 PM
Attachments: [CEQA view of North Rd.png](#)
[unevaluated North Rd plan.png](#)

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

Dear Commissioners,

In item 18c., as part of the creation of a Special Use District, you are being asked to “incorporate by reference a proposed “Design Standards and Guidelines” document for the Balboa Reservoir Project that provides specificity on land use, open space, streets and streetscapes, parking and loading, buildings, lighting, and signage.” This document includes 11 diagrams of changes to the North access road to the development. This North access Road would add a left turn in a heavy pedestrian area where Cloud Circle meets Frida Kahlo, and place a brand new 4 way intersection adjacent to motorcycle parking. It has problematic issues for City College parking lot circulation, and it minimizes future College building sites by moving City College projects directly adjacent to Riordan High.

The developer and the SFPUC have pushed the City College Board of Trustees for a change to the North Access Road. No MOU exists between the school and the developers. Outlined in the Design Guidelines, the developer details the creation of a brand new intersection and road that was not a part of the CEQA study, which you are also being asked to approve this Thursday May 28, 2020.

There is no analysis in the SEIR of a North access road change. In the SEIR the impact of the Lee Avenue extension however has been studied at length. Hopefully the City College Board of Trustees will not allow the change, and hopefully they have the authority to end this discussion, but it is not clear that the access road change has been dropped from the plans. What is clear is that it does not show up in the EIR, but it is included in the Design Standards and Guidelines submitted for the project.

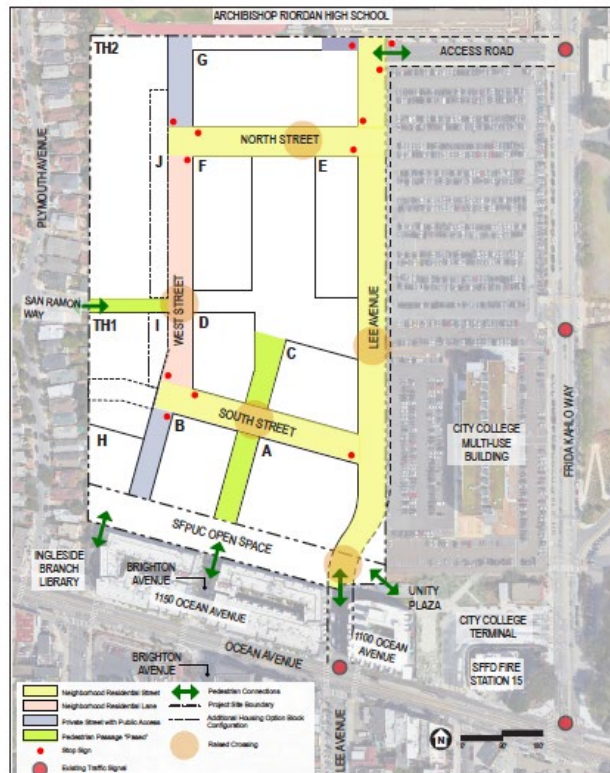
Below is Figure 2-12 Proposed Street Type Plan from the project SEIR showing the North access road consistent with its present configuration. Below that is one of 11 diagrams from the Design Standards and Guidelines, showing that the road has been moved South to cross the City College parking lot.

Please, Commissioners, do not allow the creation of an intersection and a new road that

cuts through a College parking lot at 25MPH without study under CEQA. Please clarify, within your formal CEQA process, that no new streets and intersections can be produced in relationship to the Balboa Reservoir project without proper study under CEQA.

A change to the North Access Road has not been studied and should not be allowed.

Sincerely,
Christine Hanson



SOURCE: Van Meter Williams Pollack LLP, 2019

Case No. 2018-007863ENV: Balboa Reservoir Project

Figure 2-12
Proposed Street Type Plan



Figure 5.1-1: Site Illustrative Plan

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](#); [Breed, Mayor London \(MYR\)](#); [commissioners@sfwater.org](#)
Subject: Balboa Reservoir Project, Case No. 2018-007883ENV
Date: Monday, May 25, 2020 9:33:41 PM
Attachments: [Commission Comment Letter JBB.docx](#)

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San Francisco Planning Commissioners,

Attached is my letter regarding items for approval on the May 28, 2020 Planning Commission Agenda.

Thank you for your consideration of these important issues.

Sincerely,

Jean B Barish

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

From: [Sharon Wilensky](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [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: Balboa Reservoir Project: Do not let a for-profit developer kill CCSF
Date: Monday, May 25, 2020 9:26:06 PM

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

Dear San Francisco Planning Commission:

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

San Francisco voters overwhelmingly support City College, as their vote for the Prop A Bond (\$845 million for development and expansion) shows. The Balboa Reservoir is a critical element for CCSF use. While we all know that affordable housing is needed, the needs of the college must be considered.

One such need is parking. Any development at the Balboa Reservoir must first ensure that adequate transit and parking be put in place, to mitigate the loss of the parking lot. It is impossible for students with jobs elsewhere and for teachers working at other sites to get to the campus in time for classes, with transit as it is, and also with complications recently seen with the current Covid -19 crisis. We must allow for students and teachers who need to use cars.

To privatize a public parcel in San Francisco for majority market rate housing is unconscionable. The only housing that should be built on public land must be deeply affordable to long-time residents and educators.

We need a City government that fights for education and housing justice, not leaders and agencies that bow to real estate interests. Please prioritize the needs for City College in any plans for the Balboa Reservoir site.

Sincerely,

Sharon Wilensky
homeowner, District 5
1355 12th Ave
San Francisco, CA 94122

sharonwilensky@sonic.net

From: [aj](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hood, Donna \(PUC\)](#); [Jon Winston](#); [sunnyside.balboa.reservoir](#); [cgodinez](#); [mikeahrens5](#); [Peter Tham](#); [jumpstreet1983](#); [marktang.cac@gmail.com](#)
Cc: [Public Lands for Public Good](#); [ccsfheat@gmail.com](#)
Subject: Sale price of PUC Reservoir--a scandal
Date: Monday, May 25, 2020 2:49:55 PM

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

Planning Commission, Land Use Committee (File 200422 & 200423), BOS, PUC:

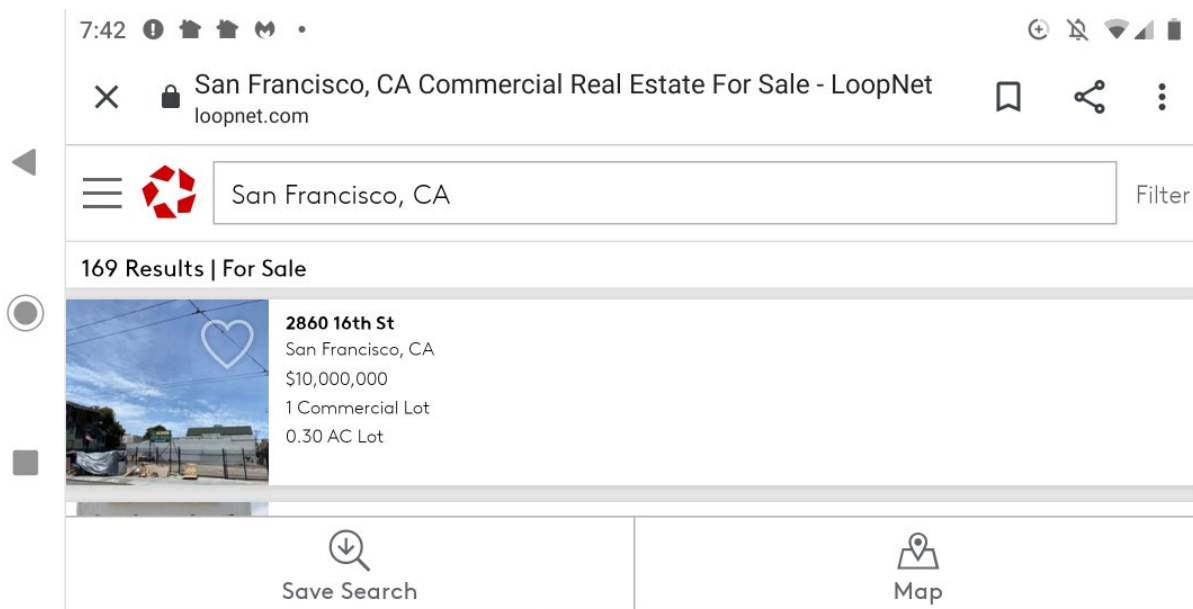
A hidden treasure for the developers is contained in Attachment A, "CEQA Findings" <https://commissions.sfplanning.org/cpcpackets/2018-007883GPAPCAMAPDVA.pdf>

The hidden treasure is the estimated price of the PUC Reservoir parcel 3180-190.

From page 21 of Attachment A (p. 1231 of the 2,256-page PDF):

"The expected land cost is estimated at approximately \$11.2 million."

In comparison a **0.3 acre** lot at 16th/Shotwell is selling for **\$10 million**.....while the 17.6 acre PUC parcel is \$11.2 million?!



The lot on 24th Street comes to \$33.33 million/acre; the Reservoir lot = a mere \$ 0.64 million/acre.

The PUC lot's estimated price computes to only **1.9% of the 24th Street** lot on a per acre basis!

Can you say Privatization Scam?!

Alvin Ja, District 7

From: [Jennifer Heggie](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#)
Cc: [CPC-Commissions Secretary](#); [Yee, Norman \(BOS\)](#); [Low, Jen \(BOS\)](#)
Subject: Corrected: Balboa Reservoir--One Page of Problems/Issues
Date: Monday, May 25, 2020 2:40:21 PM

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

Thank you in advance for considering the following one page of serious flaws in the Balboa Reservoir Plan and Process.

Flaws in the Balboa Reservoir Development Plan:

1. The Plan places much taller buildings within a residential area, inland from the multi-story, but lower level Ocean Avenue commercial corridor. And the heights for additional non-inhabited construction on top of the buildings can exceed, without limit, even the tallest heights of 78 feet included in the plan.
2. The compromise that was achieved with most, but not all BRCAC members is not being met in this plan. The negotiated BRCAC maximum height of 65 feet is being disregarded. Both the 65 ft negotiated compromise and this Plan's proposal for 78 ft are significantly higher and more massive than anything that is on the actual commercial corridor nearby. The initial Avalon/Bridge proposal made in response to the RFP appeared to meet the Principles and Parameters, but that has since changed.
3. The significant adverse impacts identified in the EIR to transportation and noise cannot be mitigated. And the adverse impacts to access to opportunity at educational institutions such as City College were not studied.

The process for community input has been flawed. Here are three ways:

1. The composition of the BRCAC was inadequate. The reservoir is surrounded on all sides by residential and educational institutions. Two of the institutions that will be most adversely impacted, according to the EIR, Riordan HS and Mercy Housing, had no voice on the BRCAC at all. The representative selected by former Mayor Lee from Lick Wilmerding, located blocks away, said she was not representing Riordan HS.
2. The Plan does not meet the negotiated Principles and Parameters agreed on by the majority of the Balboa Reservoir Community Advisory Committee and that was part of the Request for Proposal to developers. There was one BRCAC member who did not agree with the negotiated BRCAC principles and parameters who requested a smaller development.
3. Supervisor Norman Yee, with the support of many neighbors, requested that a third alternative plan be studied as well, one for 800 units. That's a number significantly higher than the up to 500 number of units identified for the Balboa Reservoir space in the Balboa Park Station Area Plan. The OEWD and Planning Department said that the proposal for 800 units would be a subset of the other studies and therefore be incorporated in the EIR study.

Was an identification of the EIR impacts of 800 units studied? No.

Does the option for 800 units appear anywhere in the EIR or in the Planning Commission packet? No

Mitigations of EIR significant adverse impacts are inadequate:

The EIR has indicated that even with all mitigation measures in place, loud noise over the period of construction will have significant adverse impacts, and transportation access will be significantly adversely impacted during construction as well as long afterward during operation. These impacts will be felt by residents and institutions. Transportation Demand Management measures aren't adequately funded, and there is no SFMTA plan at this time. If the additional housing option is chosen, air quality will join noise and transportation as significantly adversely impacted.

If you choose to approve the Balboa Reservoir project, please choose the least harmful 800 unit option. The development would still be more massive than any other development in the area and include a large amount of affordable housing, but the serious adverse impacts to the health and transportation of neighbors and childcare businesses and educational institutions would be reduced.

Thank you for your consideration.

Sincerely,

Jennifer Heggie

Sunnyside

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: Do NOT let a for-profit developer kill CCSF
Date: Monday, May 25, 2020 12:46:04 PM

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.

I object to rezoning the Balboa Reservoir, which is unacceptable for numerous reasons:

- * allows privatization of public land;
- * doubles the building height limit;
- * doubles the resident density limit;
- * reduces the amount of public open space required from 50% to 11%

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.

I 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.

Given that the biggest barrier to affordable housing construction is the price of land, to privatize a public parcel in San Francisco for majority market rate housing is unconscionable. 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,

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

From: [Rick Baum](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Subject: Balboa Reservoir Property Proposed Housing Project
Date: Monday, May 25, 2020 12:02:39 PM

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

To The SF Planning Commission:

The PUC section of the Balboa Reservoir property is public property that has been used to meet the needs of City College of San Francisco students for many decades.

There is an obvious housing crisis in the Bay Area. However, public property like the PUC section of the Balboa Reservoir should not be made available for the use of a private entity to enable it to make money in ways that do not serve the public interest.

The claim, and it is only a claim, that some units of affordable housing will be built on the Balboa site comes across as a public relations stunt that insults one's intelligence. Many of the proposed units being described as affordable are only affordable for those with six figure incomes of around \$120,000. Many people working in San Francisco are paid San Francisco's minimum wage of \$15.59 an hour which comes to less than \$33,000/year for one working full time for 52 weeks, an amount just slightly more than one-fourth of what is being characterized as an income level needed to be able to live in what is being called an affordable unit.

A key question you should answer is how would CCSF and Riordan High School students benefit from the proposed Avalon housing project? I doubt that the best pr firm around could come up with any reason that does not reach the heights of absurdity. In addition, I doubt that you can provide a convincing reason of how such a transfer of public property serves the interests of the overwhelming majority of residents in the surrounding neighborhood.

Those residents, and those seeking an education will have to endure the noise and dust during construction that is bound to interfere with one's education and the livability of the neighborhood. Additionally, during construction and thereafter, an area already suffering from traffic congestion will have to deal with even more congestion.

The only rational decision you could make with regard to the PUC Balboa Reservoir property is to turn it over to CCSF, a public and accessible educational facility, for its continued use, and bring an end to even thinking about this proposed private housing project.

Thank you.

Sincerely,

Rick Baum

From: [aj](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Hood, Donna \(PUC\)](#); [BRCAC \(ECN\)](#)
Subject: Balboa Reservoir--False Advertising
Date: Sunday, May 24, 2020 7:49:49 PM
Attachments: [FALSE ADVERTISING BAIT & SWITCH \(2\).pdf](#)

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

Planning Commission, Land Use Committee (Files 200422 & 200423), BOS, PUC, BRCAC:

Attached is a City College stakeholder presentation.

From: [aj](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Major, Erica \(BOS\)](#); [Clerk of the Board Alberto Quintanilla](#); [MTABoard](#); [Boomer, Roberta \(MTA\)](#); [BRCAC \(ECN\)](#); [Jon Winston](#); [sunnyside.balboa.reservoir](#); [jumpstreet1983](#); [cgodinez](#); [Peter Tham](#); [marktang.cac@gmail.com](#); [rmuehlbauer](#); [mikeahrens5](#)
Cc: [Robert Feinbaum](#); [Cat Carter](#); [DPH - thea](#); [SNA BRC](#)
Subject: Balboa Reservoir Final EIR: Significance Threshold for Transit Delay
Date: Sunday, May 24, 2020 12:48:16 PM

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

Planning Commission, Land Use & Transportation Committee (File 200422, 200423), SFCTA, SFMTA, BRCAC:

Planning Dept Staff contends that its 4-minute Threshold of Significance for Transit Delay is supported by substantial evidence. This contention is false.

The claimed "substantial evidence" consists of a one-sentence assertion in the Planning Department's "Transportation Assessment Guideline" and in its Appendix I "Public Transit Memorandum." That one-sentence "substantial evidence", in its entirety, consists of:

"For individual Muni routes, if the project would result in transit delay greater than or equal to four minutes, then it might result in a significant impact."

◦ **4-MINUTE THRESHOLD OF SIGNIFICANCE FOR TRANSIT DELAY IS AN UNSUPPORTED ASSERTION, LACKING SUBSTANTIAL EVIDENCE**

- The Final SEIR uses a quantitative threshold of significance of 4-minute Reservoir-related Transit Delay. In other words, Transit Delay is considered insignificant unless the Project contributes 4 minutes of delay to a MUNI line. In the real world of MUNI passengers and operators, a 4-minute delay in a short stretch near the Reservoir is extremely significant.
- The establishment of a quantitative threshold of significance is required to be based on "substantial evidence." The Final SEIR claims that substantial evidence for the 4-minute threshold of significance is contained in Planning Dept's "Transportation Impact Assessment Guidelines." Contrary to the claim of "substantial evidence", the 4-minute significance criterion contained in the TIA Guidelines is only an assertion, without any evidence whatsoever. The "substantial evidence" for the 4-minute delay significance criterion consists of this one sentence: *"For individual Muni routes, if the project would result in transit delay greater than or equal to four minutes, then it might result in a significant impact."* This one sentence constitutes the entirety of the claimed "substantial evidence" in the TIA Guidelines. This one sentence appears in the body of the TIA Guidelines and, again, in the Appendix I "Public Transit Memorandum." However, repetition of a one-sentence assertion does not constitute "substantial evidence."
- Planning Staff repeatedly cites the City Charter Section 8A.103 (c)1 as justification for the Project's 4-minute threshold of significance. 8A.103

(c)1 sets a lateness standard for MUNI at scheduled timepoints. The MUNI on-time performance criterion was not meant to allow the Reservoir Project to add an additional 4-minute delay on top of the pre-existing MUNI lateness standard. Isn't this simple common sense that a project that adds an additional 4-minute delay over and above pre-existing MUNI delay would be significant?!

- The 4-minutes late significance threshold only serves as a "Get Out of Jail Free card" for the Project's real-world significant contribution to Transit Delay.

submitted by:
Alvin Ja, District 7

From: [Michael Ahrens](#)
To: [CPC-Commissions Secretary](#); [Hong, Seung Yen \(CPC\)](#); [Lutenski, Leigh \(ECN\)](#); [Poling, Jeanie \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Cc: [Yee, Norman \(BOS\)](#); [Low, Jen \(BOS\)](#)
Subject: May 28, 2020 Meeting- Balboa Reservoir: Comments of Westwood Park Association
Date: Saturday, May 23, 2020 4:03:44 PM
Attachments: [Memo to Planning Commision re Balboa Reservior May 28th Hearing FINAL.PDF](#)

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

To the San Francisco Planning Commission:

Attached please find the written comments of Westwood Park Association in connection with the May 28, 2020 Planning Commission meeting to consider the proposed development on the Balboa Reservoir. We will supplement these written comments with oral comments.

Thank you for your consideration.

Michael Ahrens,
President, Westwood Park Association

From: [Kristy Wang](#)
To: [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [Alexander, Christy \(CPC\)](#); [Langlois, Lily \(CPC\)](#); [Hillis, Rich \(CPC\)](#); [Witte, Matthew](#); [Melinda Bihn](#); [ajohn-baptiste](#); [Nick Josefowitz](#)
Subject: 5/28 Item 15: SPUR endorses 98 Franklin
Date: Friday, May 22, 2020 5:34:37 PM
Attachments: [SPUR supports 98 Franklin.pdf](#)

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Dear Planning Commissioners:

Related California presented the 98 Franklin Street project to SPUR's Project Review Advisory Board at our October 17, 2019 meeting for review and consideration. **The SPUR Project Review Advisory Board finds this development proposal to be an appropriate set of uses for this location and endorses the development of 98 Franklin** by a partnership between Related California and the French American International High School.

98 Franklin is located in such an important, central location for San Francisco, within The Hub portion of the Market Octavia Plan. This complex project makes good use of the half-acre site, serving a 400-student school in addition to creating 345 apartment units and revitalizing an underutilized site currently used for car parking. We are impressed with the building tower design and the close attention to ground floor activity at the Oak and Franklin Street frontages. Further, we appreciate the limited parking that is being provided, the elimination of a curb cut and the location of loading, trash collection and bike storage below ground, reducing interference with pedestrian and vehicular activity.

Please see attached endorsement letter from SPUR's Project Review Advisory Board. Let me know if you have any questions.

Best,
Kristy Wang

--

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

[SPUR](#) | [Facebook](#) | [Twitter](#) | [Join](#) | [Get Newsletters](#)

From: [Rachel Noack](#)
To: [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Mar, Gordon \(BOS\)](#)
Subject: Re: Lights at St. Ignatius Field
Date: Friday, May 22, 2020 5:04:55 PM

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

Dear Commissioners:

My name is Rachel White, and I have owned a home in the Outer Sunset for the past 9 years. My son will start Kindergarten next year at Francis Scott Key school, and I look forward to him growing up in this neighborhood.

I recently found out that St. Ignatius Field does not have lights to allow for evening sporting events, etc. As a student athlete myself growing up in Wisconsin, I have fond memories of playing games under the lights with my whole community cheering us on. I would love for the students at St. Ignatius to have this same opportunity.

I'm writing in 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.

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

Sincerely,

Rachel White
1630 44th Ave
San Francisco, CA 94122
rachelnoack@hotmail.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 28, 2020
Date: Friday, May 22, 2020 4:15:02 PM
Attachments: [20200528_cal.docx](#)
[20200528_cal.pdf](#)
[Advance Calendar - 20200528.xlsx](#)
[CPC Hearing Results 2020.docx](#)

Commissioners,

Attached are your Calendars for May 28, 2020.

Please join me in welcoming Commissioner Chan.

Enjoy the Memorial Day Weekend.

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: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Winslow, David \(CPC\)](#); smw@stevewilliamsllaw.com
Subject: FW: Project Sponsors' Brief in Opposition to DR's 762 Duncan Street--June 4, 2020
Date: Friday, May 22, 2020 3:56:00 PM
Attachments: [Project Sponsors' Brief in Opp to DR's 762 Duncan Street.pdf](#)

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: Stephen M. Williams <smw@stevewilliamsllaw.com>
Sent: Friday, May 22, 2020 3:16 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Project Sponsors' Brief in Opposition to DR's 762 Duncan Street--June 4, 2020

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

Dave and Jonas:

I represent the homeowners Amy Tsui and Barry Alexander. Attached is the Project Sponsors' brief in Opposition to the Discretionary Review Applications filed against the project. Do you need or want hard copies delivered somewhere? Would you like me to forward the brief directly to each Commissioner? Please let me know. I am also working on a slide show to be projected during our presentation. Since two DR's were filed I am assuming the Project Sponsors' team will have 10 minutes to make a presentation to the Commission.

Thanks for your help.

Steve

Stephen M. Williams
Law Office of Stephen M. Williams
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San Francisco, CA 94115
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Web: stevewilliamsllaw.com

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From: [Giancarlo Loeffler](#)
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: St. Ignatius - Lights at Field
Date: Friday, May 22, 2020 2:40:08 PM

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

Good Afternoon Commissioners,

My name is Giancarlo Loeffler. I've lived in San Francisco my entire life and graduated from St. Ignatius in 2001. I was raised in the Richmond District, but have lived in the Sunset District since 2006.

I'm writing to you today in support of approval of the installation of lights at St. Ignatius Field in order to create more options for student athletes as well as to allow for the school to implement a later start time in accordance to California State Law.

As you know, there are fewer spaces for students to practice field sports in San Francisco. Allowing SI to build these lights will allow students to remain closer for practice and not force them to travel significant distances just to be able to practice.

St. Ignatius has been an excellent center of learning and has encouraged students to serve others. Many of these important lessons are learned through team sports and the sharing of these experience on the field. A sense of community and togetherness is even instilled with fellow students who participate by spectating and encouraging their classmates.

Please vote YES to the lights at St Ignatius field. Thank you for your consideration.

--

Giancarlo

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Why we support the 98 Franklin Project
Date: Friday, May 22, 2020 2:22:30 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: Kate Marple <marplekate@gmail.com>
Date: Friday, May 22, 2020 at 1:21 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: Why we 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,

We're writing to express our support for the proposed 98 Franklin Street development. We are JD and Kate Marple and we live here in San Francisco. Our daughters have attended French American and International since they were in preschool. Now they're in 6th and 10th grade.

One thing we love about the FAIS community is that it brings together families from many backgrounds. We create a shared culture that develops compassionate, confident, and principled young people who will make the world better.

We've seen this happen. FAIS is a school where kids can be themselves, no matter where they come from and what they look like. The students accept each other's differences.

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

We were gratified to learn that the project will provide 80+ affordable housing units

which San Francisco desperately needs. It will provide welcome streetscape enhancements to Oak and Lily Streets. And the influx of new residents and retail will deter vandals in the neighborhood.

FAIS has already developed several previously dormant properties in Hayes Valley, 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 our school, a diverse and innovative institution, with deep roots in San Francisco. The new campus will be a distinct civic landmark that is representative of our culture and mission.

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

Thank you,

JD and Kate Marple

1217 Dolores Street

San Francisco, CA 94110

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF MODIFIED CITYWIDE SUMMER CAMPS AND PROGRAMS
Date: Friday, May 22, 2020 11:41:26 AM
Attachments: [2020.05.22 FINAL signed Health Officer Order C19-07e- Shelter in Place.pdf](#)
[05.22.20 Summer Camps and Programs.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: Friday, May 22, 2020 at 11:08 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF MODIFIED CITYWIDE SUMMER CAMPS AND PROGRAMS

FOR IMMEDIATE RELEASE:

Friday, May 22, 2020

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

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

MAYOR LONDON BREED ANNOUNCES REOPENING OF MODIFIED CITYWIDE SUMMER CAMPS AND PROGRAMS

Recreation and Park Department programs, Department of Children, Youth, and Their Families programs, and other summer camps and program can operate with modifications starting on June 15th

San Francisco, CA — Mayor London N. Breed today announced San Francisco's summer camps and summer programs can reopen on June 15th with limited capacity and modifications intended to prevent the spread of COVID-19. The Department of Public Health (DPH) today issued a Health Order for summer camps and programs that is consistent with the statewide guidelines.

Under the Health Order issued today by DPH, San Francisco summer camps and programs can open this summer for children and youth ages six to 17. The camps and programs are open to all children and youth in San Francisco. Summer camps and programs must prioritize spaces for children of people who work in businesses and organizations that are allowed to operate under the Health Order, including children and youth of parents who are telecommuting for an allowable business. Camps and programs must also prioritize children and youth who need it

the most, including low-income youth and those who are part of the most vulnerable populations.

In addition to allowing summer camps and programs to open, the Order clarifies that child care programs may continue operating or reopen. The City's emergency care for children ages zero to five will continue operating, and will resume regular child care programming after June 1st. The San Francisco Health Officer will continually review whether modifications to the Order are needed.

"We have worked hard to create a safe environment for kids to be kids this summer," said Mayor Breed. "Children need to be able get outside and have fun while their parents know they are safe. While summer camps and programs will look different this year than they have in the past, it will provide relief for some parents and give their children the opportunity to play and spend time with other kids their age."

The Order applies to public and private camps and summer programs, and includes safety measures such as temperature screenings and enhanced cleaning. The City will allow summer camps and programs serving children to begin operating on June 15th, 2020 through August 17th, 2020. Individual summer sessions are required to last a minimum of three weeks in duration to minimize co-mingling of children. Camps and programs can choose to run a session that is longer than three weeks. Summer camps and programs will serve distinct groups of up to 12 program participants with the same pod of children and staff.

The San Francisco Recreation and Park Department will operate three camp sessions this summer, from June 15th through July 2nd, July 6th through July 24th, and July 27th through August 14th. Summer programs funded by the Department of Children, Youth and Their Families (DCYF) will be able to provide programming from June 15th through August 17th.

"Summer is a magical time for children and we are thrilled that the joy can continue this summer," said San Francisco Recreation and Park Department General Manager Phil Ginsburg. "We deeply appreciate the Mayor's leadership and commitment to ensuring our city's kids have safe, fun, healthy ways to get out and play."

"Our much anticipated summer is here," said Maria Su, DCYF Executive Director. "We are deeply committed to ensuring that children and youth, particularly those from working and low-income families, have enriching, safe and fun activities to participate in this summer."

Summer camps and program will replace the Emergency Child and Youth Care program operated by the San Francisco Recreation and Park Department, DCYF, and community-based organizations, which will end June 5th. A transition time between the end of the Emergency Child and Youth Care program and the beginning of the summer camps and programs is necessary to make sure staff are appropriately trained and that facilities are cleaned so that camps can operate in a healthy and safe manner.

The City's Emergency Child and Youth Care program provided free care for the children of first responders, healthcare workers, and essential City employees on the front lines of the City's COVID-19 response. Over 50 sites provided free healthy meals and snacks; early drop off and extended hours; support for distance learning distance; and safe and clean facilities per Department of Public Health guidelines.

Visit dcyf.org/care for more information. Public and private service providers interested in activating summer programming will be required to review the Health Order and guidelines to learn how to safely open and operate for in-person programming and complete a form certifying their compliance. Families who are interested in enrolling their children in summer camps and programs, or who have questions about their eligibility, can find more information on this page. The Recreation and Park Department will open registration for their lottery on May 26th at <http://sfrecpark.org/register>.

About the San Francisco Recreation and Park Department

The San Francisco Recreation and Park Department administers more than 220 parks, playgrounds, and open spaces, including two outside the city limits—Camp Mather in Yosemite Valley and Sharp Park in Pacifica. The City’s park system includes 25 recreation centers, nine swimming pools, five golf courses and numerous tennis courts, ball diamonds, soccer fields and other sports venues. Included in the department’s responsibilities are the Marina Yacht Harbor, the San Francisco Zoo, and Lake Merced.

About The San Francisco Department of Children, Youth and Their Families

The San Francisco Department of Children, Youth and Their Families (DCYF) has administered San Francisco’s powerful investments in children, youth, transitional age youth, and their families through the Children and Youth Fund since 1991. With a deep commitment to advancing equity and healing trauma, we bring together government agencies, schools, and community based organizations to strengthen our communities to lead full lives of opportunity and happiness. Together, we make San Francisco a great place to grow up.

####

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Strong Support for the 98 Franklin project (The Hub)
Date: Friday, May 22, 2020 11:40:46 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: "Sarah B. Lartigue" <sarahb@gmail.com>
Date: Friday, May 22, 2020 at 11:37 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: Strong Support for the 98 Franklin project (The Hub)

Dear Commission President Koppel and Planning Commissioners,

I am reaching out to you to express my support for the proposed 98 Franklin Street development. My name is Sarah Lartigue, I'm the parent of a current 5th grader, and have been a member of the French American and International High School community for 7 years.

We are not only San Francisco's oldest and largest international school, but our vibrant community brings together people from many diverse backgrounds and experiences (from all over the world and around our city). Together we strive to create a shared culture that develops compassionate, confident, and principled people who will make the world better.

We are a community that is invested in and passionate about our city -- and 98 Franklin is exactly the kind of **mixed-use, mixed-income, placemaking, transit-orientated development** that will serve San Francisco well into the future. Some key features to note:

- This 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. We are all acutely aware of the challenges that are present in the Hayes Valley/Civic Center neighborhoods and the dire need for improvement. I witness these challenges up close every single day as I walk my daughter into school and then on to work. This building would lead to **increased pedestrian activity** – created by additional residents, new retail, and improved streetscape – which is a natural deterrent to vandalism.

French American International School has a long 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. Additionally, our families are civic-minded and engaged with the broader community, working with organizations in the immediate area (Hayes Valley, Civic Center, Lower Haight, etc.) and helping to support small businesses.

Benefiting both our school and the community, the 98 Franklin 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.

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

Thank you,

Sarah Lartigue
Parent, French American International School

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Expression of Support for Hub/98 Franklin
Date: Friday, May 22, 2020 9:46:29 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: Asim Bhansali <asim.bhansali@gmail.com>
Date: Friday, May 22, 2020 at 8:55 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: Expression of Support for Hub/98 Franklin

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 Asim Bhansali. I've been a San Francisco resident for 16 years, and have also worked in the City during that entire time. I'm the parent of a high school junior and have been a member of the French American and International High School community for 13 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.

French American International School has a history of working collaboratively with the community. During the time that my family has been part of the school 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.

And, the project will provide at 80+ affordable units which San Francisco desperately needs

I've seen the Hayes Valley neighborhood evolve greatly over the past 13 years. The new campus will be a distinct civic landmark in that neighborhood, and it will be one that is representative of our City's diverse culture and sense of place.

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

Asim Bhansali

25 Sea View Terrace

(415) 314-8406

asim.bhansali@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Alexander, Christy \(CPC\)](#)
Subject: FW: Proposed lighting at St. Ignatius Prep. for evening athletics.
Date: Friday, May 22, 2020 9:45:14 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

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From: Paul Engel <carciofi4763@gmail.com>
Date: Thursday, May 21, 2020 at 12:45 PM
To: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Re: Proposed lighting at St. Ignatius Prep. for evening athletics.

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

Dear Commissioners:

Just writing a message to voice my personal approval of a proposal brought to my attention recently by a fellow Ignatian. As a father of two boys currently in a great grammar school here in the city, I am always interested in any plans that open up new, safer avenues for students to have a chance to participate in athletic programs.

The availability for evening events will likely create new opportunities for the not only the students, but also parents, grandparents, and others to come together in a local setting and enjoy.

Thanks so much for your consideration on this matter.

Sincerely,

Paul Engel
1952 Great Highway
San Francisco, CA 94116
415-682-4956
Carciofi4763@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support the 98 Franklin development for affordable housing and education
Date: Friday, May 22, 2020 9:44:35 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: Jamie Niemasik <niemasik@gmail.com>
Date: Thursday, May 21, 2020 at 1:17 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: Please support the 98 Franklin development for affordable housing and education

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

Dear Planning Commissioners,

My name is Jamie Niemasik, and I am writing to voice my support for the 98 Franklin Street project.

My wife and I are Bay Area natives and long-time San Francisco residents. We have committed to the city: we live here, we work here, and now we send our two kids to school here, at French American. We'll be taking them to this school for the next 15 years, so this project is close to our hearts.

Even as friends of ours left for the suburbs, we are staying because we love the city, and we want to bring up our children in an urban and diverse environment. French American is a model school in this regard, with a diverse and international student body, and a location right in Hayes Valley.

We care deeply about equitable and forward-thinking urban planning. 98 Franklin is a great step in that direction. It combines affordable housing with more space for education, two of the city's greatest needs. I hope you support the development.

Thank you,

Jamie

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-013418CUA (S. UPDEGRAVE: (415) 558-6612) 526 COLUMBUS AVENUE // PLANNING COMMISSION HEARING 05-21-2020 ITEM B 13
Date: Friday, May 22, 2020 9:44:26 AM

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

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Richard Cardello <richard@cardellodesign.com>
Date: Thursday, May 21, 2020 at 1:22 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: "Updegrave, Samantha (CPC)" <samantha.updegrave@sfgov.org>
Subject: RE: 2019-013418CUA (S. UPDEGRAVE: (415) 558-6612) 526 COLUMBUS AVENUE // PLANNING COMMISSION HEARING 05-21-2020 ITEM B 13

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

Commissioners

Thank you for unanimously approving the CUA for 526 Columbus on your consent calendar this afternoon.
Richard

Richard Cardello, ASID CID
R C I D
999 Green Street #903
San Francisco CA 94133

415.923.5810 Office
415.948.6030 Mobile
richard@cardellodesign.com

President
joel.koppel@sfgov.org

Vice-President
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Samantha Updegrave
(415) 558-6612

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

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:

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 COVID 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: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for second continuance — 4118 21st St., 2020-000215CUA
Date: Friday, May 22, 2020 9:41:09 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: "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>
Date: Thursday, May 21, 2020 at 3:42 PM
To: Kay Klumb <kayklumb@gmail.com>
Cc: Anne Guaspari <abguaspari@gmail.com>, "Mandelman, Rafael (BOS)" <rafael.mandelman@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>, C Schroeder <cschroeder.us@gmail.com>, Joan Ramo <theempresrules@yahoo.com>, Curtis Larsen <curtisalarsen@hotmail.com>, Carlos Ibarra <ybarcarlos@gmail.com>
Subject: Re: Request for second continuance — 4118 21st St., 2020-000215CUA

Hi Kay,

There are no naive questions! The way it basically works is the building permit can only be approved by DBI if the Planning Commission or Department (depending on the case) approves first. If the Commission places conditions on their approval, that means DBI can't issue the permit unless those conditions are met. The process for ensuring that is that down the road when DBI is ready to issue the permit, it is re-routed to Planning for staff to double check that conditions are met. Given this structure, it will be in the developer's interest to follow the conditions so as not to get stuck at the very end and have to go through another round of review with Planning.

Take care!

Jacob Bintliff

Legislative Aide

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

(415) 554-7753 | jacob.bintliff@sfgov.org

Pronouns: he, him, his

From: Kay Klumb <kayklumb@gmail.com>

Sent: Wednesday, May 20, 2020 4:54 PM

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

Cc: Anne Guaspari <abguaspari@gmail.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; C Schroeder <cschroeder.us@gmail.com>; Joan Ramo <theempressrules@yahoo.com>; Curtis Larsen <curtisalarsen@hotmail.com>; Carlos Ibarra <ybarcarlos@gmail.com>

Subject: Re: Request for second continuance — 4118 21st St., 2020-000215CUA

Hi Jacob,

Thank you for your advice. Please forgive me if this is a naive question, but if the Planning Commission approves a project with conditions, is there some entity that is responsible to ensure compliance?

And by the way, we never did address their modifications, but the reduction in windows was partly on the ground floor which does not effect anyone's privacy.

Best,
Kay

On Wed, May 20, 2020 at 2:38 PM Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org> wrote:

Dear Anne et al,

Please accept my sincere apologies for not getting back to you sooner on this time-sensitive request. This week has been particularly challenging on various fronts.

I appreciate your continued concern for the Mr. Ibarra and surrounding neighbors, and

understand the importance of your request for the survey to be expedited and be a precondition of any further construction work on the site. Given that we were able to extensively cover this and other issues in the negotiations with the project team over the past month, and that we heard their best offer and that they have submitted revised plans to Planning including the changes to windows that have been shared with you, we don't feel that a request for a second continuance will be the most productive step to close the loop on this. Rather, it seems that you all have a very solid case to present to the Commission that the Planning approval for this project should be conditioned upon a site survey being conducted prior to issuance of the building permit, and for the project to be modified with staff review should the survey reveal any discrepancies between their proposal and the actual lot lines. Based on what the project team has already offered in this regard, and my experience with the Commission I think it would be reasonable to expect the Commission to support that kind of condition on this project during the hearing tomorrow.

I hope this is helpful as you all prepare for tomorrow's hearing. I will be tuning in, and of course we will stand by to assist with any further negotiations with and oversight of the project team that are necessary following tomorrow's outcome.

Thank you all so much for your efforts here, and please don't hesitate to be in touch any time. Stay well, everyone!

Jacob

From: Anne Guaspari <abguaspari@gmail.com>

Sent: Monday, May 18, 2020 1:07 PM

To: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

Cc: Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>;

Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC)

<sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC)

<theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin,

Jonas (CPC) <jonas.ionin@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>;

Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Kay Klumb <kayklumb@gmail.com>; C

Schroeder <cschroeder.us@gmail.com>; Joan Ramo <theempresrules@yahoo.com>; Curtis

Larsen <curtisalarsen@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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the Hub/98 Franklin Project*
Date: Friday, May 22, 2020 9:40:13 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Cynthia Durcanin <cdurcanin@gmail.com>
Date: Thursday, May 21, 2020 at 4:37 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*

Dear Commission President Koppel and Planning Commissioners,

I'm contacting you to express my support for the proposed 98 Franklin Street development. My name is Cynthia Leavitt, I'm a North Beach resident and a parent of a rising senior at International High School. My family has been a part of this community for 3 ½ years.

Our son chose IHS because he wanted a culturally diverse school that brought together people from many backgrounds. This experience has had a big impact on the person he's become and has inspired him to study international relations in college.

As his parents we could not be happier with his school. We especially love its location, Hayes Valley has become a second home to us. We spend a lot of time in the neighborhood, shopping, socializing and have come to know intimately its many treasures as well as challenges. As a member of the IHS Parent's Association I've been impressed with how thoughtful and respectful our administration has been toward its neighbors. I don't use that word lightly, there is a real love emanating from our school toward its Hayes Valley neighbors. We all know how unique our neighborhood is and want to protect it while nurturing it into the future.

From community service projects, to supporting local merchants and artists to simply being a good neighbor, IHS is deeply committed toward serving the best interests of

the neighborhood. The same is true for our students, my son and his friends are regulars at several neighborhood lunch spots and know the proprietors on a personal level. Our kids know their names, ask about their kids and look forward to sharing a good joke.

We all know the city desperately needs affordable housing. The 98 Franklin is exactly the kind of mixed-use, mixed-income, placemaking, transit-orientated development that will serve San Francisco well into the future. But the project goes far beyond providing more housing, it will also help address vandalism by bringing increased pedestrian activity, new residents and new retail.

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 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.

Cynthia Leavitt



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Terence and Abigail Meurk: Support for the Hub/98 Franklin Project
Date: Friday, May 22, 2020 9:40:03 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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From: "tameurk@astound.net" <tameurk@astound.net>
Date: Thursday, May 21, 2020 at 4:41 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: Terence and Abigail Meurk: Support for the Hub/98 Franklin Project

Dear Commission President Koppel and Planning Commissioners,

We are contacting you to express our support for the proposed 98 Franklin Street development. We, Terence and Abigail Meurk, have been San Francisco residents since 1998. We are also both architects and deeply concerned about the future of our city. We are also the parents of Maxwell Meurk, presently in 9th grade as well as a daughter who attended the school from Kindergarten thru 10th grade. We have been members of the French American and International High School community for 13 years.

We happy to be part 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 a better place.

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 and provides welcome streetscape enhancements to Oak and Lily

Streets. This will help address the Hayes Valley neighborhood's challenges with vandalism. Increased pedestrian activity from the additional residents, new retail, and improved streetscape will create a natural deterrent to vandalism.

The 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.

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

Terence and Abigail Meurk

From: [Ionin, Jonas \(CPC\)](#)
To: [Hong, Seung Yen \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: urging you to delay the consideration of the Balboa Reservoir project now scheduled for May 28
Date: Friday, May 22, 2020 9:39:48 AM

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

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From: Harry Bernstein <riquerique@yahoo.com>
Date: Thursday, May 21, 2020 at 4:47 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary
<commissions.secretary@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Subject: urging you to delay the consideration of the Balboa Reservoir project now scheduled for May 28

To the San Francisco Planning Commission

As you know, the Balboa Reservoir project was introduced to the Board of Supervisors on April 28, just a month before a critical Planning Commission meeting on May 28. That introduction at the Board was the occasion for distributing materials that had simply been unavailable or incompletely available heretofore. Yet at recent City College meetings of the Board of Trustees committees (especially Facilities Master Plan Committee), the Participatory Governance Council Facilities Committee and the Academic Senate, issues have arisen suggesting that approvals or binding agreements at the City level would be premature. A couple years ago, I believe Ken Rich himself addressed the necessity of having a Memorandum of Understanding between the City and City College prior to approving further development steps; for whatever reason, this MOU is incomplete and evidently almost no one at City College has seen it. (The College is currently in transition, having lost its chancellor and V-C of Facilities within the last two months.)

Here is another formulation of what I just wrote—a timely reminder that some processes are as yet unfinished:

(from May 1, 2018) Letter from Ken Rich of OEWD to Chancellor Rocha stating that a Memorandum Of Understanding ("MOU") on parking and other matters "would need to be agreed upon by the end of 2018 so that the City and the developer can take them into account when negotiating the Balboa Reservoir development agreement." The letter includes a timeline indicating that the MOU will be executed before the Planning Commission or Board of Supervisors will review and approve the Project.

The MOU is not likely to be completed this next week. Therefore the review of it at the Planning Commission really needs to be delayed.

=====

The parking problems at the College have not been solved. The Development Agreement arrives at a faulty conclusion and underestimating the parking needs, partly by ignoring the fact that the Performing Arts Education Center (or its equivalent) is funded and steps are currently being taken to build it and funding IS available; the estimates on parking needs did not take this forthcoming structure into account when assessing parking needs. It was also revealed that the Development Agreement (DA), a lengthy document, is still in an incomplete state, with missing tables, data, and other content, even blank pages; this is certainly not ready for approval. The Board of Trustees and the Participatory Governance Council's Facilities Committee have been in accord that there should be no new roads added that will cut across the College campus, including the Upper Reservoir, where the MUB exists now and where the two components of the Performing Arts Education Center will be located. Yet there are numerous maps and diagrams in the DA showing that North Street/Drive is expected to cut across the College lot north of the forthcoming STEAM building. This has not been agreed to; it is not timely to approve a Development Agreement featuring such a road. Finally, the BRCAC spent well over a year (most of 16 public meetings through 2016) to craft a set of Principles and Parameters (P&P). The maximum building height of 78' is higher than what the P&P allow; a definitive means of resolving the conflict between what the P&P demand and what the developer prefers has not been established. Clearly this is just one more example of existing planning not being ready to be finalized. The May 28 hearing date may have been aspirational and leaves too many elements in an unrealized or unfinished state, or in pre-negotiated conditions. For many who would like to have a proper resolution of these programs, a temporary delay allowing these issues to be worked out should be seen as a reasonable solution. Please remove the review of Balboa Reservoir-related topics from the May 28 hearing. Urge the various responsible parties to complete their work on the written components of this project before this project is reviewed.

Thank you and your colleagues for your consideration.

Harry Bernstein

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Vote Yes on St. Ignatius Field Lights
Date: Friday, May 22, 2020 9:38:36 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Phillip Loeffler <ploeffer055@gmail.com>
Date: Thursday, May 21, 2020 at 7:33 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: Vote Yes on St. Ignatius Field Lights

Dear Commissioners:

My name is Phillip Loeffler and I am a graduate of St. Ignatius College Prep (c/o 2011). I was born and raised in the City and the only extended period of time I spent away from San Francisco was to attend UC Davis for college. My first year out of college I completed a year of service as an Alumni Volunteer Corps (AVC) member at St. Ignatius, so the school definitely has a special place in my heart.

I'm writing in strong support for the approval of lights at the St. Ignatius Field. The field is used by several different sports and clubs. As a former cross country and track & field athlete and coach I definitely used the track a fair amount. The addition of lights would create more opportunities for all students and would allow SI to implement a later start time in accordance to CA State law.

There are fewer safe spaces for kids in San Francisco to play sports outdoors, and the installation of lights will keep kids in a safe space where they feel comfortable and able to engage in sports.

Saint Ignatius has offered Bay Area students the opportunity to get a great all-around education. Students learn to live out the Ignatian motto, "with and for others". This lesson can be learned in the

classroom, but definitely comes into practice on the field. Students learn to respect their teammates, their competitors, and themselves.

Thank you for all your work and please vote YES! on the installation of lights at Saint Ignatius field.

Sincerely,

Phillip Loeffler '11

757 16th Avenue, San Francisco, CA 94118

ploeffler055@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Show my interest and support for the International School Project, Franklin 98
Date: Friday, May 22, 2020 9:37:59 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
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jonas.ionin@sfgov.org
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From: "B. Oris" <brs569@gmail.com>
Date: Friday, May 22, 2020 at 1:12 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: Show my interest and support for the International School Project, Franklin 98

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 **Boris Simon. I'm a San Francisco resident, in NOPA** and I work at the French American and International High School community for **03** 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 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.

Boris Simon

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Show my interest and support for International School Project Franklin 98
Date: Friday, May 22, 2020 9:37:45 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
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From: "B. Oris" <brs569@gmail.com>
Date: Friday, May 22, 2020 at 1:22 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: Show my interest and support for International School Project Franklin 98

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 **Boris Simon. I'm a San Francisco resident, in NOPA** and I work at the French American and International High School community for **03** years.

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

Boris Simon

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Pandemic Open Space Dolores Park
Date: Friday, May 22, 2020 9:37:33 AM
Attachments: [Dolores Park Post Pandemic.jfif](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: Kathrin Moore <mooreurban@aol.com>
Reply-To: Kathrin Moore <mooreurban@aol.com>
Date: Thursday, May 21, 2020 at 8:07 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Pandemic Open Space Dolores Park

Jonas:

Please share this photo with the Commission.

Thank you,
Kathrin

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: Please DELAY Balboa Reservoir Approvals!
Date: Friday, May 22, 2020 8:10:00 AM

Josephine O. Feliciano

Commission Affairs

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

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From: kate frei <frylet@yahoo.com>
Sent: Thursday, May 21, 2020 5:36 PM
To: Kate Frei <frylet@yahoo.com>
Subject: Please DELAY Balboa Reservoir Approvals!

Dear Commissioner,

The Balboa Reservoir Project SHOULD BE a collaboration with City College. Unfortunately, that has NOT been the case!

The May 28 Balboa Reservoir Project Hearing MUST BE postponed until City College, the City, and the developers have come to the necessary agreements!

Please do not railroad through a project--especially during this time of crisis--that does not consider the needs of City College. As our city tries to make it through the havoc wreaked by this pandemic, City College will be more important than ever--to students, so they can regain their livelihoods AND to the city of San Francisco, so it can have the workers and the informed, critically-thinking citizens it needs in order to rebuild and reinvent itself.

Thank you for reading. And thank you for doing the right thing by delaying the Balboa Reservoir approvals!

Sincerely,

Kate Frei

(she/her)

ESL Instructor, Citizenship Coordinator
City College of 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: Friday, May 22, 2020 8:09:00 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
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From: Debra Wilensky <dswilensky@icloud.com>

Sent: Thursday, May 21, 2020 6:51 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>; dgonzales@ccsf.edu; swilliams <swilliams@ccsf.edu>; ttemprano@ccsf.edu; bdavila@ccsf.edu; ivylee@ccsf.edu; alexrandolph <alexrandolph@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu

Subject: Do NOT turn public land over to private for-profit developer

Dear SF Planning Commission, SF Board of Supervisors, CCSF Board of Trustees, and CCSF Chancellor:

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.

There is a long standing understanding that City College has some rights as to what happens to Balboa Reservoir. The long anticipated PAEC (which must be built) and future needs of the college must take precedent over plans for the city at large. I think everyone agrees that this land should not continue as only a parking lot, but new parking for the new PAEC, replacement parking for the displaced parking near the MUB, equivalent parking to that currently(pre-COVID) in use by students in the lower reservoir must be part of the plan. Furthermore, any development at the Balboa Reservoir must first ensure that adequate transit and/or parking be put in place to mitigate any loss of parking.

We all agree that San Francisco needs more affordable housing, but it must be truly affordable and it must not take precedent over the needs of the college. If low cost housing is also built on the site, it must include adequate parking for residents in addition to all the parking mentioned above. People will have cars for a long while yet. Those taking transit to work will still have cars that they leave parked during the day. Those living in affordable units will still probably have multiple cars per unit- often one per adult. (My household of 7 adults has 4 cars, soon to be 5- if the DMV ever does road tests again for the 3 wannabe drivers.) It is a pipe dream to imagine that people will no longer need to house their cars. And as much as I strongly support public transit, people are expected to cling to their cars more than ever once COVID allows us to return to many of

our usual activities. In any case, taking MUNI to Ocean Campus from my house has never been pleasant or convenient. As a teacher there, it was impossible to get between campuses in a timely fashion on public transit.

We need a City government that fights for education and housing justice, not leaders and agencies that bow to real estate interests. The negative impact on gentrification and City College is a city-wide issue. Please prioritize the future needs of City College in any plans for the Balboa Reservoir site.

Sincerely,

Debra Wilensky, retired

ESL Instructor (1979-2017), ESL Coordinator (Spring 2016-Spring 2017)

John Adams Campus

City College of San Francisco

homeowner (and future lifelong learner) and parent of sometime and future CCSF students

1568 48th Avenue

San Francisco, CA 94122

From: [Leslie Simon](#)
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 3:19:44 PM

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,
Leslie Simon

From: [Wynd Kaufmyn](#)
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 \(BOS\)](#); [Dianna Gonzales](#); [swilliams](#); [Tom Temprano](#); [Brigitte Davila](#); [Ivy Lee](#); [alexrandolph](#); [John Rizzo](#); [tselby](#); [Student Trustee](#)
Subject: Please postpone hearing on Balboa Reservoir Project
Date: Thursday, May 21, 2020 1:32:38 PM

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

Dear Commissioners,

Please postpone Balboa Reservoir Project decisions scheduled for your 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; student access will be reduced due to removed parking; the demand for already at-capacity 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 of students.

The City and developers have promised to enter into written agreements with CCSF addressing many of these issues and impacts. They didn't.

Ken Rich from OEWD, in a May 1, 2018 correspondence, stated that commitments need to be memorialized in an MOU so that the City and developer can be sure that they make it into the development agreement. The MOU was to be completed before the Planning Commission and Board of Supervisors approve the Project.

This MOU has yet to be completed. The issues it was to address must be resolved before the project is to proceed.

One issue of critical concern is the loss of student access to higher education. Public transit is already operating at capacity and many students regrettably rely on their cars to manage their studies, jobs and family responsibilities.

[Inside Higher Ed](#) reported that the fifth biggest challenge to community college students is parking. A key conclusion of the CCSF Education Master Plan is that the main obstacles to completing education and training programs are cost, commuting, and scheduling. At CCSF ~46% of students and workers commute by car.

Per the Developer Agreement, the developer has no obligation to build more than 450 spaces.

However, it is likely that the TDM is insufficient and in fact, closer to 1,500 parking spaces are needed. Nothing in the DA requires the spaces be reserved for CCSF and furthermore, they will charge a “Market Rate” parking fee which will be out of reach to most students.

In order to assure students' interests are protected, an MOU is needed BEFORE a DA is approved.

Additionally, Leigh Lutenski from OEWD, has stated that there must be a renegotiation of an easement agreement between the City and CCSF in order for access roads be built into the Project. This easement agreement yet to be completed. The impact of such an agreement on City College is significant and must be in place before the project is approved.

Clearly, there is unfinished collaboration between CCSF and the City/Developers. Collaboration that has been promised to CCSF stakeholders for years. Please, do not rule on a project that doesn't address the needs of students at City College as their futures are at stake.

Please postpone the May 28 Balboa Reservoir Project Hearing.

Thank you for your consideration,

Wynd Kaufmyn

City College of San Francisco

Engineering Instructor & Faculty Adviser to WISE

Vice President AFT 2121

email: wkaufmyn@ccsf.edu

Phone: (415) 239-3159

website: <http://fog.ccsf.edu/~wkaufmyn>

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Langlois, Lily \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Make the Hub livable: do not include off street parking
Date: Thursday, May 21, 2020 12:35:02 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: Elizabeth Creely <creely12@gmail.com>
Date: Thursday, May 21, 2020 at 12:17 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "RivamonteMesa, Abigail (BOS)" <abigail.rivamontemesa@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Beinart, Amy (BOS)" <amy.beinart@sfgov.org>
Subject: Make the Hub livable: do not include off street parking

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Dear President Koppel and Planning Commissioners,

San Francisco is experiencing one of those pivotal moments that makes history. After the 1906 earthquake a new city, which was bit safer, rose from the ashes. What we as a city will look like after the worst of the pandemic is being worked out now, by this commission but also by San Franciscans that are beginning to appreciate what a city freed from cars looks, smells, and sounds like.

I want you to take your cue from them and from the pedestrian and bicycle friendly improvements that have helped ease congestion, and created new environments that preserve public health by creating locales that allow for physical distancing. We don't need to plan for more cars. We need to show that we are moving towards a future that is transit-rich, bikeable, and walkable.

And this the moment to plan that future. I'm asking you as a 54-year old woman who has been walking and biking in San Francisco for 25 years to seize your historic moment. Give this city the healthy space it needs. .25 spaces per

unit might be what is allowable, but it's not what is actually needed.

What *is* needed has been outlined to you: floor-area rules that support affordable housing, greener buildings, and no parking.

Our transportation needs should be scaled to the foot, and to the pedal.

I have two friends who have re-discovered biking just in the last week. And they love it. You need to do everything you can to make sure they stay on their bike.

The same holds true for pedestrians. Throughout the current public health crisis, San Franciscans have discovered what a wonderful resource of public streets are. They've also discovered what so many of us know: we have one of the best, most walkable cities in the nation. You can encourage this by mandating active street-facing ground-floor storefronts. A lack of transparency and activity discourages people from walking along corridors that feel abandoned, locked-down, and inordinately defensive. Public spaces are safe when they're used. The Hub plan needs to emphasize interaction with the streets.

Elizabeth Creely
2784 22nd Street
San Francisco CA 94110
c: 415-494-1487

From: [Jason M Henderson](#)
To: [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [CPC-Commissions Secretary](#); [kathrin Moore](#); [Johnson, Milicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Subject: Hub EIR Comments
Date: Thursday, May 21, 2020 12:23:25 PM
Attachments: [2020 05 21 JH HUB DEIR Comments.doc](#)
[2020 02 24 MO CAC Plan Amendment Resolution.pdf](#)

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Dear Planning Commissioners

Please find attached a short letter on the Hub EIR. I hope to also comment today. Please include this letter in the record.

Also please remember that the Market and Octavia CAC resolution asks you to consider these issues as well.

best wishes

-jh

--

Jason Henderson
San Francisco CA
94102

From: [zrants](#)
To: [CPC-Commissions Secretary](#)
Cc: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Subject: Balboa Reservoir Project on the May 28th Agenda
Date: Thursday, May 21, 2020 11:33:24 AM

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May 21, 2020

Commissioners and staff,

re: Please do not approve any actions on the Balboa Reservoir Project on the May 28th Agenda

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 until some new social distancing considerations are implemented into new building codes that consider social distancing and other possible changes that may be needed to prepare the public for the “new normal” we are being asked to consider in all matters, including the possibility of the need for larger living spaces to accommodate work from home options, as lifestyles are changing.

This is not the time to push the density envelope. This is the time to pause and reconsider the future need of the students and the public before handing taking any actions. Nothing is going to happen fast, so why pretend it is business as usual.

Sincerely,

Mari Eliza, concerned citizen

cc: Mayor, CCSF Chancellor, CCSF Board of Trustees, District Supervisors

From: [Allan Fisher](#)
To: [CPC-Commissions Secretary](#)
Cc: [Ana Fisher](#); [Mark Fisher](#); [Jessica Fisher](#)
Subject: Balboa Reservoir project
Date: Saturday, May 16, 2020 2:41:14 PM

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