

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Medical emergency - request for continuance - RE: Executive Summary Edits 552-554 Hill Street, 2019-000013CUA
Date: Thursday, June 11, 2020 11:35:59 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: Ryan Patterson <ryan@zfplaw.com>
Sent: Thursday, June 11, 2020 11:35 AM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Deland Chan (CPC) (delandsf@gmail.com) <delandsf@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; deland.chan@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>
Cc: Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sarah Hoffman <sarah@zfplaw.com>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: Medical emergency - request for continuance - RE: Executive Summary Edits 552-554 Hill Street, 2019-000013CUA

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Dear Commissioners:

We've just received word from the project sponsor's son that Mr. Roddick has been taken to the emergency room with a serious medical emergency. We respectfully request a continuance to the

next available hearing date so that he can participate. I believe it is critical for him to testify regarding the unit reconfiguration work that was done in the early 2000s, and which is the issue in this CUA application.

Thank you for your consideration,

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Sent: Thursday, June 11, 2020 10:07 AM
To: Deland Chan (CPC) (delandsf@gmail.com) <delandsf@gmail.com>; 'kathrin.moore@sfgov.org'; 'deland.chan@sfgov.org'; 'frank.fung@sfgov.org'; 'theresa.imperial@sfgov.org'; 'milicent.johnson@sfgov.org'; 'jonas.ionin@sfgov.org'; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>
Cc: Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Ryan Patterson <ryan@zfplaw.com>; Sarah Hoffman <sarah@zfplaw.com>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: Executive Summary Edits 552-554 Hill Street, 2019-000013CUA

Good morning Commissioners,

Please find attached edited Executive Summary.

Multiple people expressed confusion regarding the REQUIRED COMMISSION ACTION section of the submitted executive summary.

I have edited this section to read "In order to proceed with staff's recommendation,"

How it was-

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must disapprove the Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554)

with the 2432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) to create one 3,054 square foot, five -bedroom three and a half-bath dwelling unit (#554) and relocate one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

How it is now –

REQUIRED COMMISSION ACTION

In order ~~for the Project~~ to proceed **with staff's recommendation**, the Commission must disapprove the Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303 and 317 to allow the legalization of a dwelling unit removal and residential flat merger of the 1,509 square foot, two-bedroom, one-bath dwelling unit (#554) with the 2432 square foot, three-bedroom, two and a half- bath dwelling unit (#552) to create one 3,054 square foot, five -bedroom three and a half-bath dwelling unit (#554) and relocate one dwelling unit (#552) of 815 square foot, with two bedrooms and one-bath, to the ground floor behind the garage within the RH-2 (Residential, House, Two-Family) Zoning District and the 40-X Height and Bulk District.

For the record, I will explain the revisions during my presentation at the commission hearing.

Please let me know if you have additional questions prior to the hearing.

Katy

Cathleen Campbell, Planner
Southwest Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8732 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 17: support for Matcha N' More ice cream shop at 3591 20th Street
Date: Thursday, June 11, 2020 11:35:41 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: William <willashley23@gmail.com>
Sent: Thursday, June 11, 2020 11:27 AM
To: Giacomucci, Monica (CPC) <Monica.Giacomucci@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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: info@edleedems.org
Subject: Item 17: support for Matcha N' More ice cream shop at 3591 20th Street

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

Hello,

My name is Will. I'm a resident of the Mission and frequent visitor to Garden Creamery. I am greatly saddened by their weaponizing is the DR process to block completion. Please deny the Discretionary Review and approve the application for a change of use. We need more retail to activate our corridors and Matcha N' More will be an excellent addition to the neighborhood. It is unfair, anti-competitive, and against the spirit of San Francisco that the DR requestor was allowed to open Garden Creamery in 2016 near many ice cream shops like Mitchell's, Bi-Rite, and Xanath, but now they want to stop a new shop near them.

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Lights at Saint Ignatius field
Date: Thursday, June 11, 2020 11:34:16 AM

Commission Affairs

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From: Mike Johnstone <mikejohnstonesi@gmail.com>
Sent: Thursday, June 11, 2020 11:16 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at Saint Ignatius field

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Dear Commissioners:

Hi, my name is Mike Johnstone, and I am a graduate, father of a current sophomore, and coach at St. Ignatius College Preparatory.

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,

NAME: Mike Johnstone

ADDRESS: 2 Claire Way, Tiburon, CA 94920

EMAIL: mikejohnstone@comcast.net

Attachments area

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)
Subject: FW: Statement in support of UCSF
Date: Thursday, June 11, 2020 11:08:23 AM
Attachments: [image001.png](#)

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: "Shane, Molly" <Molly.Shane@ucsf.edu>
Date: Thursday, June 11, 2020 at 10:43 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>
Cc: "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>, "Low, Jen (BOS)" <jen.low@sfgov.org>
Subject: Statement in support of UCSF

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Dear Planning Commissioners, Supervisor Yee, and Supervisor Preston,

Good morning, my name is Molly Shane. I have worked at the UCSF Parnassus campus for almost 16 years, and have held a variety of direct patient care and leadership roles. I am a registered nurse, and currently the Director of Care Management and Patient Transitions at UCSF Health. This position manages patient flow throughput in our hospital system and includes Patient Placement, our Adult Integrated Transfer Center, Case Management, and Social Work.

Each morning, operational leaders from throughout our hospital system perform a quick huddle that addresses any potential quality and safety concerns, any operational considerations or concerns, our overall capacity picture for the day, and any potential staffing or clinical system issues that may impact patient flow and bed availability. Prior to COVID, our hospital was operating daily at capacity levels that exceeded 100%. This means that patients that are intended to be admitted are waiting for their inpatient bed in hallway beds in the ED, or overnight in our recovery room. It means that patients waiting to receive our specialized care, waited at outside hospitals sometimes for more than 24 hours until a

bed became available, and often times could be lost to other hospital systems, or their clinical status changed to the point we were unable to admit them.

When your demand exceeds your capacity, often patients have to be placed on patient care units that are not primarily assigned to the service that is caring for them. While we pride ourselves on exceptional care from every inch of our organization, you can imagine that an increase in what we refer to as “boarding”, can have downstream impacts on patient care, quality, and safety. It was becoming too often that we would hear from some of our patients “Wow, all of the providers that cared for me at UCSF were exceptional, but I would imagine for such a world class institution that I would not have had to spend the night on a gurney in the ED hallway, or in the recovery room separated by just a curtain”.

A larger and more modern hospital would afford us the ability to operate at the industry benchmarks for capacity and leverage the available technology and environment to support optimal patient flow and throughput, adhere to and exceed infection control standards especially when we reach a post-COVID era, and maintain high patient outcomes and satisfaction scores. A larger space will allow us to be a better partner to our regional and community hospitals that rely on our highly specialized care and experts to save lives. A larger and more modern space will allow us to be the best partner to our local community and residents that also rely on our expert providers to receive the highest quality healthcare in San Francisco.

UCSF’s patients, and all of us who care for them, need a larger and more modern hospital to offer the world-class care that our patients and families deserve. Our current hospital can no longer meet that need, and is unable to evolve and support the dynamic world of healthcare. As a nurse and leader at UCSF, I urge your support for the Comprehensive Parnassus Heights Plan.

Thank you
Molly Shane

Molly Shane, RN, MS
Director of Care Management and Patient Transitions
UCSF Health

UCSF Medical Center
400 Parnassus Avenue, A49 | San Francisco, CA 94143
tel: 415.514.6318
cell: 415.794.9122
pag: 415.443.2199
molly.shane@ucsf.edu



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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Revised Condition of Approval - Land Dedication (10 South Van Ness)
Date: Thursday, June 11, 2020 10:30:04 AM
Attachments: [Land Dedication Condition Revised.pdf](#)

Please be advised:

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: Andrew Perry <andrew.perry@sfgov.org>
Date: Thursday, June 11, 2020 at 10:13 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Subject: Revised Condition of Approval - Land Dedication (10 South Van Ness)

Hi Jonas,

Apologies for the late-breaking update, but we received direction from the City Attorney's Office to make a few minor edits to the condition of approval language as it relates to the land dedication option for this project. The changes are tracked in the attached PDF. There are no changes to subsection (B) of that condition, which is why it was not included in full here, but subsection (B) is still part of the condition in the motion. I am prepared to visually show these changes as a slide during my presentation this afternoon as well, and will read the change into the record. **However, if you could please forward this to the Commissioners, that would be greatly appreciated.**

In short, this change is being made to provide greater assurance that the land dedication option will not be changed after the Project Sponsor has already made significant progress toward fulfilling the obligation through this alternative, namely the expenditures associated with actually purchasing the site.

Director Hillis, I believe you may have already been briefed about this change, but please let me or Claudine know if you have any questions.

Thank you,

Andrew Perry, Senior Planner, TDM Program Coordinator

Office of the Zoning Administrator

San Francisco Planning Department
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From: [Campbell, Cathleen \(CPC\)](#)
To: [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Deland Chan \(CPC\)](#) (delandsf@gmail.com)
Cc: [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#)
Subject: FW: Executive Summary Edits 552-554 Hill Street, 2019-000013CUA
Date: Thursday, June 11, 2020 10:11:57 AM
Attachments: [1_Executive Summary- 554 Hill Street-Revised.pdf](#)

From: "Campbell, Cathleen (CPC)" <cathleen.campbell@sfgov.org>

Date: Thursday, June 11, 2020 at 10:06 AM

To: "Deland Chan (CPC) (delandsf@gmail.com)" <delandsf@gmail.com>, "kathrin.moore@sfgov.org" <>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "frank.fung@sfgov.org" <frank.fung@sfgov.org>, "theresa.imperial@sfgov.org" <theresa.imperial@sfgov.org>, "milicent.johnson@sfgov.org" <milicent.johnson@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, CPC-

Commissions Secretary <commissions.secretary@sfgov.org>, "Koppel, Joel (CPC)" <joel.koppel@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>

Cc: "Washington, Delvin (CPC)" <delvin.washington@sfgov.org>, "Sanchez, Scott (CPC)" <scott.sanchez@sfgov.org>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>, Ryan Patterson <ryan@zfplaw.com>, Sarah Hoffman <sarah@zfplaw.com>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Watty, Elizabeth (CPC)" <elizabeth.watty@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>

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Katy

Cathleen Campbell, Planner

Southwest Team, Current Planning Division

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From: [Thomas Schuttish](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Hillis, Rich \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#)
Subject: General Public Comment June 11, 2020
Date: Thursday, June 11, 2020 8:51:59 AM

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Dear President Koppel,

Good morning.

I am writing an email to each Commissioner separately but with the same message.

I encourage the Commission to adjust the Demolition Calculations per Section 317 (b) (2) (D).

I am stuck on this message for several reasons but feel it a bit more imperative lately.

Here are some reasons why:

1. The Demo Calcs have never been adjusted. This was ability was put in the legislation because it was thought that some adjustment might be necessary. Staff said so in a March 26,2009 follow up hearing. If you look at the background documents for Section 317 the Staff initially recommended much more stringent Demo Calcs modified from Section 1005(f). Please see the Exhibit page 8, dated March 15, 2007 attached to the Executive Summary for May 17, 2007 entitled, "*Proposed Planning Code Amendments to Require Conditional Use of Discretionary Review of Certain Applications to Remove Residential Units*".
2. Extreme Alterations have the same outcome as a Demolition with a huge uptick in the sales price which has an impact across the entire housing market that spreads beyond one neighborhood, like Noe Valley. These are primarily spec projects. When these extreme Alterations began popping up around Noe Valley in 2013/2014, one of my concerns was the impact on housing in adjacent neighborhoods like the Excelsior that were still sources of more affordable and sound housing and I detailed these concerns to the Commission and Staff in my early correspondence from 2014 and 2015. It remained a concern in the following years. It still is a concern.
3. In March 2, 2017 memo to then President Hillis and the Commission, I suggested that the Demo Calcs be adjusted for the MAP 2020 area after seeing examples of these extreme Alterations in the heart of the Mission District.
4. In the recent Executive Summary top of page 3, for the Demonstrably Unaffordable Housing Ordinance, Staff wrote: "*It does not prevent demonstrably unaffordable projects from submitting renovation applications that remove just under the tantamount to demolitions threshold. As a result of this Ordinance projects that would have originally qualified as demonstrably unaffordable will likely instead submit an application for extensive remodel that does not preserve the relative affordability homes.*" This sentence is completely true not only for these homes, but for all the projects that have skirted close to the edge of the Demo Calc thresholds in the RH-2 and RH-3....and that continue to do so.

5. An adjustment to the Demo Calcs could clear up some of the confusion that has surrounded them in recent years whether through error or misinterpretation or cheating. It could be a fresh start.

Back in December 2015, based on a sample requested by former Commissioner Richards it was determined that 40% of the projects in the sample should have been reviewed as a Demolition.

6. Exactly one year ago I sent the Commission a letter with an attached Court of Appeal decision from March 2007 entitled, "*Tehirian et al, Plaintiffs and Appellants v. City and County of San Francisco, Defendant and Respondent; Jose Morales, Real Party in Interest and Respondent.*" This case dealt with everything that is at the heart of what Section 317 attempts to do which is to regulate extreme Alterations. The Court upheld the Planning Commission October 2003 decision that, "*The proposed project is not a major alteration but a de facto demolition*". This case was obviously before Section 317 was implemented in 2008. The Demo Calcs need to be adjusted to deal right now and in the future with these extreme Alterations. This will help to preserve housing and relative affordability rather than what has happened in the past 6 to 7 years with projects that have escaped the Commission's review and are de facto or Tantamount to Demolition.

7. The value in the RH-1 was adjusted five times since 2013 to deal with market conditions, while there was no parallel adjustment to the Demo Calcs.

Thank you.

Take good care and stay well and safe.

Sincerely,

Georgia Schuttish

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Re: 2016-003351CWP - Updated draft of CPC Resolution Centering Planning on Racial & Social Equity
Date: Thursday, June 11, 2020 10:32:42 AM

Commissioners,
Please disregard this email with an update to the Draft Resolution. It is the same as the one sent earlier today.

Apologies for the confusion.

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Thursday, June 11, 2020 at 10:30 AM
Cc: "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>
Subject: FW: 2016-003351CWP - Updated draft of CPC Resolution Centering Planning on Racial & Social Equity

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: "Chen, Lisa (CPC)" <lisa.chen@sfgov.org>
Date: Wednesday, June 10, 2020 at 10:15 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>, AnMarie Rodgers <anmarie.rodgers@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Diego Sanchez <diego.sanchez@sfgov.org>

Subject: 2016-003351CWP - Updated draft of CPC Resolution Centering Planning on Racial & Social Equity

Hi Jonas,

An updated version of the Resolution on Centering Planning on Racial & Social Equity is attached - both as a clean version and with tracked changes. Miriam is going to go over some of the changes in her comments tomorrow.

Many thanks for your help, and please let us know if you need anything else.

Best,
Lisa

Lisa Chen, MCP/MPH

Senior Community Development Specialist, Community Equity Team

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

415-575-9124 | www.sfplanning.org

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Notification of Recusal
Date: Thursday, June 11, 2020 10:10:42 AM

Commissioners,

I would like to remind you of a relatively recent addition to your filing requirements.

“On January 1, 2019, a new recusal reporting law that amends [Sec. 3.209 of the City’s Campaign & Governmental Conduct Code](#) became operational. Sec. 3.209 specifies recusal procedures for Commissioners who have a financial conflict of interest arising from pending matters, including public disclosure of the conflict and leaving the room during discussion, voting and any other disposition of the matter. Commissioners who must recuse themselves also must file a public disclosure form with the Ethics Commission within 15 days after the date of the meeting at which the recusal occurred or would have occurred. Commissioners must file the form even if the member did not attend the meeting that would have required their recusal.”

<https://sfethics.org/compliance/city-officers/conflict-of-interest-city-officers/file-sfec-3209b-notification-of-recusal>

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Director of Commission Affairs

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www.sfplanning.org

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: I support the project at 2417 Green Street!
Date: Thursday, June 11, 2020 10:06:17 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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-----Original Message-----

From: Sarah Boudreau <boudreau.sarah.m@gmail.com>
Sent: Thursday, June 11, 2020 8:56 AM
To: May, Christopher (CPC) <christopher.may@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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Northern Neighbors <hello@northernneighbors.org>
Subject: I support the project at 2417 Green Street!

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Dear Christopher May and members of the Planning Commission,

My name is Sarah and I am a resident of San Francisco in Cow Hollow. I am writing to support the project at 2417 Green Street scheduled to be at the Planning Commission on June 25. The project conforms to the planning code and adds another home to the neighborhood. I support adding more homes in the city and having more places for people to live. I live in this neighborhood and would love to see more ADUs for more neighbors to move in - I see no reason why a code-compliant modification should not be approved immediately, especially when it adds another much-needed unit to the neighborhood within the existing property!

A project like this should not take over two years to get a decision made. It is not a good use of time from planning staff, and from the Planning Commission, to spend so much effort on a project for a single home. Please push for a faster, streamlined process for code-compliant projects. San Francisco needs to be faster in order to build 150,000 homes by 2050.

Thank you,

Sarah

From: [SooHoo, Candace \(CPC\)](#)
To: [CTYPLN - Communications](#)
Subject: The Click List - 6/11
Date: Thursday, June 11, 2020 10:03:34 AM



June 11, 2020

[Big City Mayors' Group Lobbies for More COVID Housing Help](#) (full article provided below)

SF Business Times

As the June 30 deadline for California to finish its budget for the coming fiscal year approaches, mayors of nine of the state's largest cities lobbied hard this morning for two items totaling \$950 million to address homelessness during the Covid-19 epidemic.

"We know when our current crises resolve, homelessness will continue to be a crisis in each of our cities," said San Jose Mayor Sam Liccardo, who convened an online press conference.

What the mayors want, he said, is \$350 million for "homelessness intervention and solutions that many of us have implemented each of our cities," and \$600 million from what the state has received from the federal CARES Act to acquire hotels and other emergency housing measures.

"Whatever it costs will be a bargain compared to the alternative of doing nothing," Liccardo said.

About 150,000 people across California are homeless, according to state officials, and Gov. Gavin Newsom, a former San Francisco mayor, said he planned to send \$600 million to counties for homelessness relief.

California was the first state to secure FEMA reimbursement during the pandemic to house homeless in hotel rooms as a way to limit the spread of coronavirus. Nearly 16,000 rooms have been rented as a result in Project Roomkey, Newsom's office announced last week.

"Shame, shame, shame on us if the people we're housing now through Project Roomkey can't get into permanent housing," Los Angeles Mayor Eric Garcetti said. "We know that coronavirus relief fund runs out at the end of this calendar year."

Several of the mayors, including Oakland's Libby Schaaf, said the combination of a pandemic, the economic crisis caused by it and the political crisis resulting from police killings have

combined to put their cities in financial peril without more state and federal help.

“Seventy percent of our homeless are African American,” she said. “You are five times more likely to be homeless if you are African American than if you are white.”

San Francisco Latinos Ask Mayor for Help as the Coronavirus Soars in That Group

SF Chronicle

Latino groups in San Francisco are urging Mayor London Breed to provide financial and social assistance to end long-standing inequities that have made Latino residents particularly vulnerable to COVID-19.

Nearly 60% of people with a known ethnicity who have tested positive for the coronavirus in San Francisco are Latino, though they make up just 15% of the city’s population, according to the most recent data from the city’s Department of Public Health. Similar disparities have been reported in counties across the Bay Area and California.

A coalition of more than 30 organizations — including the Calle 24 Latino Cultural District, the Central American Resource Center and the Mission Cultural Center for Latino Arts — asked Breed to set up regular meetings with them, and to have the city formally classify low-income Latinos as a vulnerable population.

The coalition also asked the mayor to provide Latinos with better access to food, health care, affordable housing and job services, among other resources as the health crisis wears on.

“Such significantly higher infection and hospitalization rates among San Francisco’s low-income Latinos, occurring as a result of longstanding social inequities, heightens vulnerability,” the group said in a June 5 letter to Breed.

In a Surprise Move, State Courts Leave Coronavirus-Era Eviction Ban in Place

SF Chronicle

A statewide ban on evictions of renters remained in place Wednesday, as California judicial leaders, seemingly prepared to lift the moratorium they imposed two months ago, abruptly put the issue on hold to give lawmakers and Gov. Gavin Newsom time to create a new plan.

The Judicial Council, which makes policy decisions for the state’s courts, had scheduled a vote Wednesday on a proposal to allow evictions to resume after Aug. 3. But about an hour before the vote was to have been announced, Chief Justice Tani Cantil-Sakauye, the council chair, announced a change of course.

“After discussions with the governor, legislative leaders and Judicial Council members — as well as hearing from residents with many different viewpoints — I have suspended for the time being the vote on the emergency rules dealing with evictions and judicial foreclosures,” Cantil-Sakauye said. “I believe the executive and legislative branches will need more time to sort through various policy proposals.”

In a separate action, the council voted 17-2 Wednesday to repeal another order it issued in April that required courts statewide to release without bail defendants arrested for misdemeanors or nonviolent felonies. Exceptions were for felonies involving domestic abuse, stalking, sex crimes or drunken driving.

[Aralon Properties Pitches 135,900-Square-Foot Central SoMa Office Development \(full article provided below\)](#)

SF Business Times

San Francisco developer Aralon Properties has submitted plans to build two office buildings totaling 135,900 square feet in San Francisco's South of Market neighborhood.

The seven-story, 67,950-square-foot buildings are proposed to rise in the place of a two-story, 5,605-square-foot PDR building and another one-story 17,237-square-foot PDR building at 474 Bryant St. The developer is seeking permission to demolish both of the PDR buildings.

Preliminary plans filed with the San Francisco Planning Department on June 2 indicate that the project would retain a small portion of the PDR space. The office buildings are designed to provide office on six floors, while the ground floors will provide PDR use.

The project would also feature underground parking garages. A representative for the developers did not immediately respond to a request for comment.

Aralon Properties currently has several projects in the works in Central SoMa.

The developer is also seeking to develop another 50,000-square-foot office building nearby at 400 3rd St. The seven-story infill project, which would also feature 8,539 square feet of ground floor retail and would be replacing an 8,799-square-foot vacant parking lot at the corner of 3rd and Harrison streets, was approved by the San Francisco Planning Commission last month.

Last June, Aralon Properties first filed plans to level a two-story industrial building at 560 Brannan St. and to instead construct a nine-story, 77,220-square-foot residential building with 5,640 square feet of PDR space. According to updated plans filed on May 7, that project will consist of 102 market-rate units and 18 on-site affordable units. Building permits have yet to be requested.

The architect for all three projects is Iwamotoscott Architecture.

[Creative Plans for Building\(s\) Up in Central SoMa](#)

Socketsite

Plans to raze the through-block building at 470-474 Bryant Street, along with the adjacent, but much smaller, modern-looking building at 482 Bryant, are in the works.

And as proposed by Aralon Properties, the property lines for the two parcels would

then be redrawn to allow for two slightly offset, but equal-sized buildings to rise up to 85 feet in height across the Central SoMa site, with one 67,303-square-foot building fronting Bryant Street and the other fronting (77) Stillman behind.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: 638 Minna St.
Date: Thursday, June 11, 2020 10:03:30 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: Shawn Lynch <shawnlynch3000@gmail.com>
Sent: Thursday, June 11, 2020 9:11 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 638 Minna St.

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TO PLANNING COMMISSION, SECRETARY GOVERNING BOARDS AND APPLICANTS:

I am the owner of 638 Minna Street building, Unit 5, the south neighbor of the proposed project.

This development affects us materially in many regards, including but not limited to the issues I am listing below:

During Construction:

Graffiti - increased risk of graffiti on 638 Minna and adjoining buildings, due to physical access to 638 Minna Units 5 & 6 patios, which will give physical access to 638 Minna Units 5, 6, 11 & 12 residential entrances from the fire escape ladders, and physical access to 638 Minna common areas including garage via fire escapes leading to roof

and emergency egress stairways.

Debris Control & Cleanup, and Air Quality - Dust control: reduced air quality in 638 Minna Units 5, 6, 11 & 12, due to scrap material flying into the 638 Minna Units from the construction of the development.

Working Hours - Noise and vibration from construction activities interfere with quality of life and ability to work in 638 Minna lofts, especially during these Covid-19 working at home situations. Working hours should be restricted accordingly.

Construction access to 1145 Mission - The demolition of the previous building at 1145 Mission exposed sections of 638 Minna. These sections need to be weatherproofed, sided and painted to match the rest of 638 Minna.

Major Concerns

1. Underlying water resistant barrier (WRB).

Concerns for maintaining the integrity of the existing siding which serves as a protection layer for the WRB. During the construction process, the siding could be damaged in such a way that would compromise the underlying materials. Either before construction commences, solutions to install the new WRB, window infill and flashing must be discussed.

2. Permanent Protection of the North Facade

At the perimeter of the facade, over the courtyard wall, at the roof level, and along the vertical wall intersections. Installation of flashings are probably necessary to close the gap between the buildings to minimize water exposure of the now-concealed materials, and to prevent animal or other infestation.

3. Closure of Windows on the North Facade

Units 6, 11 and 12 on the rear (North) side of the building have windows installed in the property line wall that were previously above the roofline of the adjacent building (now demolished). The new 6- story construction on Mission Street will now obstruct and cover all these windows. Therefore the height of this new proposed building is not acceptable.

Fire sprinklers, possibly are also required for an opening in a property line wall to protect these windows.

4. Building and Unit Aesthetics / Air Quality

The construction of Mission Street *will restrict and reduce light penetration and airflow into the courtyard*. There are few practical solutions for this issue.

There also may be reduced quality to the outside air that is available to ventilate the

units as restricted airflow and the addition of units in the neighboring building using the same basic airspace will add to the potential for cross-contamination of units with occupant odors.

Therefore, I am *in opposition* to the proposed construction of 1145 Mission Street until further discussions and satisfactory solutions are achieved and approved by us and others in order to protect our interests, health and safety entirely.

Thank you so very much for all your attention and kind consideration in this matter. Your effort to protect the neighbors is much appreciated.

Shawn Lynch
638 Minna St., #5

From: [Office of the Controller](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Submit your expenses as soon as possible
Date: Thursday, June 11, 2020 10:02:55 AM

Thursday, June 11, 2020



Submit your expenses as soon as possible

Hello,

As we approach the end of the 2019-2020 fiscal year, please submit your expense reports as soon as possible.

Do you have expenses to submit?

We encourage you to submit your expense reports as early as possible so your HR Supervisor and Expense Manager have time to approve them by the citywide expense approval deadline on June 26 at 5 p.m.

Any expense reports submitted but not fully approved by June 26 at 5 p.m. will be sent back to you, and you will have to resubmit it after the annual downtime for fiscal year end maintenance. We expect the system to be available for resubmissions on Monday, July 6.

This expense report deadline does not conflict with FY19-20 DHR tuition reimbursement deadlines. You can still submit or resubmit FYE20 expense reports in July.

All travel authorizations not expensed by June 26 will be closed.

Want to learn more?

For more information, review slides 12-18 of the FYE20 Guidance and Deadlines presentation attached to the [2020 Fiscal Year End Workshops article](#). Follow up with your department's fiscal officer if you have further questions.

Sincerely,

SF Employee Portal Support Team

[SF Employee Gateway](#) | [SF Employee Portal Support](#) | 415-944-2442 | sfemployeeportalsupport@sfgov.org

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1155 Market Street, 6th Floor
San Francisco, CA | 94103 US

This email was sent to josephine.feliciano@sfgov.org.
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2016-003351CWP - Updated draft of CPC Resolution Centering Planning on Racial & Social Equity
Date: Thursday, June 11, 2020 8:51:56 AM
Attachments: [2020 06 11 CPC Resolution on Racism Final Tracked Changes.docx](#)
[2020 06 11 CPC Resolution on Racism Final CLEAN.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
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From: "Chen, Lisa (CPC)" <lisa.chen@sfgov.org>
Date: Wednesday, June 10, 2020 at 10:15 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>, AnMarie Rodgers <anmarie.rodgers@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Diego Sanchez <diego.sanchez@sfgov.org>
Subject: 2016-003351CWP - Updated draft of CPC Resolution Centering Planning on Racial & Social Equity

Hi Jonas,

An updated version of the Resolution on Centering Planning on Racial & Social Equity is attached - both as a clean version and with tracked changes. Miriam is going to go over some of the changes in her comments tomorrow.

Many thanks for your help, and please let us know if you need anything else.

Best,
Lisa

Lisa Chen, MCP/MPH

Senior Community Development Specialist, Community Equity Team

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From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Lights at J.B. Murphy Field
Date: Thursday, June 11, 2020 7:27:35 AM

Commission Affairs

San Francisco Planning Department
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From: Martha Shaughnessy <martha@thekeypr.com>
Sent: Wednesday, June 10, 2020 2:01 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: Lights at J.B. Murphy Field

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June 10, 2020

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

Dear Commissioners -

My name is Martha Shaughnessy Convery, a lifetime resident of San Francisco, with both my

childhood home and the home in which I am currently raising my children located in District 4. I am a third generation Ignatian, having graduated within the first five years of coeducation at St. Ignatius College Preparatory. My father, Michael Shaughnessy, retired last year after 40 years as a teacher and spiritual leader of generations of men and women who learned to serve others as part of their Jesuit education.

I am writing in strong support for approval of lights at St. Ignatius Field.

I grew up watching S.I. sports - both on this field and at Kezar among other more distant locales, and was a student athlete throughout my schooling - a Lakeshore Leopard who played on a traveling kickball team, a Giannini Jaguar who - with my sister - brought girls to the soccer team for the first time in the school's history, at S.I. and then at Cornell. I've also played soccer on every field in the greater Bay Area, as a child and as an adult, up until my second child was born in 2014.

Adding lights to fields throughout The City has been a great boon - with Crocker Amazon and Beach Chalet being two more recent examples. Doing so at St. Ignatius will not only allow for later start times in accordance with CA State law, it will also give more equitable access to field time across sports, levels and between genders. Having more consistent and extended access to our own field will also take St. Ignatius out of the competition for limited field space/time at Park & Rec fields that are already in greater demand than they can serve.

The Jesuit teachings of St. Ignatius College Prep run bone deep in me, and it's teaching for which I will be forever grateful, and which serve the greater city in my role as a small business owner, a founding member of Women's March San Francisco, and a community organizer. Along with what I learned on my father's proverbial knee and in the classroom, my time spent in service to my teammates is as instrumental as any in forming lifelong bonds to the community that raised me up.

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

Sincerely,

Martha Shaughnessy Convery
2431 26th Avenue
martha@thekeypr.com



Martha Shaughnessy
she/her/hers
E: martha@thekeypr.com
C: 415-987-0285

Sent via [Superhuman](#)

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Campbell, Cathleen \(CPC\)](#)
Subject: FW: 552-554 Hill Street 2019-000013CUA
Date: Thursday, June 11, 2020 7:27:10 AM
Attachments: [Attachment - Roddick CU Application Letter FINAL.pdf](#)
[Eric Mikuski-Planning Commission Letter.pdf](#)
[2020.06.05 Rohosky Ltr to Campbell Planning.pdf](#)

Commission Affairs

San Francisco Planning Department
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From: Sarah Hoffman <sarah@zfplaw.com>
Sent: Wednesday, June 10, 2020 2:19 PM
To: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; deland.chan@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>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>
Subject: 552-554 Hill Street 2019-000013CUA

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Dear Planning Commissioners:

Please see attached, in advance of tomorrow's Planning Commission meeting, the Project Sponsor's brief and letter in support from the tenants at this Property. We wanted to send these to you directly as it appears that these were not included in the electronic packet.

We've also re-attached the letter from John Rohosky, the architect who oversaw the work at the Property in 2003-2005, for ease of reference.

Thank you in advance for your time and consideration.

Very truly yours,

Sarah Hoffman

Attorney for Bob Roddick

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 178 Sea Cliff Letters of Support
Date: Thursday, June 11, 2020 7:26:18 AM
Attachments: [Ltrs of Support.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Thomas P. Tunny <ttunny@reubenlaw.com>
Sent: Wednesday, June 10, 2020 4:38 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: James Reuben <jreuben@reubenlaw.com>; Federico Engel <engel@butlerarmsden.com>; DPH - ttunny <ttunny@reubenlaw.com>
Subject: 178 Sea Cliff Letters of Support

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Jonas and David,

Attached for distribution to the Planning Commissioners are 6 letters of support for the project at 178 Sea Cliff Ave. Agenda Item No. 19 for tomorrow's hearing.

Thank you,

Tom



Thomas Tunny, Partner

[One Bush Street, Suite 600](#)

[San Francisco, CA 94104](#)

T. [\(415\) 567-9000](#)

F. [\(415\) 399-9480](#)

C. [\(415\) 517-2973](#)

ttunny@reubenlaw.com

www.reubenlaw.com



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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Project: 1145 Mission Street, San Francisco, CA - OPPOSITION and CONCERNS
Date: Thursday, June 11, 2020 7:25:49 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: Mrs Chen <mrschen128@gmail.com>
Sent: Wednesday, June 10, 2020 4:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Project: 1145 Mission Street, San Francisco, CA - OPPOSITION and CONCERNS

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TO PLANNING COMMISSION, SECRETARY GOVERNING BOARDS AND APPLICANTS:

We are owners of the 638 Minna Street building, Unit 11, the south neighbor of the proposed project.

This construction materially affects us in many respects, including but not limited to the following issues and concerns:

During Construction:

- Graffiti** on 638 Minna and adjoining buildings; Physical access to 638 Minna Units 5 & 6 Patios;
- Physical access to
 - 638 Minna Units 5, 6, 11 & 12 residential entrances from fire escape;
 - Physical access to 638 Minna common areas including garage via fire escapes leading to roof and emergency egress stairways

Debris Control & Cleanup

Dust control: reduced air quality in 638 Minna Units 5, 6, 11 & 12; Scrap material flying into the 638 Minna Units

Working Hours

Noise and vibration from construction activities interfere with quality of life and ability to work in 638 Minna

lofts, especially during these Covid-19 working at home situations. Working hours should be restricted accordingly.

Construction access to 1145 Mission

Demolition of the previous building at 1145 Mission has exposed sections of 638 Minna. These sections need to be

weatherproofed, sided and painted to match the rest of 638 Minna.

Major Concerns

1 **Underlying water resistant barrier (WRB)**. Concerns for maintaining the integrity of the existing siding which

serves as a protection layer for the WRB. During the construction process, the siding could be damaged in such a

way that would compromise the underlying materials. Either before construction commences, solutions to install the

new WRB, window infill and flashing must be discussed.

2 **Permanent Protection of the North Facade**

At the perimeter of the facade, over the courtyard wall, at the roof level, and along the vertical wall intersections. Installation of flashings are probably necessary to close the gap between the buildings to minimize water exposure of the now-concealed materials, and to prevent animal or other infestation.

3 **Closure of Windows on the North Facade**

Units 6, 11 and 12 on the rear (North) side of the building have windows installed in the property line wall that were previously above the roofline of the adjacent building (now demolished). The new 6- story construction on Mission Street will *now obstruct and cover all these windows*. Therefore the height of this new proposed building is not acceptable. Fire sprinklers possibly are also required for an opening in a property line wall to protect these windows.

4 **Building and Unit Aesthetics / Air Quality**

The construction of Mission Street *will restrict and reduce light penetration and airflow into the courtyard*. There are few practical solutions for this issue.

There also may be reduced quality to the outside air that is available to ventilate the units as restricted airflow and the addition of units in the neighboring building using the same basic airspace will add to the potential for cross-contamination of units with occupant odors.

Therefore, we are *in opposition* to the proposed construction of 1145 Mission Street until further discussions and satisfactory solutions are achieved and approved by us and others in order to protect our interests, health and safety entirely.

Thank you so very much for all your attention and kind consideration in this matter. Your effort to protect the neighbors is much appreciated.

Sincerely,

Maylo Chen
Colette Chen

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Project: 1145 Mission Street, San Francisco, CA - OPPOSITION and CONCERNS
Date: Thursday, June 11, 2020 7:25:26 AM

Commission Affairs

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From: Ms C <myofficework8@gmail.com>
Sent: Wednesday, June 10, 2020 4:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Project: 1145 Mission Street, San Francisco, CA - OPPOSITION and CONCERNS

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TO PLANNING COMMISSION, SECRETARY GOVERNING BOARDS AND APPLICANTS:

We are owners of the 638 Minna Street building, Unit 11, the south neighbor of the proposed project.

This construction materially affects us in many respects, including but not limited to the following issues and concerns:

During Construction:

Graffiti on 638 Minna and adjoining buildings; Physical access to 638 Minna Units 5 & 6 Patios;
Physical access to
638 Minna Units 5, 6, 11 & 12 residential entrances from fire escape;
Physical access to 638 Minna common areas including garage via fire escapes leading to roof and emergency egress stairways

Debris Control & Cleanup

Dust control: reduced air quality in 638 Minna Units 5, 6, 11 & 12; Scrap material flying into the 638 Minna Units

Working Hours

Noise and vibration from construction activities interfere with quality of life and ability to work in 638 Minna

lofts, especially during these Covid-19 working at home situations. Working hours should be restricted accordingly.

Construction access to 1145 Mission

Demolition of the previous building at 1145 Mission has exposed sections of 638 Minna. These sections need to be

weatherproofed, sided and painted to match the rest of 638 Minna.

Major Concerns

1 **Underlying water resistant barrier (WRB)**. Concerns for maintaining the integrity of the existing siding which

serves as a protection layer for the WRB. During the construction process, the siding could be damaged in such a

way that would compromise the underlying materials. Either before construction commences, solutions to install the

new WRB, window infill and flashing must be discussed.

2 **Permanent Protection of the North Facade**

At the perimeter of the facade, over the courtyard wall, at the roof level, and along the vertical wall intersections. Installation of flashings are probably necessary to close the gap between the buildings to minimize water exposure of the now-concealed materials, and to prevent animal or other infestation.

3 **Closure of Windows on the North Facade**

Units 6, 11 and 12 on the rear (North) side of the building have windows installed in the property line wall that were previously above the roofline of the adjacent building (now demolished). The new 6- story construction on Mission Street will *now obstruct and cover all these windows*. Therefore the height of this new proposed building is not acceptable. Fire sprinklers possibly are also required for an opening in a property line wall to protect these windows.

4 **Building and Unit Aesthetics / Air Quality**

The construction of Mission Street *will restrict and reduce light penetration and airflow into the courtyard*. There are few practical solutions for this issue.

There also may be reduced quality to the outside air that is available to ventilate the units as restricted airflow and the addition of units in the neighboring building using the same basic airspace will add to the potential for cross-contamination of units with occupant odors.

Therefore, we are *in opposition* to the proposed construction of 1145 Mission Street until further discussions and satisfactory solutions are achieved and approved by us and others in order to protect our interests, health and safety entirely.

Thank you so very much for all your attention and kind consideration in this matter. Your effort to protect the neighbors is much appreciated.

Sincerely,

Maylo Chen
Colette Chen

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Proposed building @ 1145 mission St.
Date: Thursday, June 11, 2020 7:24:40 AM

Commission Affairs

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From: Manuel Hewitt <mjrhewitt@gmail.com>
Sent: Wednesday, June 10, 2020 8:44 PM
To: Manuel Hewitt <mjrhewitt@gmail.com>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Proposed building @ 1145 mission St.

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Upon further review I have realized that my windows will not be affected. I withdraw my comment about my windows being covered.

The new plans are much different than the old one proposal from around 2008

The building seems to be farther away from my facade than I originally realized.

Manuel Hewitt

On Jun 10, 2020, at 6:31 PM, Manuel Hewitt <mjrhewitt@gmail.com> wrote:

TO PLANNING COMMISSION, SECRETARY GOVERNING BOARDS AND APPLICANTS:

I am the owner of 638 Minna St. Unit is 12, the south neighbor of the proposed project @ 1145 mission street.

This development affects us materially in many regards, including but not limited to the issues I am listing below:

During Construction:

Graffiti - increased risk of graffiti on 638 Minna and adjoining buildings, due to physical access to 638 Minna Units 5 & 6 patios, which will give physical access to 638 Minna Units 5, 6, 11 & 12 residential entrances from the fire escape ladders, and physical access to 638 Minna common areas including garage via fire escapes leading to roof and emergency egress stairways.

Debris Control & Cleanup, and Air Quality - Dust control: reduced air quality in 638 Minna Units 5, 6, 11 & 12, due to scrap material flying into the 638 Minna Units from the construction of the development.

Working Hours - Noise and vibration from construction activities interfere with quality of life and ability to work in 638 Minna lofts, especially during these Covid-19 working at home situations. Working hours should be restricted accordingly.

Construction access to 1145 Mission - The demolition of the previous building at 1145 Mission exposed sections of 638 Minna. These sections need to be weatherproofed, sided and painted to match the rest of 638 Minna.

Major Concerns

1. Underlying water resistant barrier (WRB).

Concerns for maintaining the integrity of the existing siding which serves as a protection layer for the WRB. During the construction process, the siding could be damaged in such a way that would compromise the underlying materials. Either before construction commences, solutions to install the new WRB, window infill and flashing must be discussed.

2. Permanent Protection of the North Facade

At the perimeter of the facade, over the courtyard wall, at the roof level, and along the vertical wall intersections. Installation of flashings are probably necessary to close the gap between the buildings to minimize water exposure of the now-concealed materials, and to prevent animal or other infestation.

3. Closure of Windows on the North Facade

Units 6, 11 and 12 on the rear (North) side of the building have windows installed in the

property line wall that were previously above the roofline of the adjacent building (now demolished). The new 6- story construction on Mission Street will now obstruct and cover all these windows. Therefore the height of this new proposed building is not acceptable.

Fire sprinklers, possibly are also required for an opening in a property line wall to protect these windows.

4. Building and Unit Aesthetics / Air Quality

The construction of Mission Street *will restrict and reduce light penetration and airflow into the courtyard*. There are few practical solutions for this issue.

There also may be reduced quality to the outside air that is available to ventilate the units as restricted airflow and the addition of units in the neighboring building using the same basic airspace will add to the potential for cross-contamination of units with occupant odors.

Therefore, I am in opposition to the proposed construction of the building until further discussions and satisfactory solutions are achieved and approved by us and others in order to protect our interests, health and safety entirely.

Thank you so very much for all your attention and kind consideration in this matter. Your effort to protect the neighbors is much appreciated.

Manuel Hewitt

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SOMA Pilipinas Letter Re: 1145 Mission Street (2007.0604X)
Date: Wednesday, June 10, 2020 1:31:44 PM
Attachments: [SOMA Pilipinas Letter Re-1145 Mission.pdf](#)

Commission Affairs

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From: David Woo <david@somapilipinas.org>
Sent: Wednesday, June 10, 2020 1:24 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Raquel R. Redondiez <raquel@somapilipinas.org>
Subject: SOMA Pilipinas Letter Re: 1145 Mission Street (2007.0604X)

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Hello Commissioners,

Please see below and attached SOMA Pilipinas letter on the 1145 Mission Street project before you tomorrow. We ask that the Commission rejects this project as currently proposed. Also, there is not currently an email address available for Commissioner Chan if you could please forward this to her as well.

Re: 1145 Mission Street (2007.0604X)

Dear Commissioners,

SOMA Pilipinas asks that the Commission reject the project at 1145 Mission Street as it is currently proposed. The proposed 25 unit market-rate housing project, with a dismal 3 units of BMR housing, is located within the SOMA Pilipinas Filipino Cultural Heritage District and does not provide the type of housing that is desperately needed by working-class communities of color in the South of Market.

This site underwent an illegal demolition in 2006 that was carried out by the current developer of this project. In 2007 the developer submitted the application under which this project is currently seeking approval. Based on that 2007 application, there is only a 12% affordable housing requirement for this project, instead of the current inclusionary rate for projects like this of over 20%. It is unacceptable for the Commission to reward a developer that illegally demolished a building, then sat on the project for thirteen years, with a significant reduction in the required percentage of affordable housing.

The majority of units are one-bedroom - the South of Market does not need more high end luxury housing for single wealthy residents. Children, youth, families, and seniors, disproportionately people of color, are being priced out of the South of Market. As the Planning Department undergoes a race and social equity planning process, and this Commission takes steps to rectify the historical injustices that persist to this day of how land use and planning have negatively impacted working-class communities of color, we must apply this type of analysis to projects like this. This project is not supporting the racial and social equity goals being discussed and promoted by the Planning Department and Planning Commission. This project is in fact doing the opposite, creating high end housing that gentrifies the neighborhood and contributes to further displacement.

Additionally, this project would cast a shadow on two-thirds of the lot to the left of the SF Firefighters building (two lots to the left of the proposed project). This lot, currently vacant, has been identified by community members as a space for new public open space, and the Recreation and Parks Department has already committed to purchasing this lot when funds become available to create new public open space. Open space is a huge equity issue in the South of Market, and planning needs to be holistic and take into account larger impacts and needs of the community. For this reason also, this project should not be approved.

Thank you,

Raquel Redondiez
Director, SOMA Pilipinas

--

David Woo
CHHESS Land Use Analyst
SOMA Pilipinas Cultural Heritage District

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SFBTC Letter of Support - Warriors Hotel Mixed Use Project
Date: Wednesday, June 10, 2020 1:30:31 PM
Attachments: [Letter of Support - Warriors Hotel Mixed Use Project.pdf](#)

Commission Affairs

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From: Sandra Duarte <sandra@sfbuildingtradesCouncil.org>
Sent: Wednesday, June 10, 2020 11:17 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Joel Koppel <jkoppel@ibew6.org>; planning@rodnevfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; teresa.imperial@sfgov.org; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Tim Paulson <tim@sfbuildingtradesCouncil.org>; Larry Mazzola Jr. <larryjr@ualocal38.org>
Subject: SFBTC Letter of Support - Warriors Hotel Mixed Use Project

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Sent on behalf of Tim Paulson

Dear Commissioners,

Please see the attached letter on behalf of the San Francisco Building and Construction Trades Council in support of the Warriors Hotel Mixed Use Project.
Call me if you have any questions.

Thank you and be safe.

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: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Wednesday, June 10, 2020 1:28:58 PM

Commission Affairs

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From: Valerie Quesada <valerie.quesada@gmail.com>
Sent: Wednesday, June 10, 2020 10:04 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Re: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Valerie Quesada. I was born and raised in San Francisco, and I continue to call this great city my home.

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 with California state law.

As an alumni of St. Ignatius (Class of 2005) and former athlete, I know first-hand the importance and the positive impact these things will have on current and future students.

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,

Valerie Quesada

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at Saint Ignatius Field
Date: Wednesday, June 10, 2020 1:28:36 PM
Attachments: [Support Letter.pdf](#)

Commission Affairs

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From: Larry Mazzola Jr. <larryjr@ualocal38.org>
Sent: Wednesday, June 10, 2020 8:49 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: 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>
Subject: Lights at Saint Ignatius Field

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Attached please see the support letter from UA Local 38.

Larry Mazzola Jr

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Wednesday, June 10, 2020 1:28:24 PM

Commission Affairs

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From: Meghan Williams Scherbatskoy <meghan.eileen.williams@gmail.com>
Sent: Wednesday, June 10, 2020 8:23 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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June 10, 2020

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

RE: Lights at St. Ignatius Field

Dear Commissioners,

I am contacting you to request your approval for the 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.

I was born and raised in San Francisco, specifically the Sunset district, and have returned to the Sunset to settle down with my husband. As an alumna '07 and a former student athlete myself, I have personally benefited from the mission and culture at St. Ignatius. Through the opportunities I had to seek a rigorous college prep education while competing at high levels in volleyball and crew, I developed skills that have served me well to this day.

My sincere hope is that more students will be able to have the experience I had especially given the changing landscape of the city and bay area with increased traffic and long commutes. Enabling students to remain on campus for practices and games is highly valuable for increased participation and, most importantly, safer.

I respectfully urge you to please vote YES to the lights at St. Ignatius field.

Sincerely,
Meghan

Meghan Williams Scherbatskoy
2167 40th Ave
San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](mailto:delandsf@gmail.com)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Wednesday, June 10, 2020 1:28:09 PM

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: lauriemwilliams@aol.com <lauriemwilliams@aol.com>
Sent: Tuesday, June 09, 2020 11:16 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: Lights at St. Ignatius Field

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June 9, 2020

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

RE: Lights at St. Ignatius Field

Dear Commissioners,

My wife and I are contacting you to request your approval for the lights at St. Ignatius field. As

background information, here is some info about us and our thoughts about this subject.

We were born, raised, educated, married, worked, and still live in San Francisco. We currently reside on 36th Avenue near St. Ignatius (SI). We are now retired senior citizens that continue to love and enjoy living in our wonderful city by the Bay.

Given that I am a graduate and our son and daughter are graduates of St. Ignatius, we are familiar with the school's mission and its rich tradition in developing young men and women to be good citizens and contributing members in our society.

To further facilitate the development of our children, the building of lights at St. Ignatius field will provide more and better options to thousands of future students. Students can participate in sports as athletes, support staff, and spectators more frequently on the SI campus rather than traveling to other venues, where availability in San Francisco is limited and travel time sometimes extensive. Also, as we understand, the lights will allow SI to implement a later start time in accordance with California State law.

We respectfully urge you to please vote YES to the lights at St. Ignatius field. Thank you for your consideration.

Sincerely,

Stephen and Laurie Williams
1994 - 36th Avenue
San Francisco, CA 94116

(Our Email: lauriemwilliams@aol.com)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Mixed-Use Project at 3601 Lawton St. 2019-023628AHB
Date: Wednesday, June 10, 2020 1:27:55 PM

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: Rebecca E. Skinner <rebeccaelizskinner@hotmail.com>
Sent: Tuesday, June 09, 2020 4:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Mixed-Use Project at 3601 Lawton St. 2019-023628AHB

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Dear Planning Commission Secretary:

I am delighted that the 3601 Lawton Street site will finally be approved for residential and commercial space. San Francisco desperately needs this sort of development. I urge the Planning Commission to expedite this process, which housing advocates in our own neighborhood as well as throughout the City and the region recognize as important in mitigating the housing crisis.

Please include my comments as part of the record for the Hearing on June 25.

Sincerely,

Rebecca E. Skinner
Outer Sunset Resident
415 990 2692

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 178 Sea Cliff Avenue, Discretionary Review
Date: Wednesday, June 10, 2020 1:26:34 PM
Attachments: [image002.png](#)
[Ltr SF Planning Dept 178 Sea Cliff 2020-06-11.pdf](#)

Commission Affairs

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1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Jay Turnbull <turnbull@page-turnbull.com>
Sent: Tuesday, June 09, 2020 4:42 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: James Reuben <jreuben@reubenlaw.com>; DPH - ttunny <ttunny@reubenlaw.com>
Subject: 178 Sea Cliff Avenue, Discretionary Review

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Dear David and Jonas,

I am attaching a letter from our office concerning the property at 178 Sea Cliff Avenue, which I understand will be heard at the Planning Commission's meeting, Thursday, June 11. I would request that this letter be distributed to the Planning Commissioners.

With thanks, Jay

J. Gordon Turnbull, FAIA
Principal

Page & Turnbull is dedicated to doing our part to reduce the spread of COVID-19 in our communities. Our top priority is the health and safety of our workplace colleagues, who have successfully transitioned to remote work environments. Our business infrastructure allows us to keep projects moving forward and continue to be responsive to our services, deadlines, and clients. We remain available to you via email, phone, and virtual meetings during our normal business hours. Please be safe and stay well.

PAGE & TURNBULL

170 Maiden Lane, 5th Floor, San Francisco, California 94108
415.593.3215 (direct) | 415.362.5154 (main) | 415.846.2174 (mobile)
turnbull@page-turnbull.com | www.page-turnbull.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Wednesday, June 10, 2020 1:26:09 PM

Commission Affairs

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From: Chris Crowley <ccrowley@siprep.org>
Sent: Tuesday, June 09, 2020 4:23 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: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Coach Christopher Crowley. I am a graduate of Saint Ignatius (class of 2012), an assistant football coach of seven seasons, and a proud fifth-generation San Franciscan.

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 with California State law.

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. It will also assist off-campus coaches, such as myself, to be able to work a full time job and still continue my passion of coaching athletes both on and off the field.

St. Ignatius College Preparatory is an excellent center of learning in both the Sunset and San Francisco communities as well as a dedicated provider of service and outreach within the city and beyond. Excellent, invaluable lessons also come through shared experiences 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,

Christopher Crowley
ccrowley75@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supplement to SINA Advance Submission: June 11, 2020 SF Planning Hearing Case # 2018-012648CUA - SAINT IGNATIUS STADIUM LIGHTING PROJECT
Date: Wednesday, June 10, 2020 1:26:04 PM
Attachments: [Saint Ignatius Stadium Lighting - Supplemental SINA comments 2020-06-09.pdf](#)

Commission Affairs

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From: sisunset neighbors <sisunsetneighbors@hotmail.com>
Sent: Tuesday, June 09, 2020 12:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Supplement to SINA Advance Submission: June 11, 2020 SF Planning Hearing Case # 2018-012648CUA - SAINT IGNATIUS STADIUM LIGHTING PROJECT

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Dear Planning Commission Secretary and Mr. Horn,

The Saint Ignatius Neighborhood Association (SINA) hereby submits a supplement to our May 6, 2020 Advance Submission Documents concerning the Saint Ignatius Stadium Lighting and Verizon Wireless project as a Conditional Use (Planning Case No. 2018012648CUA). The project is listed as item #15 on the June 11, 2020 Commission hearing agenda.

We hope you will take the time before the hearing to review the attached supplement, as well as our original Advance Submission so that you can be fully informed about the scope and nature of the proposed project.

Jeff Horn, please confirm receipt of this email.

Thank you

Deborah Brown, Secretary

Saint Ignatius Neighborhood Association

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272 - Request for Discretionary Review
Date: Wednesday, June 10, 2020 11:20:53 AM
Attachments: [overall garden view small to email.pdf](#)
[planter & steps straight on small to email.pdf](#)
[view to sitting area small to email.pdf](#)
[retaining wall & planters small to email.pdf](#)
[Fielding showing steps & planters small to email.pdf](#)
[west neighbor small to email.pdf](#)
[interior garden spaces small to email.pdf](#)
[flowers in bloom now small to email.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: Steven House <steven@houseandhouse.com>
Date: Wednesday, June 10, 2020 at 11:15 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application Number 2017 07 18 2272 - Request for Discretionary Review

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RE: 526-530 Lombard Street Project
Permit Application Number 2017 07 18 2272. Request for Discretionary Review

Dear Mr. Koppel and Members of the Commission,

I am sending this letter in reference to your upcoming June 18, 2020 Discretionary Review and

Variance Hearing and for the proposed 4-story building at 526-530 Lombard Street. I would like to say that I have been a practicing architect since 1977 and my firm, House + House Architects, was established in San Francisco in 1982. I have lived at 427 Chestnut Street since 1977. House+House has done many projects in San Francisco and we have great regard for the Planning and Design Review process. We appreciate and respect the scale of the City and the regulations that you have so carefully crafted.

I believe that this project is ill-conceived, unresponsive to its setting and counter to the code guidelines that should control it. I am not saying that no project should be approved for this site - just that this project as presented is inappropriate and an affront to the codes that are meant to protect our City.

The proposed 4-story building at the rear of a lot at 526-530 Lombard Street will have access from Fielding Alley. Any project located in the center of a block should be especially sensitive to the existing conditions - the fact that the surrounding buildings are 1,2 and 3 stories tall, that Fielding Alley is an undeveloped street that has been developed by the people who live here into gardens and public space that neighbors enjoy sharing, that the garden in Fielding in the area of this proposed project is one of the largest and most carefully tended gardens in this part of the City, serving all of the neighbors who surround it... The sponsors for this project have proposed something out of scale, inconsiderate, inappropriate and, from careful review of their drawings, it appears that they have manipulated their drawings to obscure the truth of their proposal.

They have called this project 3 stories over basement in an attempt to get approval for a 4 story building. Their 'basement' sits at grade level opening onto Fielding and has a broad terrace to their interior space between their front and rear buildings as well - with wide open exterior gardens and terraces at each end of the unit there is no possibility that this can be considered a 'basement'. However, their cleverly produced section is cut through their proposed land bridge - a massive construction that they are proposing as an encroachment into Fielding that is a substantial land grab of public space for their personal access to their second floor - and this clever presentation could look like a basement to anyone not accustomed to reading drawings or who is too much of a hurry to see the reality of this. My wife Cathi, also an architect, has sent you drawings included in her letter where she took the sponsor's drawings and added clarity and you can see on the section that this is clearly a 4 story building and, in fact, 44 feet tall. No matter how you look at this - a 4 story, 44 foot tall building in this setting is inappropriate and does not conform to the codes and legislation meant to protect our light, air and open space.

They are also proposing a massive land bridge to access their second floor. This bridge would occupy an area 6 feet into Fielding, approximately 30 feet long and would tower 11 feet above natural grade where it enters their building. We believe that this bridge is there for the express purpose of setting a point 11 feet in the air which they are using to create a false height and sun angle line, to avoid conforming to code. There is no reason for this bridge - had they taken the time to check existing conditions, they would have found that there are beautiful planters and steps on grade in front of their property which they could use, just as others along Fielding do. It would be more beautiful for the inhabitants and would preserve existing mature trees and beautiful garden spaces that have long been enjoyed by inhabitants all around this garden. And this garden - this is one of the hidden treasures of San Francisco. My wife, Cathi House, personally tended this garden

for decades, planting numerous of the mature fruiting trees and this garden is now being tended by the next generation of young people who live at 427 Chestnut Street. It is a precious space, home to flocks of cedar waxwings who dine on the berries of the several late cotoneaster trees, raccoons, jasmine, roses planted just after the 1906 earthquake...so many flowers, trees, animals. There is no reason for their land bridge or the destruction it would mean to this garden, and is clearly a ploy to set their measuring point up in the air to allow a taller building with a dramatic detriment to light and air in this open space.

I submit that this building should not be allowed to destroy the surroundings into which it is attempting to insert itself. The homes that surround this block, the neighbors that have lived here for decades, the mature shared garden spaces, the people who already live here and the buildings that we live in that have created this haven within the City - these should take precedence over a new building that is intrusive, inappropriate and non code complying. Their requests for variances to avoid complying with light, air and open space requirements, their false points to subversively try to get 4 stories in a 1-3 story world, their absolute disregard for the gardens that would be destroyed, even their audacity at suggesting that their 6 foot by 30 foot by 11 foot tall bridge commandeering a portion of Fielding for themselves - please see these for what they are - a greedy attempt to construct more than what is allowed or appropriate.

We respectfully ask that you deny this project in every way until the owners demonstrate that they are willing to do what all other honest owners do, revise this project to fit the guidelines you have so carefully crafted over the years to protect our City. For your reference, I have attached a few photographs taken today of the garden they propose to ignore and partially destroy - including the beautiful planters and existing steps on grade that the residents of a project on this site could enjoy along with the rest of the neighbors.

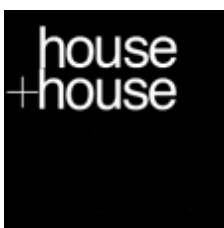
Please see the attached photographs below of the garden and existing conditions at the north face of the project on Fielding.

Thank you very much for your consideration to our request to deny this project.

Respectfully submitted,

Steven House AIA Architect

House + House Architects
1499 Washington Street
San Francisco, CA 94109
www.houseandhouse.com
415-474-2112



From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 6/11/20 agenda: 552-554 Hill street- 2019-000013CUAVAR
Date: Wednesday, June 10, 2020 10:09:33 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: anastasia Yovanopoulos <shashacooks@yahoo.com>
Reply-To: anastasia Yovanopoulos <shashacooks@yahoo.com>
Date: Wednesday, June 10, 2020 at 9:53 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "delan.chan@sfgov.org" <delan.chan@sfgov.org>
Cc: "Campbell, Cathleen (CPC)" <cathleen.campbell@sfgov.org>, Noeneighborhoodcouncil Info <info@noeneighborhoodcouncil.com>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Ozzie Rohm <ozzierohm@sbcglobal.net>
Subject: 6/11/20 agenda: 552-554 Hill street- 2019-000013CUAVAR

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Dear President Joel Koepfel and fellow Planning Commissioners,

I am writing on behalf of Noe Neighborhood Council re: **552-554 Hill Street- 2019-000013CUAVAR** on your June 11, 2020 agenda.

We support the Planning Department decision to uphold the law and require the owner to restore the 2 units that were previously illegally merged.

We believe that each of these units is a spacious family-sized unit. These units should not be allowed to be merged into an expansive \$5+ million dollar home that is unaffordable by design.

Yours truly,
Anastasia Yovanopoulos
for Noe Neighborhood Council

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for Voluntary Continuance
Date: Wednesday, June 10, 2020 10:07:54 AM

Commissioners,

Please be advised that the SI Lights CU sponsors have requested a continuance to July. Therefore, it is unlikely this matter will be heard, and I will announce the request at the beginning of the hearing along with the other Items Proposed for Continuance.

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: "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Date: Tuesday, June 9, 2020 at 4:51 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Dan Sider <dan.sider@sfgov.org>, Delvin Washington <delvin.washington@sfgov.org>, Jeff Joslin <jeff.joslin@sfgov.org>
Subject: FW: Request for Voluntary Continuance

Hi Jonas,

Per the email below, the Sponsor for 2018-012648CUA at 2001 37th Avenue (SI) has requested a continuance from this Thursday's Commission hearing to the next available calendar date.

Please let me know the recommend date of continuance so I may update the Sponsor and the neighborhood group.

Thank you!

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org
www.sfplanning.org | [San Francisco Property Information Map](#)

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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.](#)

I am working from home during this time and will be available through email.

From: Mr. Ken Stupi <kstupi@siprep.org>

Sent: Tuesday, June 9, 2020 4:14 PM

To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>

Cc: Scott Emblidge <emblidge@mosconelaw.com>; Chad Christie <Chad.Christie@ridgecommunicate.com>; Deborah Holley <deborah@holleyconsulting.com>; Mr. Joseph Vollert <jvollert@siprep.org>; Thomas Murphy <tmurphy@siprep.org>

Subject: Request for Voluntary Continuance

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Jeff -

We would like to request a voluntary continuance from this Thursday's Planning Commission meeting. Based on input from various sources, we would like time to work with your department to develop a more detailed project proposal for the planning commission. I believe the next available meeting is in the latter half of July. We would greatly appreciate it if you can please reschedule us to this timeframe.

Should you need to contact me, my cell number is 415-717-0715.

Sincerely,

Ken Stupi
VP of Finance & Administration
St. Ignatius College Preparatory
2001 37th Avenue, San Francisco, CA 94116
415-682-5070

From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272 - Request for Discretionary Review
Date: Wednesday, June 10, 2020 9:04:34 AM
Attachments: [Section Fielding project with clarifications smaller.pdf](#)
[Site & First Floor Fielding project with clarifications smaller.pdf](#)
[Elevation Fielding project with clarifications smaller.pdf](#)
[526 Lombard Survey smaller to email.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: cathi house <cathi@houseandhouse.com>
Date: Tuesday, June 9, 2020 at 9:54 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application Number 2017 07 18 2272 - Request for Discretionary Review

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RE: 526-530 Lombard Street Project
Permit Application Number 2017 07 18 2272. Request for Discretionary Review

Dear Mr. Koppel and Members of the Commission,

I am sending you this letter in reference to your June 18, 2020 Discretionary Review and Variance Hearing regarding the proposed 4-story building at 526-530 Lombard Street. I have been a practicing architect since 1977 and my firm, House + House Architects, was established in San Francisco in 1982. I have lived at 427 Chestnut Street for 43 years.

Many of our projects have passed through the San Francisco Planning Design Review process, and in our work we have always appreciated and respected the regulations that protect the scale and light and air that those regulations provide.

THIS IS A PROPOSED 4-STORY BUILDING IN THE MIDDLE OF THE BLOCK

The proposed 4-story building at the rear of a lot at 526-530 Lombard Street will have access from Fielding Alley and is to be located in the center of the block where the buildings on either side are 3 stories tall and the buildings across Fielding are 1 to 2 stories tall. This inner block area is critical for all of us to protect as it is our source of natural light and air and the gardens in this center block are host to myriad species of birds, butterflies and other native creatures. The garden immediately behind this proposed lot development is one of the largest in this part of the City, filled with the fragrance of jasmine and roses, the freshness of the air, the beauty of natural light, flocks of cedar waxwings, mourning doves, humming birds, several varieties of butterflies, so much wildlife, even a hawk has been documented in this garden - these should all be protected, and are by code - but this project seeks ways to hide the reality of what they are proposing and build something completely out of scale with its setting, requesting the City to grant them the rights to destroy one of the most precious aspects that make City living here in the North Beach/Telegraph Hill neighborhood so special. I have personally planted numerous of the trees in this garden, some of them 40 years ago and can attest that others affected by this project are at least 50 years old, fully mature trees that deserve our protection.

The location of this project in the middle of the block should, and does have unique restrictions proportional to its impact on those homes that have created and protected this precious space of nature since the birth of our City. Please note that several back yards in this block contain historical relief homes from the 1906 earthquake, and these 1-2 story homes blend beautifully and proportionally with their setting. The height of the proposed structure and the way their drawings have manipulated reality to make it look less imposing than it is, seeks to avoid abiding by the sun angle plane protection provisions of the codes by creating false points for measuring height and sun angle.

We have studied the sponsor's drawings carefully and believe that there are numerous inaccuracies and errors and they have created a false elevation point not related to any reality that they are using to measure height and the sun access angle. Their false measuring point is actually 11 feet up in the air at the top of an old wooden fence at the Fielding Alley side of their property, instead of at ground level, at the level of their second floor. The grade at Fielding is not confusing or difficult to either document or confirm yet it is incorrectly indicated in their drawings and the drawings cleverly confuse the reality of existing conditions. This false point up in the air allows them greater height and casts much more shade than should be allowed by code.

We are not suggesting that a building should be prohibited - only that it should not be given priority over homes that have existed here for decades. A 4-story 2-unit building in the center of the block is not only out of character with the 1-3-story garden homes in this same garden, it is excessive. We, House + House Architects, specialize in custom homes and have designed many rear yard projects and mid block projects here in San Francisco and we have always worked carefully to comply with the codes regarding height, light, air and open space requirements and we understand that the impact of this project as designed would be substantial and troubling for the future of our beautiful neighborhood and our City. Since San Francisco so adamantly demands rear yard open space to create and protect

the critical components of light, air and open space, allowing this unreasonably tall building of only two units in the center of the block to impact so many others is out of character with the carefully developed set of planning guidelines that make San Francisco such a beautiful, gracious and habitable city. And, in conjunction with the existing front building, we feel it disregards standard planning guidelines. Their requests for variances should not be granted.

UNNECESSARY MASSIVE LAND BRIDGE ACCESS TO THEIR SECOND FLOOR LEVEL

In addition to their excessive height, they are proposing to build a massive 6-foot wide by approximately 30 foot long solid land bridge starting at grade towards Stockton Street and towering 11 feet up in the air to enter at their second floor level. This massive concrete construction would be entirely outside their property, all built in Fielding Alley, in our back garden and for their own exclusive use. This land bridge would destroy several mature fruiting trees and other garden plants that are home to countless birds, and it would essentially commandeer what is now garden space that provides all of us with light and air, for their private use. There is no reason for this bridge to their second floor - they could walk straight out from their first floor living and public spaces onto Fielding Alley and up existing steps on grade around existing trees toward Stockton Street, just like other units on Fielding Alley. There is no possible reason for this huge land bridge except it appears they are using the elevation of this land bridge 11 feet in the air to falsely create the point from which they are measuring height and the sun plane angle. Fielding is exceptionally beautiful in front of this property and walking through the ancient planters made from rescued cobblestones from old San Francisco streets and up existing steps would create a wonderful experience for the inhabitants of this new building. Using this existing walkway through the garden would eliminate the need for the land bridge and would preserve the character of one of San Francisco's hidden gems.

ERRORS AND INACCURACIES IN THE SPONSOR'S DRAWINGS

I believe that the drawings prepared for this project have numerous errors, inaccuracies and carefully composed components that conceal the reality of their proposal. I have taken several parts of their drawings and have highlighted issues that I feel are not properly represented. Please find these drawing/clarifications attached below. Any lines I have added that differ with theirs come from actual field investigation and measurements and are indicated in red. I have also attached the project survey with critical elevation points highlighted should you want to see any points yourself for clarity.

SUMMARY

This 4 story project in the middle of the block would not only affect the light and air quality for all of us on the downhill (north) side of the project - but they have also requested variances to allow them to ignore the open space requirements within their own property - thus affecting future residents of that project as well as all of our neighbors on the uphill side of this project. Approval of this project as submitted would be a travesty - to the neighbors, to the gardens and wildlife that inhabit them, and to a City we love and respect. And it would set a terrible precedent for future inner-block development throughout the City. And it is my understanding that these sponsors have not presented this project to the Telegraph Hill Dwellers for their review - a group we respect and with which we have worked on other projects. This further indicates to us that they are trying to push for approval without proper consideration of the setting, the neighbors, the existing conditions or the beauty of gardens and natural wildlife habitats that would be needlessly destroyed,

and are trying, through poorly (or cleverly) composed drawings to misrepresent what this project really is - an affront to the codes and an inconsiderate proposition.

I would appreciate you reviewing my drawings and the site survey below.

Respectfully submitted,

Cathi House, Architect

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415-474-2112



From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Discretionary Review: Permit Application Number 2017 07 18 2272.
Date: Wednesday, June 10, 2020 9:04:01 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: Jacob Uhland <jacobuhland@me.com>
Date: Tuesday, June 9, 2020 at 7:55 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, n shan <nshan@mindspring.com>, "Yan, Calvin (BOS)" <calvin.yan@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, Mary Lipian <mary.lipian@gmail.com>, Stan Hayes <stanhayes1967@gmail.com>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>
Subject: Discretionary Review: Permit Application Number 2017 07 18 2272.

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Hello Joe Koppel, SF Planning, and Telegraph Hill Dwellers-

I am writing in reference to the above mentioned permit that I called for Discretionary Review to occur June 18. I am the owner of 1915 Stockton street 2 doors down from the proposed project. I have spent the past 20 months attempting to work with the project developer to come to an amenable design for a proposed 4 story building on the inner block near Stockton and Lombard. Here are my main points:

- The building is simply too tall and will block light and air for a dozen surrounding neighbors.
- The hill slopes down and so do surrounding houses but this proposed project will tower with same elevation as uphill neighbor.

- The project is proposing 3 variances that all seem to be stretching the city codes including Mandelman's 45-degree solar access requirement.
- The project developer agreed to take his detailed to the Telegraph Hill Dwellers Planning Board for review but he has not.

I hope you can all take a moment to review the details of this very disruptive project.

Thank you.

-Jacob Uhland

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From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application No. 2017 07 18 2272 - Request for Discretionary Review
Date: Wednesday, June 10, 2020 9:03:32 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: "carmorra@aol.com" <carmorra@aol.com>
Reply-To: "carmorra@aol.com" <carmorra@aol.com>
Date: Tuesday, June 9, 2020 at 7:24 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "milicent.johnson@sfgov/org. deland.chan@sfgov.org" <milicent.johnson@sfgov/org.deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application No. 2017 07 18 2272 - Request for Discretionary Review

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Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, Ca 94102
June 9, 2020

Re: Permit Application No. 2017 07 18 2272
Request for Discretionary Review

Dear President Koppel and Members of the Commission:

During the past few months in conversation with my neighbors, I've become aware of the referenced project to build a four story building on Lombard Street in this neighborhood. This

building, in fact, would be seen and felt by my household living down hill from it or behind it at 421 Chestnut Street. The proposed four story building would in fact greatly reduce the sunlight that the rear portion of my flat receives, in the kitchen and dining area. As well, I believe such a tall building would distort the feel for us on the downside of the proposed building. We would be in the shade of this huge building and it would cast its shadow over the beautiful garden next door. In this wonderful garden we've all celebrated together, the neighbors from several buildings coming together, to enjoy the beauty of an incredible garden where there's plenty of room for seating and cooking. During the Spring and Summer months we neighbors rely on this outdoor access to improve the quality of all of our lives while at the same time living in this dense neighborhood.

The size of this project is just outside what the buildings on these two blocks, Lombard and Chestnut, have built on them. This is extravagant and not really of this neighborhood. It is also somewhat arrogant of the owners of this property not to have talked with "their neighbors", me and some of the others who are writing to you, Mr. Koppel.

There is tiny Fielding Alley, as well, which is just behind my flat and I look out onto with pleasure from the kitchen and dining area. It's a small quiet space where from time-to-time neighbors in another building located on Stockton Street play old street games, you know, throwing dice or cards, whatever, and I can hear the happy voices of neighbors. My understanding is that there is along with this enormous building to be built a 30 ft. long land bridge hovering over Fielding Alley. The whole thing, in my humble opinion, reeks of excess and of zero concern for the neighbors or the neighborhood. This home won't be built in a vacuum; people live here already and I have, as I say, lived here for 43 years. This building and the bridge would not be welcome at all.

Another thing is that I've taken great pleasure over the many years of living here to wake in the morning to songbirds singing in the backyard next door. My bedroom overlooks part of the garden and I hear the birds clearly each morning. This will cease, I believe, as the garden dies from receiving no sunlight throughout the year due to a four story building blocking all of the light. I am not an architect nor an engineer, but I do know my seasons, and definitely during latter Autumn, all of Winter, and the beginning of Spring, sunlight will be blocked from my home. This is terrible to contemplate.

So, I'll wind this up and just say that this project feels very unhealthy in oh so many ways for this neighborhood. North Beach has become so much more touristed than in the past, with a great deal of foot traffic and car traffic. We would love to hold on to at the very least what the neighborhood looks like to we who live here and we'd like to hold on to what it sounds like, as well, i.e., birdsong from a gorgeous garden. I would suggest the owners go back to their architects' drawing board and come up with a greatly reduced footprint for this project.

Thank you so much for taking the time and considering this letter. I remain, sincerely, Carol Morra

From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Wednesday, June 10, 2020 9:01:17 AM

Jonas P. Ionin,
Director of Commission Affairs

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From: India Akers <indiacakers@gmail.com>
Date: Tuesday, June 9, 2020 at 4:39 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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Dear President Koppel and Members of the Commission,

My name is India Crowder and I live at 427 Chestnut St. the property across Fielding from the proposed 4-Story, 2-Unit building mentioned in the subject line. I have a BS in Wildlife Science and have worked in this field studying plants, animals, and ecology for many years. The proposed building at 526-530 Lombard Street and its corresponding land bridge entrance would decimate and destroy an unreasonably large section of green space and habitat on Fielding St. I have documented the animal and plant diversity housed on this undeveloped portion of Fielding Street, and in our back garden which adjoins it. Combined together our garden and the undeveloped portion of Fielding St. create one of the largest, if not the largest, green spaces and animal habitats in this portion of the city outside of Pioneer Park on Telegraph Hill.

Currently I am documenting a nesting pair of Song Sparrows that are raising their second brood of chicks this summer in a nest located in a mature Late Cottoneaster tree. This Cottoneaster tree is growing in and above the section of Fielding Street that would be destroyed and decimated by the construction of the massive 6 foot wide, 30 foot long, and 11 foot tall concrete mass that would only serve as an entrance to an oversized luxury building. I have documented native species of salamanders, birds, plants, and insects in the section of Fielding Street that would be destroyed by the construction of the proposed building, its land bridge entrance, and the construction equipment required to build it. I am listing here many of the native California plant and animal species in need of habitat conservation

which I have observed to date living in and using Fielding Street and our garden: California Towhee, Song Sparrow, House Finch, Purple Finch, Anna's Hummingbird, Mourning Dove, Bushtit, Townsend's Warbler, California Slender Salamander, UMBER Skipper, Goldback Fern, Western Sword Fern, California Poppy, Cottonbatting Plant. There are many fruiting mature trees that provide crucial food sources to the native species listed above that are located in Fielding Street and would be destroyed as a result of construction such as Armenian Blackberry, Late Cottoneaster, and a very old, mature, and fruit producing Apple Tree. The existing established vegetation and habitat that would be destroyed cannot be replaced after the building is constructed because of the design of the proposed land bridge. If the historic terraced garden beds and the plants therein are allowed to be destroyed then they will never be able to be replaced, therefore it should not be permissible to destroy or impact them for private gain.

The pending DPW approval of the MSE that would allow the land bridge to be built, would subsequently allow for the curb of Fielding St. to be 11 feet above the actual grade. This imaginary point hovering in the air then allows a 4th story to be added to the building that would otherwise be unfeasible. This fourth story eliminates light and breezes from entering Fielding St. and our garden, which as I mentioned are home to countless native plant and animal species. Additionally, according to Article 9: Unaccepted Streets Sec. 406(a) of the SF Public Works Code, no improvements can be made to unaccepted streets without explicit approval from all neighbors along the street. I do not approve of the land bridge being built in Fielding St. and request that the variances that would make not only the land bridge, but the building itself, possible be rejected. I am in full support of the upcoming Discretionary Review and urge you to consider the negative impacts and the magnitude of a project such as this one being approved.

Sincerely,
India Crowder
427 Chestnut Street Apt. 2
San Francisco, CA 94133

From: [Ionin, Jonas \(CPC\)](#)
To: [Deland Chan](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Wednesday, June 10, 2020 8:59:40 AM

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From: Victoria Stanell <victoria.stanell@gmail.com>
Date: Tuesday, June 9, 2020 at 3:17 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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

Dear President Koppel and Members of the Commission:

I wanted to write to you all about the potential detached 2 unit, 4 story high building at 526-530 Lombard Street. This building is directly behind our garden at 427 Chestnut Street and the residents of our building do not support it for a few reasons. I hope you consider the following at your June 18th Planning Commission hearing.

- **The sponsors have circumvented standard notifications.** The project will be heard by the Planning Commission, but has not gone through the Telegraph Hill Dwellers review.
- **A 4-story building is not appropriate for an inner block location and sets a bad precedent for future development in Telegraph Hill and SF.** The adjacent buildings are only 3 stories tall and the buildings opposite from this location are only 1-2 stories tall.
- **They have proposed measuring height and sun-access requirements from a point 11 feet**

in the air rather than from existing natural grade. Their project is not responsive to actual grade and their drawings obscure this. When measuring the height of the proposed building, they've created a false ground elevation point that's not related to anything found in the Planning Code. They use that point to measure both the height and required sun-access angle, which is meant to protect light into the center of the block. Their false measuring point is actually 11 feet UP in the air instead of at the ground level—granting them more height and build than the code allows. That means even more shade into our garden, which would be a detriment the plants and vegetation.

- **The construction of a massive land bridge would destroy several large fruiting trees and beautiful garden spaces along Fielding Alley that many of us now enjoy.** They are proposing to build a massive 6 foot wide by approximately 30 foot long solid land bridge starting at grade towards Stockton Street and towering 11 feet up in the air to enter at their second floor. This massive concrete construction would be entirely outside their property, all built in Fielding Alley, in our back garden and for their own exclusive use, destroying numerous trees—some of them over 40 years old—and other garden plants that are home to countless birds, and it would essentially commandeer what is now garden space that provides all of us with light and air for their private use. This access could easily be on grade and of minimal impact on the gardens or neighbors if they approached it like other neighbors on Fielding have. There is no reason for this huge land bridge, they should access Fielding from or just above grade and not be allowed to create this massive land bridge, commandeering such a large section of gardens within a public right-of-way for their exclusive use
- **This construction provides no new off-street parking in one of the most difficult neighborhoods in the City in which to park.** Their entry from fielding Alley would produce inner-block security issues for at least 5 adjacent properties.

I strongly support the Discretionary Review for this property and oppose the variances because they degrade the quality of multiple neighboring properties.

Thank you for your time.

Sincerely,
Victoria Stanell
427 Chestnut Street, Apartment 5
San Francisco, CA 94133

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272
Date: Tuesday, June 09, 2020 2:57:18 PM

Jonas P. Ionin,
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From: Douglas Ward <wardhere@me.com>
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Cc: "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>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application Number 2017 07 18 2272

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Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, California 94102

Re: Permit Application Number 2017 07 18 2272; Request for Discretionary Review

Dear President Koppel and Members of the Commission:

I am writing to express my opposition to the attempt by the owners of the property at 526-530 Lombard Street in North Beach to build a four (4) story high building in their "back yard." Their back yard is directly adjacent to where I have lived for the last 30 years, raising a child and practicing law.

A Planning Commission Hearing concerning the proposed building is scheduled for Thursday, June 18, 2020. Due to health concerns and the covid virus, I will be unable to attend this meeting in person. Thus, I greatly appreciate the attention that you and the members of the Planning Commission may devote to the consideration of my written views.

The reasons for my opposition to this proposed building are as follows.

First, to place the properties in context, this is the “back side” of North Beach. It is overwhelmingly residential. It is not a commercial area. It is a “neighborhood” whose character is important to residents and visitors. It should be protected and preserved by faithful adherence to the rules and regulations regarding planning. I am not an expert on planning, but I do know this: in our neighborhood, we care about any diminution in the quality of our day to day lives that is obtained by a few through a disregard or circumvention of regulations meant to protect us all.

Second, the proposed project is a 4-story building that is not in scale with the surrounding buildings; it is both too tall, and too bulky. Such a building sticks out like a sore thumb in my neighborhood. I do not know whether the owners or architects were uncaring or oblivious to the surrounding area. But in either case, the problem should be substantively addressed, not papered over with overly subtle rhetoric. These problems are exacerbated by the fact that the proposed building is set in an inner-block location, thus increasing its apparent height and bulk. Any proposed building on this site should be consonant with its neighbors, not at odds in both dimension and location.

Third, because of the closeness of the residential buildings in my neighborhood, what may seem to be a small intrusion may in fact be a gross infringement upon the day to day lives of me and the affected neighbors. For example:

the owners are requesting three variances for non-complying portions of their building, benefiting only themselves; light-and-air guidelines are intended to protect all of us, and are of immeasurable importance to our day to day lives; these guidelines should be adhered to rigorously, not “gotten around” for the benefit of a few while harming their neighbors;

the project is not responsive to actual grade, which their drawings obscure; the owners should access Fielding from or just above grade and not be allowed to create a "massive land bridge," thereby commandeering a large section of gardens within a public right-of-way for their exclusive use;

the owners have proposed measuring height and sun-access requirements from a point 11 feet in the air rather than from existing natural grade;

their entry from Fielding Alley would produce inner-block security issues for at least five (5) adjacent properties;

the project provides no new off-street parking in one of the most difficult neighborhoods in the City in which to park; and

the construction of this massive land bridge access would destroy several large fruiting trees and beautiful garden spaces along Fielding Alley that many of the immediate resident neighbors currently enjoy.

Finally, it is my understanding that the project owners have attempted to have these issues heard by the Planning Commission without first having gone through the Telegraph Hill Dwellers review. I have a great deal of respect for San Francisco's Planning Commission. But I also believe in the importance of grass roots organizations in communicating the local concerns of citizens to city-wide organizations. I draw no malicious inference from the owners' actions. But I am disappointed that they have not availed themselves of Telegraph Hill Dwellers review. Issues might have been worked out in that venue, thereby avoiding escalation of tensions before this Commission.

In sum, I fully support Discretionary Review and oppose the variances as they would degrade the quality of multiple neighboring properties, including where I live, and adversely impact the quality of life of my neighbors and myself.

Respectfully submitted,

/s/

Douglas G. Ward

427 Chestnut Street, #6

San Francisco, California 94133

cc. Ms. Kathrin Moore, Vice President kathrin.moore@sfgov.org

Ms. Sue Diamond sue.diamond@sfgov.org

Mr. Frank S. Fung frank.fung@sfgov.org

Ms. Theresa Imperial theresa.imperial@sfgov.org

Ms. Milicent A. Johnson milicent.johnson@sfgov.org

Mr. Deland Chan deland.chan@sfgov.org

Mr. Jonas Ionin, Secretary jonas.ionin@sfgov.org

Mr. David Winslow, Planning Department david.winslow@sfgov.org

Mr. Stan Hayes, THD President stanhayes1967@gmail.com

Ms. Nancy Shanahan, THD P&Z co-chair nshan@mindspring.com

Ms. Mary Lipian, THD P&Z co-chair mary.lipian@thd.org

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application #2017 07 18 2272 Request for Discretionary Review
Date: Tuesday, June 09, 2020 2:56:23 PM
Attachments: [Opposition Letter to 526-530 Lombard.pdf](#)

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: Paul Okamoto <paul@os-architecture.com>
Date: Tuesday, June 9, 2020 at 12:08 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>
Cc: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@gmail.com" <mary.lipian@gmail.com>
Subject: Permit Application #2017 07 18 2272 Request for Discretionary Review

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

Dear President Koppel & Members of the Planning Commission:

Please find attached my letter of opposition to the current proposal at 526-530 Lombard.

Paul Okamoto
455 Chestnut St
San Francisco, CA 94133

From: [Ionin, Jonas \(CPC\)](mailto:Jonas.Ionin@sf.gov)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](mailto:Feliciano,Josephine@sf.gov)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 2:55:46 PM

Jonas P. Ionin,
Director of Commission Affairs

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From: Corey Akers <cakers06@vt.edu>
Date: Tuesday, June 9, 2020 at 12:50 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "mary.lipian@thd.org" <mary.lipian@thd.org>, n shan <nshan@mindspring.com>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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Dear President Koppel and Members of the Commission:

My name is Corey Akers, I am a project designer for an architecture firm in San Francisco, and I live at 427 Chestnut St, which is across the undeveloped portion of Fielding Alley from the proposed project mentioned in the subject line above. There are several elements of the proposed project that raise grave concern for me, both as an architectural designer and as a resident, negatively affected by this design. This unpaved portion of Fielding Alley is currently terraced with beautiful, historic, Mediterranean style planters built from cobblestones that once paved the streets of this city. This portion of Fielding Alley is an undisturbed pocket of history and has adjoined our property for nearly 100 years, if not since the initial development of Fielding Alley. The 526-530 Lombard Street project proposes a massive 6 foot wide by 30 foot long land bridge that will tower over the existing grade of Fielding Alley by 11 feet and would decimate the planters I mentioned above along with mature fruit bearing trees and pollinator friendly plants that my wife and I enjoy and manicure daily as a courtesy to both our landlord and neighbors. This massive land

bridge will serve one purpose: to access the second floor of the proposed and unprecedented 4-story, 2-unit building at 526 Lombard Street. Approval and construction of this project as designed would privatize almost 50% of the width of this shared, undeveloped portion of Fielding Alley. The proposed project would also be the only building to front Fielding Alley on the entire block, which brings up another inconsistency in this project. The address of the proposed project is 526-530 Lombard Street, yet the proposed building fronts on Fielding Alley and would utilize Fielding Alley as its primary point of access/egress. It would seem that this is an attempt to pick and choose beneficial portions of the code that would make this unprecedented structure possible. This attempted privatization of Fielding Alley cannot occur, as it would set a dangerous precedent for the demolition of other atypical green spaces like Fielding Alley that give character and visual relief to our neighborhood and the city.

As an architectural designer, I can clearly see that the realities of the grade change of Fielding Alley and heights of surrounding buildings are not adequately represented in the submitted drawings. This misrepresentation makes the proposed building and towering land bridge seem less imposing than what would be the reality of their impact on this narrow, undeveloped, plant filled portion of Fielding. The submitted drawings suggest the proposed building is a 3-story over basement and to achieve that calculated result, the point from which the sun plane angle and the basement are being measured, floats somewhere in midair 11 feet above the actual grade of Fielding Alley as it adjoins our rear yard. Due to this error in the drawings it would appear that this project could plausibly be a 3-story over basement, but when real grade point measurements are used the project is actually 4 stories above grade. The building as designed would eliminate light from accessing the rear yard garden behind our building, which is one of the largest in this section of North Beach and is another shared resource negatively affected by this project. When measured from the actual grade of Fielding Alley as it adjoins our rear yard the sun plane angle would allow much more critical natural light to access the trees and plants in our garden by further reducing the top 2 stories of this building.

The delicate balance between history and modernity or scale and context, is something that every architect, designer, and property developer must be attuned to in this city, and given the chance, these considerations can enrich designs and situate them within their context rather than redefining it entirely as this project would. The current design is insensitive to its surroundings in addition to being factually inaccurate in its measurements. I fully support the discretionary review and vehemently oppose the variances that would allow such a project to come to fruition. I urge you to carefully review this project and take note of the negative impacts it will have on Fielding Alley and the properties that adjoin it, bearing in mind that it will become a precedent for future projects along Fielding Alley.

Sincerely,

Corey Akers

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 2:55:06 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: Timothy Parks <timothy.parks@gmail.com>
Date: Tuesday, June 9, 2020 at 1:03 PM
To: "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Fwd: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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Hello-

Please see below. I had sent to email addresses that were not correct.

Thanks!

Tim

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

From: **Timothy Parks** <timothy.parks@gmail.com>
Date: Mon, Jun 8, 2020 at 10:40 PM
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
To: <joel.koppel@sfgov.org>
Cc: <kathrin.moore@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <milicent.johnson@sfgov.org>, <deland.chan@sfgov.org>, <jonas.ionin@sfgov.org>, <david.winslow@sfgov.org>, <stanhayes1967@gmail.com>, <nshan@mindspring.com>, <mary.lipian@thd.org>

Dear President Koppel and Members of the Commission:

Over the past 9 years I have resided in the North Beach & Telegraph Hill neighborhoods of San Francisco. One of the most treasured aspects of my experience living in this area has been discovering the hidden treasures of nature that lie behind the endless blocks of connected building facades.

I live at 427 Chestnut in a bottom unit and I recently became aware of the proposed Project in between the blocks of Chestnut and Lombard and am very concerned about a number of issues that will greatly impact me, the garden I have helped tend, and the nearby community.

A luxury building project with 2 units that is reclaiming a fantom street (Fielding) that is currently part of one of the largest green areas in the neighborhood outside of Telegraph hill seems like a reckless and unnecessary precedent to set.

As a bottom unit dweller I have an extremely limited amount of sun into my unit that can sustain plant life or provide enough rays of sunshine to dry the laundry of my 16 month old child. While not being a subject matter expert (though my mother headed my hometown's Zoning Board of Appeals for 20+ years) it appears that the proposed building is an incredibly unique situation with respect the code and it seems as there is an incredible lack of leadership and common sense being brought to this issue.

The project:

- Adds zero value to the neighborhood
- Reduces greenspace that has provided the limited wildlife in the area habitat for over 40+ years and turns it into a private building entrance.
- Sets a precedent for building developer friendly backyard buildings on ancient alleys that only exist in maps.
- Kills one of the only fruit bearing apple trees that I have seen in the neighborhood.
- Asks for at least 3 variances for non-complying portions of their building that benefit only themselves.
- Dramatically alters sun and air access for all properties and gardens and in the area to an incalculable degree.

I am asking President Koppel and members of the commission to provide leadership on this issue, instead of allowing a developer to bend the rules wildly in their favor for a 2 unit luxury building.

I support the Discretionary Review and oppose the variances as they degrade the quality of multiple neighborhood properties.

Sincerely,

Tim Parks

427 Chestnut Street
San Francisco, CA 94133

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 2:52:19 PM

Jonas P. Ionin,
Director of Commission Affairs

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From: Cristiano Peçanha <cristianopeso@gmail.com>
Date: Tuesday, June 9, 2020 at 2:10 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "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>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>, "stanhayes1967@gmail.com" <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, "mary.lipian@thd.org" <mary.lipian@thd.org>
Subject: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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Dear President Koppel and Members of the Commission:

It comes to my attention one really disturbing subject related to the neighborhood that I've been living in the last 5 years. The owner of the property located at 526-530 Lombard St. is planning to build a detached 2 unit, 4 story high building in their backyard. The property that I live (at 421 Chestnut St.) has this beautiful view of theirs yard which connects with my neighbors yard too (at 427 Chestnut St.). From the moment that I've heard about this, I've been reflecting about how this project sounds so greedy. This one can be just one more to change, drastically, the city of San Francisco. It's very curious, cause weeks ago I was talking to my boyfriend's mother, who

lives in San Francisco at Russian Hill, and she was telling me that once they were trying to build a rooftop in their property but the city didn't allow due to the neighbors fair complaints, (I can bring the full story if someone ask me). Weeks later after this conversation, I've learned my neighbor wants to build this whole tall building in their backyard which will affect the environment in some many aspects:

- This 4 story project wouldn't only affect the air and light quality for everyone who lives on the downhill side of the project (including myself), but it sounds they even requested a variance to allow them to ignore the open space requirements with their own property, and that could be affect the future residents of their project as all of our neighbors on the uphill. I wonder, according to the light and air provisions of the Planning Code, if this project is really working within those guidelines in their design?

- This 4 story building would be in the center of the block fronting on the charming Fielding Alley (they even want to build this massive bridge to make a connection to this Alley which will destroy our trees). The other buildings around are only 3 stories tall or 1 to 2 stories tall. The area where this project is being designed is critical for all of us, neighbors, as it is our source of natural light and air and the gardens in this center block. Those gardens host different species of birds, butterflies as well, other native creatures. I do think, if the city takes a look on these yards, the beauty of the light coming from them, will see that all of those should be protected, and actually they are, by code. I'm not sure how this project is getting approval or if they are hiding these different elements, which makes our neighborhood a very special place in the City. We are surrounded by the beauty of the Telegraph Hill, all of those aspects makes this neighborhood GREEN!

I ask you, Dear President Koppel and Members of the Commission, to reconsider how this project can really affect our existing vegetation. The scale of their project is too tall for this area. This big bridge they want to build to connect the Fielding Alley as I mentioned, it should access from or just above grade, but isn't what the project presents. That will affect the parking situation in our neighborhood too, because the project provides no new off-street parking. We are a very touristic area in San Francisco, the parking situation is very difficult here.

Besides, the project is set to be heard by the Planning Commission without having gone through the Telegraph Hill Dwellers review.

I support the Discretionary Review and oppose the variances as they degrade the quality of multiple neighboring properties.

Sincerely,
Cristiano De Souza
421 Chestnut St.
San Francisco CA 94133

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED, PORT OF SAN FRANCISCO, SUPERVISOR AARON PESKIN ANNOUNCE FINANCIAL ASSISTANCE FOR FISHERMAN'S WHARF CRABBERS IN WAKE OF PIER 45 FIRE
Date: Tuesday, June 09, 2020 1:49:40 PM
Attachments: [06.09.20 Financial Relief for Crabbers Pier 45.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, June 9, 2020 at 12:43 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, PORT OF SAN FRANCISCO, SUPERVISOR AARON PESKIN ANNOUNCE FINANCIAL ASSISTANCE FOR FISHERMAN'S WHARF CRABBERS IN WAKE OF PIER 45 FIRE

FOR IMMEDIATE RELEASE:

Tuesday, June 9, 2020

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

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

**MAYOR LONDON BREED, PORT OF SAN FRANCISCO,
SUPERVISOR AARON PESKIN ANNOUNCE FINANCIAL
ASSISTANCE FOR FISHERMAN'S WHARF CRABBERS IN
WAKE OF PIER 45 FIRE**

Financial assistance package will support San Francisco's historic crabbing industry and its workforce

San Francisco, CA — Mayor London Breed, Port Commission President Kimberly Brandon, and Supervisor Aaron Peskin today announced a planned financial relief package to assist San Francisco crabbers impacted by a massive fire last month and ensure a crab season occurs this year.

More than 30 crabbers lost 8,000 crab, shrimp, and black cod traps pots during a 4-alarm fire that ravaged Pier 45 on May 23, 2020. Shed C, which was engulfed in flames and completely destroyed, housed the vast majority of the crab community's pots, essentially bringing the local industry to a halt. The San Francisco crabbing community produces almost two million pounds of Dungeness crab each year. Approximately 50% of all Bay Area crab flows through

Fisherman's Wharf. The fishing industry has been a mainstay of the San Francisco and Fisherman's Wharf economy since the Gold Rush era.

"Many crabbers were already struggling financially due to COVID-19, and the loss of their equipment in the fire at Pier 45 has made an already challenging situation even more difficult," said Mayor Breed. "The crabbing and fishing industry in our city is part of what makes San Francisco so special and we want to help them recover from the loss of their equipment. Our planned financial assistance will help them get back on their feet and ready for the fall crabbing season."

"The Fisherman's Wharf crabbing and fishing community have always been essential to San Francisco's identity and economy," said Supervisor Peskin. "Part of that identity is a City that knows how to take care of its own. We are asking San Franciscans who refuse to let this crisis erase all our beloved iconic institutions to dig deep and support our Pier 45 Crab Relief efforts."

Supervisor Peskin will lead a \$500,000 fundraising campaign to provide a down-payment assistance fund for crabbers. The down-payment assistance ensures crabbers can place orders immediately and obtain the pots in time for the next Dungeness Crab Season, expected to open this fall. Additionally, Port staff is working with Office of Economic and Workforce Development (OEWD) and the San Francisco Crab Boat Owners Association to develop a loan payment program with favorable terms to support purchase of the pots to keep fishing community employed. Many crabbers have accumulated these pots over the course of their career and replacing an entire fleet of pots at one-time is financially impractical especially in this economic environment of uncertainty and hardship.

Down-payment assistance grants will provide up to \$40,000 for each fisher's down payment on replacement crab traps for the upcoming Dungeness crab season. Crabbers who lost pots and traps in Shed C, are Port tenants and are active fishers will be eligible for financial support.

Production of crab traps or pots is limited to a handful of manufacturers located in Northern California and the Pacific Northwest. Each trap is built by hand and consists of a welded metal frame covered in a thick layer of rubber and wrapped in wire mesh. Traps range in size and shape and take several weeks to complete and ordering for this custom equipment requires advance lead-time for the manufacturers to secure materials and prepare.

"The Port is looking forward to working with the Office of Economic and Workforce Development and the Crab Boat Owners to help this historic community and keep people employed," said Kim Brandon, President of the San Francisco Port Commission. "We know many essential workers are struggling to make ends meet and we recognize the hardship of losing equipment vital to earning a living. We need to ensure we have a crab season as our restaurants and retail along the Wharf reopen from the COVID-19 shelter in place."

The Port and OEWD will present the relief program to the Port Commission on July 14, 2020. The program will be administered by OEWD, which will provide access to down-payment assistance funds and the 0% interest loans to the crabbers. To access the down-payment assistance and loans, crabbers will need to complete a simple application and document their losses. Grant payments will be available within two weeks of the program's inauguration and the receipt of a complete application. Funds made available through this program will be

paired with technical assistance and will not preclude recipients from receiving grants or loans from additional City sources.

“The fishing community is integral part of Port community,” said Port of San Francisco Executive Director Elaine Forbes. “We want to assist this vital maritime industry in its recovery, and to ensure that the process of getting ready for November’s crabbing season is as painless as possible given these very challenging and uncertain times. We stand with our fishing community in recognition of the vital role this essential workforce plays in the Fisherman’s Wharf experience and in our economy.”

“OEWD is proud to support small businesses and workers impacted by disasters like the devastating fire at Pier 45,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “As a City, we’re going to help reequip these small businesses with the gear they need now so that they don’t miss the crab season this fall.”

The Port of San Francisco is also working to identify new storage space for the crabbers and is considering a rent relief package for tenants. The Port has also written to its insurance company to see if any of this loss is eligible for insurance recovery.

“The fire at Pier 45 felt like a final blow to San Francisco fishing community,” said John Barnett, President of the San Francisco Crab Boat Owners Association. “We are struggling to make ends meet in this pandemic and just got back to work when the fire broke out. We are surprised and grateful that City leadership and the Port of San Francisco see what we are going through and are offering to support us through this time. We just want to get back on the water and earn a living but right now, we need help to do so.”

Fisherman’s Wharf is the center of Northern California’s commercial and sport fishing fleets. Pier 45 houses the West Coast’s largest concentration of commercial fish processors and distributors. These fish processing facilities, housed in adjacent sheds to the one that burned, are undergoing cleaning and safety inspections.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)
Subject: FW: 10 SVN Packet Update
Date: Tuesday, June 09, 2020 1:49:09 PM
Attachments: [CEQA Findings - Attachment B - MMRP.pdf](#)

Commissioners,
Attached are the MMRP's for 10 SVN.

This will be made available to the public via your correspondence folder.

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: Andrew Perry <andrew.perry@sfgov.org>
Date: Tuesday, June 9, 2020 at 1:10 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>
Subject: 10 SVN Packet Update

Hi Jonas,

It was brought to my attention that I forgot to attach the MMRP as part of the staff report packet for 10 South Van Ness. I don't think this is necessarily a crucial omission, since the Commission would have been able to see the MMRP as part of the FEIR during the certification hearing. But I do want to alert them to the document, that it is considered as "Attachment B" to the CEQA Findings motion, and that all the MMRP measures contained are adopted as conditions of approval (#7) in the DNX motion.

I've updated my locally-saved version of the packet to contain these additional pages and will upload that to M-Files.

I'd be happy to email the Commissioners directly with the MMRP and a brief explanation, as above, if that is the easiest.

I wasn't sure if there was any way the public download link either through the agenda or supporting documents on our website could be updated. By updating in M-Files today, someone should be able to download the updated packet through PIM if needed.

Please advise how you would like me to proceed.

Thanks,

Andrew Perry, Senior Planner, TDM Program Coordinator
Office of the Zoning Administrator

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9017 | www.sfplanning.org
[San Francisco Property Information Map](#)

The Planning Department is open for business during the Stay Safe at Home Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Email of Support -- Lights at St. Ignatius Field - from Dan Buick
Date: Tuesday, June 09, 2020 11:51:03 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: Susan Buick <SBuick@SpencerStuart.com>
Sent: Tuesday, June 09, 2020 11:15 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Dan Buick <dan_buick@ajg.com>; Ryan Buick <ryanjbuick@gmail.com>; Dan Buick <danbuick@comcast.net>; Jim Buick <jbuick4@msn.com>
Subject: Email of Support -- Lights at St. Ignatius Field - from Dan Buick

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Via Email/Attention to:

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 **Danny Buick** and I am a 4th Generation San Franciscan and alumni of St. Ignatius (Class of '75). I grew up in the Sunset District along with my 9 siblings and have lived in San Francisco for the past 63 years. My father and 5 brothers also attended SI. We strongly believe athletics are a key part of educating our youth and becoming successful contributors in the community and in our society.

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,

Daniel J. Buick
2624 26th Avenue
San Francisco, CA 94116
danbuick@comcast.net

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](mailto:delandsf@gmail.com)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius
Date: Tuesday, June 09, 2020 11:50:50 AM

Commission Affairs

San Francisco Planning Department
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From: John Paul Bruno <johnpaulbruno@comcast.net>
Sent: Tuesday, June 09, 2020 10:59 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: 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>
Subject: Lights at St. Ignatius

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June 9, 2020

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

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear President Koppel and Commissioners:

My name is John Bruno and I grew up in the Sunset District, attended St. Ignatius, as did my children who are forth generation Ignatians. We continue to live in San Francisco and are active in our neighborhoods.

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 St. Ignatius to illuminate the field will keep students closer to the campus rather than traveling great distances to practice at fields in San Mateo County.

St. Ignatius College Preparatory has been an excellent center of learning for young men and women who are educated not only in the classics but to be exemplary citizens through their selfless service to others. St. Ignatius, since its location to the Sunset District, has been a center of activity to the community through the use of its facilities including the pool.

St. Ignatius and the City of San Francisco have enjoyed a fraternal relationship since 1855 and I am respectfully requesting your recognition of this relationship through your support of installing the lights at the school. Thank you for your serious consideration of these improvements to the campus.

Sincerely,

John Paul Bruno
155 San Benito Way
San Francisco, CA 94127

johnpaulbruno@comcast.net

From: [Ionin, Jonas \(CPC\)](mailto:Jonas.Ionin@sfplanning.org)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](mailto:Feliciano,Josephine@sfplanning.org)
Subject: FW: Permit Application Number 2017 07 18 2272. Request for Discretionary Review
Date: Tuesday, June 09, 2020 11:32:35 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: Hartmut Gerdes <cap94941@yahoo.com>
Date: Tuesday, June 9, 2020 at 11:15 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>
Cc: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "deland.chan@sfgov.org" <deland.chan@sfgov.org>, Stan Hayes <stanhayes1967@gmail.com>, n shan <nshan@mindspring.com>, Mary Lipian <mary.lipian@gmail.com>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Yan, Calvin (BOS)" <calvin.yan@sfgov.org>
Subject: RE: Permit Application Number 2017 07 18 2272. Request for Discretionary Review

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Mr. Joel Koppel, President
San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place, Suite 400
San Francisco, CA 94102

RE: *Permit Application Number 2017 07 18 2272. Request for Discretionary Review*

Dear President Koppel and Members of the Commission:

My partner Lynda Griffith and I are writing to express our strong opposition to the above-referenced four-story luxury-housing project at 520 Lombard St. We are seniors; Lynda has lived at 1911 Stockton St., just north of Fielding Alley, for 34 years, the last seven of which she and I have lived here together. We are dismayed that someone wants to "shoehorn" a 4(!)-story building into a small site in the rear of 526-530 Lombard St., at Fielding Alley.

PLEASE ALLOW LYNDA AND ME TO BRIEFLY STATE OUR OBJECTIONS TO THE PROPOSED PROJECT:

- The project is too tall, and out of scale with the inner block, setting a bad precedent for all of Telegraph Hill.

- The project design does *not* respect – and *not* reflect – the steep western and northern slopes.

- It severely limits access to light and air for many extremely tight rear yards and neighbors. Therefore, we also oppose granting any variances.

- The architect and the Zoning Administrator are clearly misrepresenting and misapplying Supervisors Peskin and Mandelman's 45-degree solar access requirement; it should NOT possibly be measured from a point 11 feet in the air.

- The proposed 2-unit, 4-story luxury-project greedily demands sweeping bay views – while boxing in several neighbors, and us.

- *NOTE: The Planning & Zoning Committee of the Telegraph Hill Dwellers has not yet had a chance to meet with the architect, nor have any neighbors been invited by the sponsor to review and comment on the project design.*

Respectfully,

Hartmut Gerdes
Lynda Griffith

1911 Stockton St.
San Francisco, CA 94133

cc. Kathrin Moore, Vice President
Sue Diamond
Frank S. Fung
Theresa Imperial
Milicent A. Johnson
Deland Chan
Jonas Ionin, Secretary
David Winslow, Planning Department

cc. Stan Hayes, President, Telegraph Hill Dwellers

Nancy Shanahan, THD P&Z Committee co-chair
Mary Lipian, THD P&Z Committee co-chair



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OUTDOOR DINING IN SAN FRANCISCO STARTING THIS WEEKEND
Date: Tuesday, June 09, 2020 10:21:50 AM
Attachments: [06.09.20 Outdoor Dining.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, June 9, 2020 at 10:03 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OUTDOOR DINING IN SAN FRANCISCO STARTING THIS WEEKEND

FOR IMMEDIATE RELEASE:

Tuesday, June 9, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES OUTDOOR DINING
IN SAN FRANCISCO STARTING THIS WEEKEND**

Restaurants may begin outdoor service beginning Friday, June 12, with proper health and safety protocols in place.

City's Shared Spaces Program to assist businesses by providing flexible use of sidewalks, streets, and other public spaces to serve customers

San Francisco, CA — Mayor London N. Breed today announced a plan for restaurants to offer outdoor dining service starting Friday, June 12. The amendment to the current Stay Home Order is set to be released later this week and will outline the specific health and safety protocols required for the activity. Only food facilities that provide permitted sit-down meal service may open for outdoor dining.

As part of the City's plan to safely and gradually reopen, businesses will be able to apply for the City's Shared Spaces Program to use a portion of the public right-of-way, such as sidewalks, parking lanes, streets, or other nearby public spaces like parks and plazas for restaurant pick-up and outdoor dining. Beginning Monday, June 15, other businesses may reopen their storefronts for indoor retail and can also apply for Shared Spaces permits. With

proper precautions, outdoor locations carry less risk of transmission of the coronavirus than indoor locations, making outdoor dining a safer option for the gradual resumption of restaurant services.

“Opening our restaurants is a great step that will help our small businesses that are struggling, our workers who need paychecks, and our residents who are ready to safely sit outside and enjoy a meal,” said Mayor Breed. “We have supported our small businesses with economic grants and assistance throughout the pandemic and will continue provide health guidance to help keep their employees and customers safe. Our continued reopening is dependent on each of us, as customers, employees, and San Franciscans to do our part by wearing our face coverings, keeping social distance, staying home if sick, and following the other health guidelines that will slow the virus spread.”

Before establishing an outdoor dining area, business owners will be asked to comply with a number new and existing requirements, including:

- Social Distancing Protocol in the [Shelter in Place Order](#) issued on June 1, 2020.
- [Food Preparation or Delivery Essential Businesses \(Directive 2020-05\)](#) including for takeout or delivery.
- Patrons will be required to remain outside the outdoor dining establishment and may enter the establishment only for limited purposes such as to access a restroom, to access an outdoor space that is only accessible by traveling through the restaurant, or to order at an indoor counter.
- Tables must be limited to 6 customers, except for members of the same household. People in the same party seated at the same table do not have to be six feet apart.
- Customers must wear face coverings until seated and any time they leave the table, such as to use a restroom.
- Establishments will be required to comply with strict cleaning and disinfecting protocols.

Additional details and requirements to be released on June 12.

“San Franciscans have done a terrific job helping to reduce the spread of COVID-19 in our community. With hospitalizations down, and testing up, we are making progress in building the new environment where we are gradually reopening,” said Dr. Grant Colfax, Director of Health. “The next step of outdoor dining will rely on both restaurants and customers doing their part to take proper precautions, practice social distancing and ensure safety measures for staff. We all have a role to play in a healthy and safer reopening.”

Only food facilities that provide permitted sit-down meal service are allowed to open for outdoor dining. Meals must be prepared and served by the outdoor dining establishment or another person or business operating under an agreement with the outdoor dining establishment. Brewpubs, breweries, bars, pubs, craft distilleries, wineries, and tasting rooms that do not provide permitted sit-down meal service must remain closed to the public, except for takeaway retail sales allowed by the order.

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 more 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 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 allows 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, general retail, and outdoor dining, as allowed by the Health Order. 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.

“We are grateful to the Mayor and the City for moving so quickly to make the Shared Spaces Program a reality,” said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. “This entailed a lot of work and coordination between departments. The ability for restaurants to soon seat patrons outside will definitely increase the chances we can survive financially.”

The COVID-19 Economic Recovery Task Force developed the Shared Spaces Program. The 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.

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 Americans with Disabilities Act. Program rules, regulations, and an online application are available on [SF.gov/sharedspaces](https://sf.gov/sharedspaces).

###

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at Saint Ignatius Field
Date: Tuesday, June 09, 2020 9:30:46 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: Chris Dunn <cdunn@siprep.org>
Sent: Tuesday, June 09, 2020 9:14 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at Saint Ignatius Field

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Dear Commissioners,

I am a native San Franciscan, Saint Ignatius (SI) alumnus, and an Outer Sunset resident. My two brothers attended SI and my three sons will soon be SI graduates. I am now also a mathematics teacher at Saint Ignatius. I have seen and approved of the lights that have been erected on South Sunset Playground and the turf at Beach Chalet and Crocker-Amazon. These improvements have significantly increased the opportunities for youth activities.

I am writing to support the request for installation of lights on the St Ignatius field in order to

create more opportunities for student athletes and to allow for a later start time in accordance with CA state law. There are fewer spaces for students to practice field sports in San Francisco, lights will allow student athletes to practice on campus rather than travelling out of the City.

Saint Ignatius College Preparatory is an excellent center of learning not just to earn academic accolades, but to be in service to others. Many of those lessons are learned through the shared experiences on the field competing as a team. 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 Saint Ignatius field. Thank you for considering this personal appeal.

Sincerely,
Chris Dunn
2227 Lincoln Way
SF CA 94122

cdunn@siprep.org

--

Sincerely,
Mr. Chris Dunn
Math Teacher
Asst JV Football Coach
Saint Ignatius College Preparatory
2001 37th Ave
San Francisco, CA 94116
415 731 7500 x6503
www.siprep.org

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St Ignatius Field
Date: Tuesday, June 09, 2020 9:30:33 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: James Lenox <jflenox@yahoo.com>
Sent: Tuesday, June 09, 2020 9:07 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St Ignatius Field

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

Dear Commissioners:

I'm writing in support of lights at St. Ignatius Field. As a 24 year resident of the Outer Sunset, I feel it important to help raise attention to any issue that stands to improve the experience of students, parents, and teachers at SI, our neighborhood high school.

I support the lights at SI as a means to create more options for students engaged with sports and to allow the school to run activities at later start times. Often the students' schedules are overly stressed by compressed timing and limited availability of facilities, so the tendency is to

run activities at other locations or at times that reduce attendance by parents and other students.

Lights allow more flexible scheduling which in turn allows more students and parents to be part of more athletic activities. Forcing sports activities to early start times and to different locations and dates challenges both students and parents, and challenges the sense of community.

Please do fully consider the issues involved and please do vote YES to the lights at St. Ignatius Field. Thank you.

Sincerely,

Jim Lenox
1482 32nd Ave
San Francisco, CA 94122
jflenox@yahoo.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: FOR 3627 Ortega St.
Date: Tuesday, June 09, 2020 9:30:21 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: Wing Wong <wingwong6446@icloud.com>
Sent: Tuesday, June 09, 2020 1:22 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FOR 3627 Ortega St.

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

To whom it may concern,

I've been informed that they want to expand the building horizontally for 3627 Ortega St. I am currently renting the upper level and do not think that expanding is good for me or my family or the neighbors. Once they expand we will no longer have a backyard and as a person who is immune Compromised, this means I won't even be able to go out to the backyard to breathe due to Covid-19. Constructions during this time would be risking the lives of my family and the neighbors. Thank you so much for your time and I appreciate the understanding.

Sincerely, Wing S Wong

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: FOR 3627 ORTEGA ST.
Date: Tuesday, June 09, 2020 9:29:58 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: Allison Ho <allisonho@gmail.com>
Sent: Tuesday, June 09, 2020 1:08 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FOR 3627 ORTEGA ST.

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

To whom this may concern,

I am the resident that is currently renting the upper level of 3627 Ortega St. My family and our neighbors were informed that they plan on starting renovation for the bottom levels again. We've had many issues before with the construction crossing the property of our neighbors, using our personal items without asking, not informing others about the expansions until people started complaining, and it is also very disturbing for everyday life. Especially through these hard times, due to Covid-19 and other added stress, my family and the neighbors does not agree with the expansion for this building. Another thing to note is that my mom is immune compromised and we feel very uncomfortable with the amount of people doing construction, making social distancing a challenge. Thank you in advance for your time and consideration. I hope you're staying safe and healthy during these times.

Warmest regards, Allison Ho

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Christensen, Michael \(CPC\)](#)
Subject: FW: Case No. 2020-001158CUA 899 Columbus Ave., SF
Date: Tuesday, June 09, 2020 9:28:58 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: Nora <kumandnora@gmail.com>
Sent: Monday, June 08, 2020 10:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Case No. 2020-001158CUA 899 Columbus Ave., SF

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

As homeowners of 2137 Taylor St., we OBJECT to the establishment of Cannabis Retail Use in the North Beach Neighborhood, specifically to 899 Columbus Ave. in San Francisco. Francisco Middle School is only 3 blocks away and I do not wish to see young students see or attempt purchase cannabis or marijuana of sorts nor do I wish to see or smell cannabis in our neighborhood or tenants.

Thank you,
Kum and Nora Wong

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Tuesday, June 09, 2020 9:27:51 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: vinceanastasio@gmail.com <vinceanastasio@gmail.com> **On Behalf Of** sunsetfog
Sent: Monday, June 08, 2020 10:21 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: Lights at St. Ignatius Field

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

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

Dear Commissioners:

My name is Antonio Anastasio and I have lived within a few blocks of Saint Ignatius College Preparatory my entire life of 18 years. I am proud to say I graduated from SI in 2019 and know

personally that these lights will benefit many generations to come. As both a resident and alumni, I urge you to vote in favor of installing these lights.

I'm writing in strong support for approval of lights at St. Ignatius Field in order to create more options for student athletes and 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,
Antonio Anastasio
1670 36th Avenue
sunsetfog@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Tuesday, June 09, 2020 9:27:30 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: Mr. John Regalia <jregalia@siprep.org>
Sent: Monday, June 08, 2020 10:15 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: Lights at St. Ignatius Field

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

Dear Commissioners:

My name is John Regalia and I am the head football coach and a teacher of Mathematics at St. Ignatius College Preparatory. I have been a coach and member of the St. Ignatius faculty for 23 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. In addition to space, having lights will alleviate scheduling issues that extend student's schedules, taking time away from their studies and time at home. The lights help change schedules for students that promote student wellness and a healthier lifestyle for our students, teachers and coaches.

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,

John Regalia

Head Football Coach, St. Ignatius College Preparatory
2001 37th Avenue, San Francisco, CA 94116 | www.siprep.org | (415) 731-7500 x. 453

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Conditional Use Authorization Public Hearing - Lighting at JB Murphy Field/St Ignatius College Preparatory
Date: Tuesday, June 09, 2020 9:27:20 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: Mark Dowdy <mddowdy1@gmail.com>
Sent: Monday, June 08, 2020 10:12 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: Conditional Use Authorization Public Hearing - Lighting at JB Murphy Field/St Ignatius College Preparatory

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Members of the Planning Commission--

My wife and I have been residents of the Parkside district for more than 35 years, have raised our children here, and have had two children who attended high school at Saint Ignatius College Prep in the past.

In consideration of the proposal before you for Conditional Use Authorization for Lighting at Murphy Field as SI, we would like to register our strong support for this project. We believe that the lighting project will not only enhance the availability of athletics for students at SI, but will add to nighttime safety in the area as well. Current technology lighting, as has been demonstrated at Beach Chalet for example, can be directed to provide proper lighting for the field while minimizing so-called 'light pollution' or significant change to ambient lightning in the neighborhood. In addition, in speaking to other nearby residents, the addition of additional Verizon capabilities will significantly add much needed cellular capabilities in the area. Both the lighting and the cell service enhancements will provide additional safety and security for both students and residents alike.

It is for these reasons that we support this project, and strongly urge your approval of this project.

Thank you for your consideration.

--

Mr. & Mrs. Mark Dowdy
415-676-1618

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Tuesday, June 09, 2020 9:26:47 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Teresa Anastasio <teresa@sunsetfog.com>
Sent: Monday, June 08, 2020 10:08 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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joel.koppel@sfgov.org,
kathrin.moore@sfgov.org,
sue.diamond@sfgov.org,
frank.fung@sfgov.org
theresa.imperial@sfgov.org,
milicent.johnson@sfgov.org,
jonas.ionin@sfgov.org, commissions.secretary@sfgov.org
Cc: Gordon.Mar@sfgov.org

Date

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 Teresa Anastasio and I have lived within a mile of Saint Ignatius College Preparatory my entire life of 49 years. I grew up in the Lake Shore District and have lived a few blocks from SI on 36th Avenue since 1996. My husband and I have two boys, one of which graduated from SI in the class of 2019.

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,

Teresa Anastasio

1670 36th Avenue

Teresa@sunetfog.com

From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Lights at Murphy Field (St. Ignatius)
Date: Tuesday, June 09, 2020 6:35:59 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Gene Nakashita <gnaka100@gmail.com>
Date: Tuesday, June 9, 2020 at 12:15 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at Murphy Field (St. Ignatius)

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Hello Mr. Koppel

My name is Gene Nakashita and I'm the parent of an incoming SI freshman football player .

I'm writing in support of the school's request to install lights at Murphy Field. From a practical standpoint, the lights would allow more flexibility for the students and coaches to conduct practices over a longer period of time and maintain the required distancing without the urgency of time relative to daylight. The result is student athletes with significantly less stress of having to juggle classwork and sports, and faculty having more options at their disposal to administer their curriculum with little restriction.

I think back to my own experience as a player in high school. The field is where all our families and friends would meet up every Friday night. Playing under the lights was always special for students and family and the experience could be the same again for our kids as well as future Wildcat families!

Thank you for your time and consideration
Regards,

Gene Nakashita

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SI Lights
Date: Monday, June 08, 2020 3:58:36 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Teo Manzo <teo.a.manzo@gmail.com>
Sent: Monday, June 08, 2020 2:16 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@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>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SI Lights

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Dear San Francisco Planning Department,

My name is Teo Manzo I am a sophomore at George Washinton high school. I live right down the block from Saint Ignatius. Almost every day (Pre Covid-19) I come home to seeing SI athletes using a hill of Quintara street between 39th and 40th Ave as a hill to run-up as an exercise. They will continually run-up all while the coaches are screaming and yelling. To me, this isn't a huge problem while loud and sometimes annoying this is the least of my concerns. After that, the soccer practices would start and go on until around 6 or 7. Then it finally becomes peaceful, however, if SI were to build these lights that all changes. SI football games are already loud from the announcers and cheering. If this were to happen at night it would be exponentially more annoying. Combined with the aspects of partying at night, teens drinking,

smoking (I've seen this happen before at SI and at my own school's football games so I know for a fact that this would happen here) and garbage. That would make things even worse with this happening 3 times a week. So please do take this letter into consideration when you make the verdict and understand the burden you would be putting on us neighbors of SI before approving this project.

Thank you for reading

-Teo Manzo

From: [CPC-Commissions Secretary](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SUPPORT LETTER for Installation of Lights at St. Ignatius Field (Teshara)
Date: Monday, June 08, 2020 3:58:23 PM

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From: Greg Teshara <gteshara2002@yahoo.com>
Sent: Monday, June 08, 2020 3:11 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>; Mr. Joseph Vollert <jvollert@siprep.org>; thsieh@siprep.org; nharlan@siprep.org; Gregory Teshara <gteshara2002@yahoo.com>
Subject: SUPPORT LETTER for Installation of Lights at St. Ignatius Field (Teshara)

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June 8th, 2020

To: President Koppel, Honorable Commissioners, Clerk Ionin

CC: Supervisor Gordon Mar

San Francisco City Hall, San Francisco, CA

VIA EMAIL

RE: SUPPORT LETTER for Installation of Lights at St. Ignatius Field

Dear President Koppel & Honorable Commissioners:

Thank you for taking the time to receive and review this letter in support of the installation of lights at St. Ignatius (S.I.) Field.

My name is Greg Teshara and I am a proud native San Franciscan, homeowner in District 4 and member of the St. Ignatius Class of 1998. I blessed to be the son of two native San Franciscans (homeowners in District 7 for over 40 years), and have been born into the Hennessy / Teshara Family that has for decades been involved in our communities through civic engagement, public service and elected office. Most importantly, I am the father to two wonderful little boys, Benjamin Mathew (St. Stephen) & Declan Gregory (Lakeside Presbyterian) - St. Ignatius Classes of '32 & '35, hopefully.

Today it is a privilege to write to you and ask for your *support* and *approval* of installation of lights at St. Ignatius Field in order to create more options and opportunities for our students while allowing the school to implement a later start time for certain athletic and community events in accordance to CA State law.

As the current COVID-19 pandemic has acutely shown, the need for safe outdoor areas for recreation and athletic teams to practice are in greater need than ever. Unfortunately, as we all can recognize, there are fewer spaces for students to practice field sports in our City and allowing S.I. to install these lights will keep students closer to the campus rather than being forced to travel great distances – all at an expense to the student athletes, St. Ignatius and the environment.

For decades St. Ignatius College Preparatory, at its very core, has been an outstanding center of learning - creating men and women for others! This foundation is not only about being able to study hard, take tests and get good grades – but to be always present in service of others. As team-centered experiences in your own lives has likely shown, many of those lessons are learned through the shared experience – and often extend to spectating students, families and friends who participate in the creation of community by supporting their classmates, children and friends.

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

Sincerely & Warmly Yours,

Greg Teshara, S.I. '98

GREGORY L. TESHARA

San Francisco / CA / 94122-4244

C: 415 317 3942

E: GTeshara2002@yahoo.com (personal)

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support St. Ignatius Field Lights
Date: Monday, June 08, 2020 2:13:01 PM
Attachments: [Letter to support St. Ignatius Field lights.doc](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: capulidental@aol.com <capulidental@aol.com>
Sent: Monday, June 08, 2020 1:38 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>
Subject: Letter of Support St. Ignatius Field Lights

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President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission

Please see attached letter of Support for field lights at St. Ignatius College Prep.

Thank you for your consideration.

Dr. Earl A. Capuli

From: CPC-Commissions Secretary
To: Deland Chan (CPC) <delandc@gmail.com>
Cc: Feliciano, Josephine (CPC)
Subject: FW: S.I. Lights: 2018-012648CUA
Date: Monday, June 08, 2020 2:12:52 PM
Attachments: [Light Pole Location Discrepancy elev and plans.pdf](#)
[Light pole looming at 39th ave.pdf](#)

Commission Affairs
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From: Nina & Jay Manzo <njaymanzo@yahoo.com>
Sent: Monday, June 08, 2020 11:26 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; .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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Marstaff (BOS) <marstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: S.I. Lights: 2018-012648CUA

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Dear Planner Horn and Planning Commissioners,

I am a homeowner (with my family of four) living at 3025 Quintara Street just around the corner and very near S.I.'s proposed stadium lights and cell antenna project. I am opposed to this project and I urge you to deny the proposed project. As I've expressed before, this project does not benefit our neighborhood community or my family in any manner, but rather is detrimental to us in many ways and would diminish the livability (and thus the value) of our property. I believe this project does not meet the requirements of a Conditional Use permit and should not be approved.

I am hopeful that instead of this proposed project, S.I. and our neighborhood can arrive at a mutually-agreeable solution.

As an architect, I'd like to address the aesthetics and scale of the proposed project:

- The light poles are totally out of scale for this residential neighborhood, and ugly. At 90' high, they are far taller than anything in the area. Their presence would be dominating and unavoidable when illuminated at night (particularly glowing in the fog, so common out here), but also in the daytime they would appear as huge structures looming over the sidewalk, and reaching more than twice as high than all the surrounding homes. Two of the light poles would be visible from our backyard and roof deck as well, dominating the sky where we now watch the hawks, ravens, doves and swallow fly around. Aesthetically these light poles would detract from our neighborhood, adding ugliness, and would be out of scale and character for this low-lying residential neighborhood.
- No story poles were erected, so the surrounding neighbors (and Planning Commissioners) cannot see the actual visual impact that these light poles will have on us. Please erect story poles.
- The light poles are very much in the public vistas, and will be in the ocean and sunset views from homes on much of the uphill slope east of Sunset Blvd.
- No drawings were submitted which show the dimensions of the light arrays at the top of the four light masts. They appear to be at least 12' wide and 7' tall, as scaled off the drawings submitted. This is **very large, about the length and height of a vw beetle!** The width is more than half the width of the 25' wide homes on 39th ave. But we really don't know the dimensions.
- No scale drawings of the Site Cross-Section have been provided to show the light poles in context. I drew such drawings (in the SINA submittal) because I wanted to see the impact of these structures on the neighborhood and based on the site-lines, I believe they will be visible from hundreds of homes in the sunset.
- It is unclear exactly how close the poles will be to the 32 homes on 39th ave. There is a major discrepancy between the pole locations in the two drawings sets provided by S.I. Verizon's Sheet A-2 indicates the poles are to be +/- 12'-6" from the street property line at 39th Ave, and Verde's Sheet L2.0 indicates they are to be +/- 2'-10" from the property line. This is a **9'-8"** discrepancy as to the location of the poles across from the 32 homes on that block of 39th avenue. This application doesn't seem to be accurate/complete. (see attached illustrations)
- The light poles are more than twice the 40' height allowed for the area. While there is a code exception for light masts, these are so massive that they should be considered as "structures" and should not be allowed under the code exception.

Regarding the Conditional Use permit:

- The application is for a **change in the use**, because there has been no regular **night-time stadium lights use** historically.
- The proposal is an **expansion of the current use of the stadium** (the timeframe of the use is **extended** into **evening**, after we all come home from work - the timing of the use really makes a difference to us!).

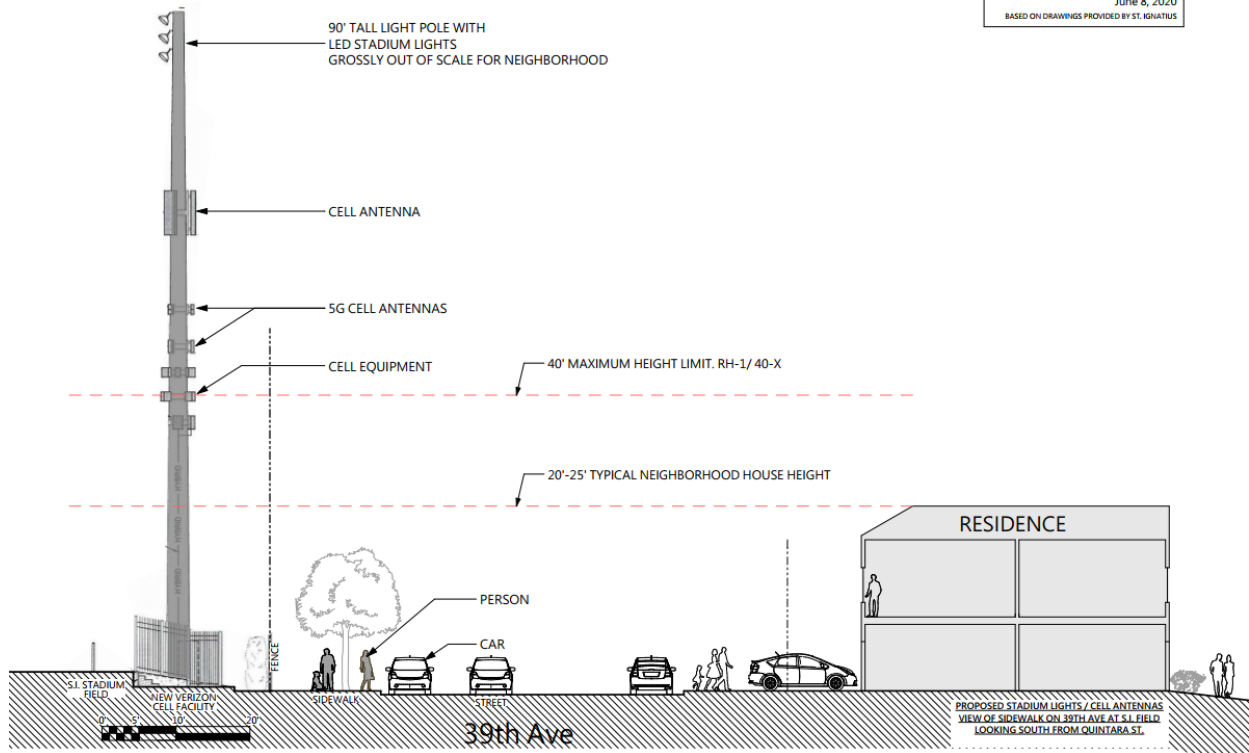
In addition to the above I am concerned about:

- Friday night football games: these would fall when we typically have a quiet family meal and rest and relaxation (sabbath).
- Return of drug dealers: Over the years, I have worked with S.I.'s security and the police to get rid of the drug dealers who park along Quintara St. These nighttime venues will likely attract them back to the neighborhood for more extended access to customers (with the cover of night).
- Disruption of the natural life cycles of the birds and the bats in the area. We are avid birdwatchers and bird - feeders and we know many birds (including hawks) nest in the tall trees (along Sunset Blvd, the Soccer Fields, and our block's backyards) which will be in the vicinity of the light or the reflected light from the stadium.

Thank you for your consideration of my concerns.

Sincerely,
Nina Manzo, AIA
Architect

S.I. PROPOSED LIGHTS & ANTENNAS
ILLUSTRATION OF CONTEXT
BY NEIGHBORHOOD RESIDENTS
June 8, 2020
BASED ON DRAWINGS PROVIDED BY ST. IGNATIUS



From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, June 08, 2020 2:12:34 PM

Commission Affairs

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1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Quentin Favia <qfavia@gmail.com>
Sent: Monday, June 08, 2020 11:01 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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Dear Commissioners,

I am a San Francisco native and SI Alumni, Class of 2014.

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,

Quentin Favia

195 Alhambra St #9, San Francisco, CA, 94123

qfavia@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Re: 552-554 Hill Street: 2019-000013CUAVAR
Date: Monday, June 08, 2020 2:07:08 PM
Attachments: [2020.06.05 Rohosky Ltr to Campbell Planning.pdf](#)

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From: Chandni Mistry <chandni@zfplaw.com>
Sent: Monday, June 08, 2020 9:49 AM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>; Sarah Hoffman <sarah@zfplaw.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@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>
Subject: RE: Re: 552-554 Hill Street: 2019-000013CUAVAR

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Good morning,

My apologies, I sent an incorrect version of the letter. Please find attached the correct version of the letter from Mr. Rohosky.

Thank you,

Chandni Mistry
Administrative Assistant
Zacks, Freedman & Patterson, PC

235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

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From: Chandni Mistry
Sent: Friday, June 5, 2020 5:19 PM
To: 'Cathleen.campbell@sfgov.org' <Cathleen.campbell@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>; Sarah Hoffman <sarah@zfplaw.com>; 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>; 'deland.chan@sfgov.org' <deland.chan@sfgov.org>; 'frank.fung@sfgov.org' <frank.fung@sfgov.org>; 'theresa.imperial@sfgov.org' <theresa.imperial@sfgov.org>; 'milicent.johnson@sfgov.org' <milicent.johnson@sfgov.org>; 'jonas.ionin@sfgov.org' <jonas.ionin@sfgov.org>; 'Commissions.Secretary@sfgov.org' <Commissions.Secretary@sfgov.org>
Subject: Re: 552-554 Hill Street: 2019-000013CUAVAR

Good afternoon,

Please find attached a letter from Mr. Rohosky to the SF Planning Commission regarding 552-554 Hill Street: 2019-000013CUAVAR.

Thank you,

Chandni Mistry
Administrative Assistant
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
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From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1760 Ocean Ave Conditional Use Request
Date: Monday, June 08, 2020 12:37:27 PM
Attachments: [Letter re. 1760 Ocean to Keith Hansell \(2\).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: Ocean Avenue CBD <info.oacbd@gmail.com>

Date: Monday, June 8, 2020 at 11:47 AM

To: "keithh@savelyhealthcarearchitects.com" <keithh@savelyhealthcarearchitects.com>

Cc: "Yee, Norman (BOS)" <norman.yee.bos@sfgov.org>, "Low, Jen (BOS)" <jen.low@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@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>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>

Subject: 1760 Ocean Ave Conditional Use Request

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

Please see the attachment. Dan
Daniel Weaver
Executive Director
Ocean Avenue Association
t: 650-273-6223
e: info.oacbd@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Racial Equity Resolution, June 11th
Date: Monday, June 08, 2020 12:34:03 PM
Attachments: [2016-003351CWP.pdf](#)

Commissioners,
Please find the attached memo for your review, per your request.

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: Diego Sanchez <diego.sanchez@sfgov.org>
Date: Monday, June 8, 2020 at 12:25 PM
To: "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Re: Racial Equity Resolution, June 11th

Jonas / Commission Secretary:
Attached please find the Case Report for item #7 Case 2016-003351CWP.

Diego R Sanchez
Legislative Affairs

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From: Chion, Miriam (CPC) <miriam.chion@sfgov.org>
Sent: Monday, June 8, 2020 12:21 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>
Subject: Racial Equity Resolution, June 11th

Hi Jonas,

Very sorry we are running so late. Diego will be sending you the resolution for the June 11th Planning Commission Packet in a few minutes. I know the deadline for public release is 1 pm.

I really apologize for this delay and added stress. Many thanks for your help,

Miriam

Miriam Chion

Housing and Community Equity

San Francisco Planning Department

Miriam.Chion@SFGov.org

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From: [Ionin, Jonas \(CPC\)](#)
To: Delandsf@gmail.com
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at Saint Ignatius Field
Date: Monday, June 08, 2020 9:42:58 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

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

From: AT&T | Yahoo Mail <regan2466@yahoo.com>
Reply-To: AT&T | Yahoo Mail <rregan2466@yahoo.com>
Date: Sunday, June 7, 2020 at 10:17 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>
Subject: Lights at Saint Ignatius Field

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May 20, 2020

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

Re: Lights at the St. Ignatius Field

Dear Commissioners:

Hello, my name is Regan Stuart-Killion, and I moved to San Francisco in 1999. I have lived in the Sunset since 2004. I am a pediatrician, and can't think of a better and healthier San Francisco neighborhood to raise our children. My husband and I have played multiple sports our entire lives, and both competed as college athletes. The close proximity to the beach, parks, and athletic fields enable us to continue an active life as a family. Better yet, most of my children's sports activities can be performed in our neighborhood.

I was initially ambivalent to the placement of turf fields and lights at the Beach Chalet Fields, but I have seen how this facility has brought life to our neighborhood. My children use the fields like a backyard. I think the increased use of the St. Ignatius (SI) Field would offer the same benefits. I am writing in strong support for the approval of lights at the SI Field. This will create more options for high-school student athletes, and also allow SI to implement a later start time in accordance with California State Law. Allowing SI to use nighttime lights will keep students closer to the campus for athletic practices and competitions.

SI has a history of academic and athletic excellence. Its Jesuit foundation focuses on service to others, and some of the finest people I know in San Francisco have been educated there. I know that the SI community will only grow stronger by spending more time together as a community.

Please vote YES to the lights at SI Field and thank you for your consideration.

Sincerely,

Regan Stuart-Killion, MD

2040 Great Hwy, San Francisco, CA 94116

regan2466@yahoo.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Comments for public hearing on 3627 Ortega (2020-001090DRP)
Date: Monday, June 08, 2020 8:52:40 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: Golden Fish <fb9998@gmail.com>
Sent: Friday, June 05, 2020 9:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comments for public hearing on 3627 Ortega (2020-001090DRP)

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Hi,

I'm a neighbor who lives on the same block as the subject property. I oppose the proposal to legalize the expansions that the owner had taken without properly obtaining building permits prior to construction. I recall during the construction process related to the expansion work, the loud noise from the equipment and the vibration as a result of the work disturbed me on many occasions for a period of time spanning multiple months. The owner(s) seem to lack care or respect for the neighbors.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Issues but No Red Flags for Garden Center Redevelopment (sloat blvd)
Date: Monday, June 08, 2020 8:51:01 AM

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

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Saturday, June 06, 2020 8:07 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; cac@sfmta.com
Subject: Issues but No Red Flags for Garden Center Redevelopment (sloat blvd)

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SFBOS and SF Planning Commissioners

Amazingly nobody has looked above the weeds and seen the simple connect the dots of the transit changes needed in the west side.

Recall that ocean beach masterplanning and changes showed options for the L to cross sloat... it's not hard to imagine LRVs and trolleys running up sloat blvd again...

Link The L -taraval back up sloat 1.8 miles per google maps to st Francis circle K/M links with a stop at sunset blvd or lakeshore mall and stern grove. (Concert pumpkin patch across from stern Grove to a hybrid use site with undergrounded access to a tunnel under 19th avoid the construction mess of 19th and turn it south on 20th to stonestown and a re-envisionment of stonestown's density of parking lots a revitalized YMCA annex and new office and housing buildings on the west side...

There can be much better wholistic planning if we don't look at each parcel being boosted and pumped up like an inflatable bouncy house...

Focus on the LRV links that can be made so less traffic is the result when more dominos fall in terms of westside redevelopments...

Parkmerced's M-line has gone nowhere and SFSU-CSU gets off Scott-free...

70 million and nothing done to date...

Focus on the links loops and transfers to make a 30x30 network and public access from D10/D11/D7 from bayshore across town to the beach it's not rocket science get outta the downtown morass and look at how the city overall needs a transit network.

I begin to wonder who really is thinking of Significant transit links/loops and networks that will reduce auto use and provide a city system... 20 min from India basin to the beach... north south east and west....

Aaron Goodman D11

<https://socketsite.com/archives/2020/06/no-red-flags-for-sloat-garden-center-redevelopment-as-drafted.html>

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Monday, June 08, 2020 8:49:56 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: joseph mcfadden <fadsmfadden@yahoo.com>
Sent: Sunday, June 07, 2020 6:46 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: Lights at St. Ignatius Field

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

Dear Commissioners:

My name is Joseph McFadden, and I'm an Alumnus of St. Ignatius College Preparatory, as well as the Alumni Class Representative for the Class of 1981 and a parent of two SI graduates. I'm also a resident of the Sunset District and have been

my entire life of 56 years.

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

There are fewer spaces for students to practice field sports in San Francisco and allowing S.I. to build these lights will keep students closer to the campus rather than traveling great distances to practice. If the field lights were in place during my time at S.I., I would have benefitted from them in so many ways, which is why I strongly support the approval of this project.

As a member of the football and soccer teams during my time at Saint Ignatius I used the fields regularly. I spent countless nights on the field and believe strongly that adding necessary lights would only enhance the experience of students who currently attend the college preparatory. It is also a safety issue for students these days. As a recently retired member of the San Francisco Police Department, after a 30 year career, I can tell that the addition of lights to the field would make not only the students feel safe, but also the surrounding neighbors. People of ill intent would be less likely to attempt crimes in a well lit area. Both my son and my daughter attended SI and I would have felt much more comfort as a parent knowing that the area was well lit. All of the St. Ignatius students, staff and the neighbors would feel more comfortable with lighting at night if you approve this project.

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

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

Sincerely,

Joseph McFadden
2655 22nd Avenue
San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Lights at St. Ignatius J.B. Murphy Field
Date: Monday, June 08, 2020 8:49:22 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: Tony Talarico <ttalarico003@yahoo.com>
Sent: Sunday, June 07, 2020 8:02 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: tomharlan1@yahoo.com; Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Proposed Lights at St. Ignatius J.B. Murphy Field

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June 7, 2020

President Joel Koppel and Honorable Commissioners

San Francisco Planning Commission

San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

I am Tony Talarico, a 26-year resident of San Francisco, a constituent in Supervisorial District 4, and the parent of a current Senior at St. Ignatius College Preparatory. I am writing you to voice my support for the light structures that have been proposed for SI's J.B. Murphy Field. The lighting will create more options for our student-athletes and also to allow St. Ignatius to implement a later start time for the school day 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. My daughter currently travels offsite each day for her athletic practices, so the lighting will help my daughter and her entire team in the sense that the teams will be able to practice longer since they would not have to dedicate time to return to campus.

St. Ignatius College Preparatory is an excellent center of learning and our curriculum is enhanced by the tradition of service to others. Many classroom lessons are reinforced by the shared experiences in sports on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

The proposed lighting will be most beneficial during the winter months, when darkness falls early in the day and a great percentage of SI students are participating in extracurricular activities.

I live within a mile of the SI campus, and as a resident of the Sunset, I think the lights represent an improvement to the already beautiful SI campus. They will provide for expanded usage of the campus facilities and give our students more opportunities to fully experience all that high school has to offer.

Please vote YES! to the lights at St. Ignatius J.B. Murphy Field. Thank you for your consideration, and best wishes for a great day!

Sincerely,

Tony Talarico
1979 - 46th Avenue
San Francisco CA 94116
ttalarico003@yahoo.com
415-753-0981 (home)
415-235-4365 (mobile)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Issues but No Red Flags for Garden Center Redevelopment (sloat blvd)
Date: Monday, June 08, 2020 8:49:10 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: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, June 08, 2020 5:55 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; cac@sfmta.com
Subject: Issues but No Red Flags for Garden Center Redevelopment (sloat blvd)

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SFBOS and SF Planning Commissioners

Amazingly nobody has looked above the weeds and seen the simple connect the dots of the transit changes needed in the west side.

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Link The L -taraval back up sloat 1.8 miles per google maps to st Francis circle K/M links with a stop at sunset blvd or lakeshore mall and stern grove. (Concert pumpkin patch across from stern Grove to a hybrid use site with undergrounded access to a tunnel under 19th avoid the construction mess of 19th and turn it south on 20th to stonestown and a re-envisionment of stonestown's density of parking lots a revitalized YMCA annex and new office and housing buildings on the west side...

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Focus on the LRV links that can be made so less traffic is the result when more dominos fall in terms of westside redevelopments...

Parkmerced's M-line has gone nowhere and SFSU-CSU gets off Scott-free...

70 million and nothing done to date...

Focus on the links loops and transfers to make a 30x30 network and public access from D10/D11/D7 from bayshore across town to the beach it's not rocket science get outta the downtown morass and look at how the city overall needs a transit network.

I begin to wonder who really is thinking of Significant transit links/loops and networks that will reduce auto use and provide a city system... 20 min from India basin to the beach... north south east and west....

Aaron Goodman D11

<https://socketsite.com/archives/2020/06/no-red-flags-for-sloat-garden-center-redevelopment-as-drafted.html>

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: Re: CPC Calendars for June 11, 2020
Date: Friday, June 05, 2020 5:44:23 PM

Commissioners,
Please be advised that the supporting documents folder contains DEIR for the 550 O'Farrell Street project, scheduled to heard on June 25th.

<https://sfplanning.org/resource/planning-commission-june-11-2020-supporting-documents>

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Friday, June 5, 2020 at 5:37 PM
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>, KATE STACY <Kate.Stacy@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>, "YANG, AUSTIN (CAT)" <Austin.Yang@sfcityatty.org>
Subject: CPC Calendars for June 11, 2020

Commissioners,
Congratulations on your tenth successful remote hearing. When the SIP was initiated and we held our first remote hearing in April, I had no idea we would conduct ten hearing remotely and still be counting.

Attached are your Calendars for June 11, 2020.

Enjoy the weekend,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED, BOARD PRESIDENT NORMAN YEE, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE \$1 MILLION PROGRAM TO SUPPORT FAMILY CHILD CARE EDUCATORS
Date: Friday, June 05, 2020 4:53:48 PM
Attachments: [06.05.20 Give2SF Child Care.pdf](#)

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: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, June 5, 2020 at 3:24 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, BOARD PRESIDENT NORMAN YEE, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE \$1 MILLION PROGRAM TO SUPPORT FAMILY CHILD CARE EDUCATORS

FOR IMMEDIATE RELEASE:

Friday, June 5, 2020

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

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

MAYOR LONDON BREED, BOARD PRESIDENT NORMAN YEE, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE \$1 MILLION PROGRAM TO SUPPORT FAMILY CHILD CARE EDUCATORS

With funding from Give2SF, the new grant program will provide economic relief to Family Child Care educators in high-need neighborhoods who are experiencing financial hardship due to COVID-19

San Francisco, CA — Mayor London N. Breed, Board of Supervisors President Norman Yee, and Supervisor Ahsha Safaí today announced the creation of a new program to support Family Child Care (FCC) educators. FCCs provide child care for children ages 0 to 12 and are a vital resource for families, particularly in communities with a high need for early care and education but with limited child care resources. Like most small businesses in San Francisco, many child care providers are struggling financially due to COVID-19.

The Office of Early Care and Education (OECE) will use \$1 million in funding from the Give2SF COVID-19 Response and Recovery Fund to create a Family Child Care Emergency

Operating Grant program. The program will provide up to 150 FCCs with funding they can use to cover operating expenses such as staff retention, rent or mortgage, taxes, insurance, utilities, and any other expenses related to typical program operations. The grant program will focus on supporting child care operators who are not eligible or do not have access to many of the funding resources available to other business sectors.

“As we move forward on our gradual reopening of the economy, we know that we need affordable, high-quality childcare options so people can get back to work and know that their kids are safe,” said Mayor Breed. “Unfortunately, many child care operators are struggling right now and are at a risk of closing. This grant program will help these small businesses remain open and provide much-needed early care and education for our city’s families, especially families who live in parts of the City where there aren’t as many child care options.”

“Family Child Care is the backbone support system for our city’s youngest learners. San Francisco and our families cannot afford to have Family Child Care programs close,” said Supervisor Norman Yee. “These providers are predominantly women and women of color and COVID has devastated this industry. Give2SF funding is critical to help support these small businesses and the families and children they serve.”

“Child care centers are the lifeblood of our economy,” said Supervisor Ahsha Safaí. “We cannot talk about reopening our City without making sure our child care providers have support to pay rent, cover their mortgage and pay employees during this time. I have talked to many family providers who are on the brink of closure. These funds will be a lifeline to make sure this important workforce survives and that San Francisco families have access to quality care.”

Since child care programs will be facing reduced enrollment restrictions due to COVID-19, it is imperative that existing child care providers remain open so that there is sufficient capacity for San Francisco families. This funding will help child care operators survive until group size restrictions are relaxed through the Public Health Order. The grant program will prioritize FCCs in high-need neighborhoods, including the Tenderloin, SoMa, Mission, Excelsior, OMI, Bayview, Ingleside, Merced, and Visitacion Valley.

“We must commit to strengthening our fragile child care system for the essential-worker families who need child care now during this public health emergency, and for every parent needing to return safely to work,” said Ingrid Mezquita, Director of the Office of Early Care and Education. “Providing these operating grants to Family Childcare helps maintain and sustain our ECE system whole.”

Child care providers that are part of OECE’s Early Learning Scholarship and Preschool For All programs were limited as to who they could serve during the recent public health crisis and have lost funding from non-City sources, such as fees from families and state subsidy reimbursements. As the City plans for next school year’s programming for preschool-aged children, OECE is in need of licensed spaces in high-need communities. To prepare for the school year with classroom sizes maxing at 10 students, OECE needs every available licensed space to accommodate the children who will not have access to district, Head Start, or state-funded spaces that are normally available for three- and four-year-old children.

In March, Mayor Breed announced three priority areas for the Give2SF Fund: food security,

access to housing, and support for workers and small businesses, with a focus on assisting undocumented people who otherwise may not have access to social safety net programs; seniors and people with disabilities; and small businesses. The \$1 million in funding from Give2SF is part of the small business category, since FCC educators are small businesses that often have limited financial means.

The grant funding will be managed through the Low Income Investment Fund's Child Care Facilities Program, in partnership with OECE. OECE will assist FCC educators through the application process. Additional program details and application information will be available on OECE's webpage: <https://sfoece.org/>

“As a small business owner, COVID-19 has been devastating! Many of us applied for grants and loans but only a few received help,” said Esperanza Estrada, FCC Educator, Excelsior Neighborhood. “Family Childcare Educators live paycheck to paycheck – this public health emergency has made it impossible to survive. Family Childcare Educators are a valuable community member and the backbone for our economic recovery. We need all the support and help to survive this emergency.”

Contribute to Give2SF

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

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on 1145 Mission
Date: Friday, June 05, 2020 3:03:28 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](#)

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From: Sue Hestor <hestor@earthlink.net>

Sent: Friday, June 05, 2020 3:00 PM

To: Deland Chan <deland@gmail.com>; Kathrin Moore <Mooreurban@aol.com>; Theresa Imperial <theresa@bishopsf.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>

Cc: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; David Woo <david@somapilipinas.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: Comment on 1145 Mission

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

Sue Hestor transmits written comments on 1145 Mission/7th project. Previously submitted today to Planner.

Request for additional MAP accidentally omitted from list CULTURAL DISTRICTS. [Abundance of mapped Area Plans, SUDs, Cultural Districts in SoMa](#) leads to need for MAP showing boundaries in relation to 1145 Mission project site.

Racial and Social Equity may sometimes require a little more information - especially in SoMa.

Remote meetings are **hard** on public. We have no way to show visuals when testifying. Simple MAP could help Commissioners understand when member of public tries to direct attention to area on

other side of street or couple lots down.

Have previously raised issue of sidewalk lighting condition on BUILDING owner - safety for pedestrians even when ground floor space vacant.

Thank you.

Sue Hestor

----- Forwarded Message -----

Subject:1145 Mission case no? + exterior lighting + need for another map

Date:Fri, 5 Jun 2020 12:44:46 -0700

From:Sue Hestor <hestor@earthlink.net>

To:Linda Ajello Hoagland <linda.ajellohoagland@sfgov.org>, David Gordon Woo <davidgwoo@gmail.com>

Can't remember ever seeing project with **2007** case no - 2007.0604X - but a 8/21/2014 application by Landmark Lofts. Please explain 1145 Mission **2007.0604X**. Environmental application filed in 2013 and avoids higher BMR requirement. But 2007? **PLEASE EXPLAIN CLEARLY.**

The 7/29/2016 community plan exemption states:

The project site is currently vacant; the western two-thirds (approximately 50 feet by 90 feet) of the site is excavated to a depth of approximately 14 feet below street grade, where, prior to 2006, the basement of a two-story brick commercial building constructed in 1907 existed. A previous project (Planning Case No. 2000.531E, Building Permit No. 200007145147) involved a vertical and horizontal expansion of the then existing on-site building for the creation of live/work lofts; the project was approved in 2004 but was not constructed. In violation of the permit, the entire previously existing building was demolished in 2006. (emphasis added)

The **use it or lose it condition** requiring start of construction within 3 years is important and should NOT be extended for this site.

Project appears to be taking advantage of 2008 Eastern Neigh Area Plan (East! SoMa Plan) and impact fees, which was adopted after years of economic downturn affecting housing in SF.

Have you ensured that the BUILDING ITSELF will be constructed so that **exterior lighting** pours down onto adjacent sidewalk, and it is well lit even if ground floor commercial space inside is dark? Lighting responsibility of BUILDING OWNER.

Observation -

SOUTH OF MARKET projects - because of confluence of so many Area Plan and SUD

boundaries (*Q - how many within 300'?*) - EXHIBIT E maps should add another information one showing **Area Plan and SUD boundaries**. It would allow Planning Commissioners to be informed of relationship of project site to nearby plans and limitations.

I request that this be transmitted to Planning Commissioners as my comments.

Sue Hestor

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St.Ignatius Field
Date: Friday, June 05, 2020 3:03:05 PM

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: Kathleen Montague <mcr290@gmail.com>
Sent: Friday, June 05, 2020 12:16 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: Lights at St.Ignatius Field

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June 5, 2020

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

Dear Commissioners:

My name is Michael Montague. I was born and raised in San Francisco, and I have lived in the Sunset

district my entire life. Our daughter Megan graduated from St Ignatius in 1998. I strongly support the placing of lights at St Ignatius Field to give the school more flexibility to accommodate students on the various athletic teams and limiting the need to use other fields and sports venues in San Francisco. This would also aid in the school having a later and staggered start times as recommended by the state of California.

Unlike the San Francisco recreation field at Sunset South Sunset playground on 40th Avenue and Vicente where the lights are on rain or shine 7 nights a week until 10 PM, the lights at St. Ignatius would not be on late at night with the exception of 5 or 6 Friday night football games and possibly some Lacrosse matches.

Please vote yes to allowing lights at St Ignatius Field.

Sincerely
Mike Montague
290 Crestlake Drive
San Francisco
mcr290@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, June 05, 2020 3:02:51 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Bernadette <bernadettehyl@hotmail.com>
Sent: Friday, June 05, 2020 11:28 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Gordan.Mar@sfgov.org
Subject: Lights at St. Ignatius Field

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June 5, 2020

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

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

Hi my name is Bernadette Hyland class of 96
I'm a San Francisco native

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,

Bernadette Hyland
1801 38th Ave San Francisco, CA 94122

Bernadettehyl@hotmail.com

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW:
Date: Friday, June 05, 2020 3:02:26 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Bernadette <bernadettehyl@hotmail.com>
Sent: Friday, June 05, 2020 11:19 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: gordan.mar@sfgov.org
Subject:

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June 5, 2020

President Joel Koppel
and Honorable Commissioners
San Francisco Planning Commission

San Francisco City Hall

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

Hi my name is Bernadette Hyland I'm a native San Franciscan class of 96. I currently live on 38th and Noriega

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,

Bernadette Hyland
1801 38th ave San Francisco, CA 94122
Bernadettehyl@hotmail.com

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING GUIDANCE FOR SAFER SOCIAL INTERACTIONS
Date: Friday, June 05, 2020 1:09:51 PM
Attachments: [06.05.20 Public Health Guidance Social Interactions.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, June 5, 2020 at 1:01 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING GUIDANCE FOR SAFER SOCIAL INTERACTIONS

FOR IMMEDIATE RELEASE:

Friday, June 5, 2020

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

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

MAYOR LONDON BREED ANNOUNCES REOPENING GUIDANCE FOR SAFER SOCIAL INTERACTIONS

As part of plan to safely reopen San Francisco and allow more activities, City issues new Public Health guidance on how to be as safe as possible if residents start to expand their social interactions

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced new health guidance that provides the public with information and resources on how to be as safe as possible if interacting with people outside their households, with the goal of continuing the effort to prevent the spread of COVID-19. Although the Stay Home Order is still in place, San Francisco recognizes that people may be starting to see family and friends again and is using a harm reduction model to provide guidance on the safest ways to do so.

Because San Franciscans have so carefully followed public health guidance to date, San Francisco continues to flatten the curve and is slowly and safely reopening as it meets key health indicators, in alignment with state guidance.

“Connecting with friends and family is one of the ways we will get through this health crisis together, but we have to be smart and vigilant,” said Mayor Breed. “San Franciscans have

made enormous sacrifices in order to slow the spread of COVID-19, and as we gradually and safely reopen the City, we must follow all of the guidance from our health experts to keep the progress going. We all have to work together to adjust to this new normal until we have a vaccine, and today’s guidance gives our residents information they can use to stay safe if they choose to see their friends and family.”

“Staying home continues to be the best way to slow the spread of COVID-19,” said Dr. Grant Colfax, Director of Health. “We recognize that as the Stay Home Order continues, following it can be hard on San Franciscans’ mental health. Our hope is that these guidelines can help all of us make smart decisions about balancing the risks and benefits of limited interactions with people outside our households.”

San Francisco’s reopening plan is aligned with the State’s guidelines and is based on a San Francisco-specific risk model to control the spread of COVID-19 and protect public health. As the City allows additional activities and businesses to resume over the next few months, the Department of Public Health will issue additional guidance. For now, the public should follow this new guidance while continuing to wear face coverings, wash hands frequently, and stay at least 6 feet from people outside their households.

Guidance for Safer Social Interactions

The first step when considering a social interaction during the COVID-19 pandemic is to assess your risk and the risk of your loved ones. If you or someone in your household is over the age of 60 or living with a chronic health condition such as diabetes or lung disease, the risk of an interaction increases.

If you choose to interact with people outside your household, you can make it safer by:

- Doing the activity outdoors.
- Staying 6 feet apart and wearing a face covering.
- Avoiding the use of shared objects like utensils and toys.
- Limiting the number of households and people involved.
- Staying home if you are feeling unwell – especially if you are experiencing COVID-19 symptoms like fever, cough, or fatigue.

For more detailed guidance for limited social interactions, go to [SF.gov/safersocializing](https://www.sfgov.gov/safersocializing).

###

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Please vote YES to the lights at St. Ignatius Field
Date: Friday, June 05, 2020 11:06:10 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: Kathleen Carouba <karouba@yahoo.com>
Sent: Friday, June 05, 2020 10:02 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Please vote YES to the lights at St. Ignatius Field

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June 5, 2020

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

VIA EMAIL

Re: Lights at St. Ignatius Field

Dear Commissioners:

My name is Kathleen Carouba and I am a 1st generation, native San Franciscan. I have lived in the sunset district for over 50 years. My son graduated from St. Ignatius in 1983 and was actively involved in their athletics program. I have many memories of attending football games at SI. I also have two granddaughters who are currently enrolled in school in San Francisco and who are looking forward to attending SI.

It is so important to have a space where students can safely get together and build community, not only for themselves, but the neighborhood as well. It just makes good sense. There are not enough practice fields in San Francisco and it would be much safer for the students to practice on their home field. These lights will create more options for all students and allow St. Ignatius to implement a later start time in accordance with California State law.

With proper guidelines and the involvement of the entire community, this will be a very worthwhile achievement.

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

Sincerely,

Kathleen Carouba

3065 24th Avenue
San Francisco, CA 94132
kcarouba@yahoo.com

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Voting for the lights on the St Ignatius field
Date: Friday, June 05, 2020 11:05:42 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: Elise Corin <elisesecretarial@gmail.com>
Sent: Friday, June 05, 2020 10:01 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Voting for the lights on the St Ignatius field

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To the Commissioners:

I have lived in the Sunset district for 65 years. I am not a parent of a student at that school, however I am a neighborhood supporter of events and improvements that benefit our district and families that live within.

I am writing in support for the 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.

The American Academy of Pediatrics research has 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.

Another key benefit of the field lights will allow children a safe option to participate in their community building Friday night athletic games. These will be on the campus with supervision by faculty, parents and school security to make sure there is safety in organized events. The school is funding this improvement 100% on their own, which makes it even more attractive to approve their improvement request.

I also believe this improvement makes a good standard for other schools in San Francisco to follow.

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

Thank you for your consideration.

elise and avi brenner

2734 38th Avenue

San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, June 05, 2020 11:04:58 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: Adam Handlos <adamhandlos@gmail.com>
Sent: Friday, June 05, 2020 9:57 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Adam Handlos and I am a 4th generation San Franciscan, a third generation St. Ignatius alumnus and a former member of the Wildcat football and track teams. I grew up in Ingleside Terrace, have worked downtown as an accountant since my college graduation in 2006 and in 2017, I became a homeowner in District 4, just two blocks from S.I.

I'm writing in strong support for the approval of lights at St. Ignatius Field for many reasons but know that all of them are centered on one common theme; improving the experience for the students and community of S.I.

S.I. has come so far in its offerings to students since I graduated in 2002 and part of this has been the expansion of its sports programs. They have been using off campus fields and holding practices in the early morning before school since I attended. Sporting events that are held on campus often start in the early afternoon to ensure they end prior to sunset, leading to missed class time for the student athletes. There is a simple answer, which is the installation of lights on the main field which will lead to more sleep and adequate practice and game time for all. This will also strengthen our community by having more opportunities to come together to support its student athletes.

We all know that this has been a long and well thought out process. The leaders of S.I. have done their homework and are looking to implement state-of-the art technology within their lighting to ensure it is not disruptive to their neighbors. S.I. has always had a good relationship with its neighbors and been active in serving its community.

On a more personal note, as a former football player, there was nothing I looked forward to more than a Friday night game under the lights at Kezar. These games carried much more excitement which was evidenced by the increase in attendance and support from our students and the community as a whole. The only thing that could have topped this experience would have been replicating this environment and allowing the team to band together to defend their own home field with pride. These students and their community deserve the opportunity to experience what no other player in the 50-year history of this campus has.

St. Ignatius College Preparatory is an excellent center of learning, whether in preparation for tests, battles on the field or in service to and justice for others. I have learned more than I sometimes realize during my time at S.I, but so many of those lessons were learned from my teammates and coaches, which is why the athletics programs and proper field time is so vital to the students.

Since I have lived in District 4, one way I have supported St. Ignatius is through an athletic sponsor pass and I have attended many events on campus with my family. I hope to be able to continue to do this as my children grow up and one day, experience the pride of watching them defend the same field I once did...under the lights!

I implore you to please vote **Yes** to the lights at St. Ignatius Field and thank you for your consideration.

Sincerely,

Adam Handlos
2174 35th Avenue
San Francisco, CA 94116
adam.handlos@gmail.com
415-370-8240

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Statement of Roger Hofmann re: UCSF CPHP ("Comprehensive Parnassus Heights Plan")
Date: Friday, June 05, 2020 11:04:40 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Roger Hofmann <bosco22@hotmail.com>
Sent: Thursday, June 04, 2020 7:19 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Statement of Roger Hofmann re: UCSF CPHP ("Comprehensive Parnassus Heights Plan")

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Dear Sirs and Madams,

Regarding SF Planning Commission Meeting June 4, 2020, Agenda Item UCSF presentation of its "CPHP," I dialed in but was not connected and want to make additional comments for your consideration:

The UCSF plan focuses on UCSF's needs. I encourage you to analyze whether there are opportunities to amend the plan to better meet San Francisco's needs.

I am concerned about the ability of UCSF to provide pathways to health care professions for under served communities in San Francisco. This does not appear to be a priority for UCSF. Without your intervention, San Francisco may miss an opportunity to create valuable educational resources for its citizens. This occurred to me because my understanding of the plan is that the existing School of Nursing building will be demolished, and it is unclear to me how, or if, it will be replaced. UCSF itself has documented how some regions of California, including the Bay Area, are facing a nursing shortage.

An important question is whether parts of San Francisco have inadequate access to hospital care. If so, it is in the interest of the City to encourage filling this gap. UCSF has only considered its existing Parnassus Heights campus for hospital expansion, leaving it to the City to analyze whether there is an alternative location or locations that better serve San Francisco.

While everyone respects UCSF's health care efforts, in today's presentation their points were: "Park to peak," "Campus heart," "Parnassus Ave. improvements," "Emphasize connections," "Connect Irving Street to the community," and "Form complementary districts." There was not much about health care benefits of the project, and little about its impacts.

Their points look like the work of a marketing department attempting to deflect attention from the product. As in their community outreach meetings, UCSF did not address important, practical issues. A small sampling:

- How accessible will the site be for ambulances and other emergency vehicles during construction? *Note that construction will continue for thirty years.*
- UCSF performs surveys of its community on how people travel to the campus and current impacts on traffic

and parking. Projections on future automobile usage, vehicle miles traveled, where people will park, and so on, need analysis.

- The plan considers Uber and Lyft as though they are public utilities that will remain affordable. These companies were singled out by name in community meetings as transit components of the plan. In fact, these companies are money losing ventures whose future is not assured.
- The imbalance between proposed additional housing and the increase in the campus population is glaring. What are the mitigation costs of this imbalance? Who will pay these costs?

UCSF's development principles include "Proportional share funding" to pay for adopted mitigation measures. Commissioners, in each case the burden of proof should be on UCSF to explain why their proportional share is less than 100%. It is a matter of whether the State of California or the City of San Francisco pays for mitigation. In negotiating an MOU I encourage that you take an aggressive stance in support of the citizens of San Francisco.

But before negotiating payment for the costs of mitigation, we need to understand what these costs will be. As UCSF explained today, much of the design is incomplete. Some mitigation cost estimates may be unavailable. So it important that the MOU allows payments to the City to escalate as additional mitigation costs are determined.

Thank you for your consideration.

Respectfully submitted,
Roger Hofmann

From: Roger Hofmann

Sent: Wednesday, June 3, 2020 6:48 PM

To: jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>; commissions.secretary@sfgov.org <commissions.secretary@sfgov.org>

Subject: Statement of Roger Hofmann re: UCSF CPHP ("Comprehensive Parnassus Heights Plan")

Dear Sirs and Madams,

I am a long term resident on 5th Avenue adjacent to the UCSF Parnassus Heights campus. I submit these comments regarding SF Planning Commission Meeting June 4, 2020, Agenda Item UCSF presentation of its "CPHP," for your consideration.

The MOU

It is critically important that professionals from the Planning Department fully engage in the development of a new MOU (Memo of Understanding) with UCSF. I have attended several of UCSF's community engagement meetings regarding the Comprehensive Parnassus Heights Plan (CPHP). They are not a substitute for the professional skills of City planners. Rather, the meetings leave an impression they are a tactical device to avoid analysis by City professionals.

Community members such as me recognize that the CPHP will make large impacts on transportation, housing, open space, and utilities. However we lack the expertise to quantify the impacts, determine appropriate mitigations and most of all the cost of these mitigations.

I fear that for transportation and housing, suitable mitigation from CPHP impacts may not be possible. We need City analysis.

UCSF's "Planning Principles" largely seek to bypass scrutiny from City planners. A description of these principles is available here:

https://www.ucsf.edu/sites/default/files/Dogpatch_Project_Summary_and_Cushioning_Action_Plan_10232017.pdf

These principles were used in UCSF's Mission Bay development. The principles described in the above link arbitrarily weaken the principles of the 1987 MOU between UCSF and the City. Mr. Dennis Antenore submitted a copy of the 1987 MOU for your review. The 1987 MOU provides a standard to be used.

Three of the five principles (1, 2 and 5) in the above link seek to engage community members without City participation. They are a transparent attempt to avoid scrutiny by City professionals.

Principle 3 ("Cushioning of impacts") is presented as "and/or" engagement with community groups and the City. The expertise of the PUC, MTA, Planning Commission and other City Departments is needed to understand impacts this development will have, and the costs of mitigations. Community groups do not offer a qualified substitute. "Cushioning" is the term UCSF uses to avoid the word "mitigation" and therefore avoid legal accountability.

Principle 4 ("Proportional Share Funding") is fine – but only if impacts are properly measured and "mitigation", not "cushioning" is the standard of accountability.

The City may have more leverage in negotiating with UCSF than is superficially apparent. Without an MOU that specifies otherwise, during the next drought UCSF should be held to the same water restrictions imposed on everyone else. During the last drought, this was a 25% reduction in water consumption.

My understanding is water restrictions may be even more severe with the next drought. At minimum, water usage restriction is an important MOU bargaining chip for the City that should not be given away without significant concessions from UCSF. At maximum, there is a serious question: "In the next drought, will there be enough water to support the proposed larger hospital and campus?"

Nonsensical questions, such as "Does UCSF expect people carrying an infectious disease to travel using public transit" or "will a woman giving birth travel to the hospital on a bicycle" only arise because that seems to be the plan.

The hospital

UCSF's large hospital expansion plan coincides with closures of medical facilities on the northern peninsula. Seton Medical Center in Daly City has 357 beds and employs close to 1,500 workers. Seton Medical Center staff warn of a "medical desert" in northern San Mateo County should the hospital close. Closure of this facility would provide a rationale for UCSF's hospital expansion but does not serve the needs of the Bay Area. UCSF's CPHP failed to consider the most first, most basic decision regarding hospital expansion: "Make or buy?"

The Bay Area would be better served by UCSF stepping in to save Seton Medical and downsizing the CPHP rather than pursuing its current plan. Adding Seton Medical Center to the UCSF system would create a triangle including Mission Bay and Parnassus Heights. Highway 280 is an efficient route between Mission Bay and Seton Medical. Travel time from Seton Medical to Parnassus Heights would be roughly the same as travel between Parnassus Heights and Mission Bay.

California taxpayers would be saved considerable cost if an already built hospital in part substituted for oversized construction on the difficult Parnassus Heights site. Given the prospect of budget shortfalls for years to come, cost is an important consideration. Additional UCSF hospital space could come on-line much more quickly if Seton Medical is added to the system than if an oversized hospital is built in Parnassus Heights.

While it is not the purview of the City and County of San Francisco to perform an analysis including Seton Medical, a City recommendation to the Regents of California to do so would serve the interests of both the City and the greater Bay Area.

In summary, UCSF has focused inwards to its own needs at the expense of community needs. UCSF has not been transparent with its plan, and its community engagement has been superficial. Community members in the Inner Sunset, citizens of San Francisco and the Bay Area are counting on the City for proactive participation with UCSF to amend the CPHP so it not only serves UCSF's interests, but serves the interests of the citizens of San Francisco.

Respectfully submitted,

Roger Hofmann

June 3, 2020

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, June 05, 2020 11:03:58 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: Bob Totah <btotah@yahoo.com>
Sent: Thursday, June 04, 2020 5:30 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: Lights at St. Ignatius Field

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

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

Dear Commissioners:

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

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

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

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

Sincerely,

Robert Totah
btotah@yahoo.com

Sent from [Mail](#) for Windows 10

From: [CPC-Commissions Secretary](#)
To: [Deland Chan \(CPC\) \(delandsf@gmail.com\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Friday, June 05, 2020 11:03:45 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Walter Nicolson <walter.nicolson@gmail.com>
Sent: Thursday, June 04, 2020 5:09 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: Lights at St. Ignatius Field

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Dear Commissioners:

My name is Walter Nicolson and I am an alumnus of Saint Ignatius College Prep (SI), class of 2016. I was raised here in the Sunset District of San Francisco, went to Saint Cecilia School for grade school, and honestly could not have asked for a better community to grow up in. I love this neighborhood and would only advocate for changes that would be in its best interest. With that in mind, I believe SI fosters incredible values and promotes service to others, creating generations of

intelligent, open minded, and compassionate young men and women.

One of the ways SI is best able to do that is through its sports teams. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates. I was a rower at SI during my years there and was fortunate enough to always have Lake Merced at our disposal for practice, but unfortunately not every team has that resource. The ability to have sufficient practice time at a nearby location makes life so much easier for students, especially those with less resources, and allows SI to continue fostering the great community it has worked so hard to develop.

Therefore 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, which many low income students cannot afford to do.

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

Sincerely,

Walter Nicolson
2507 23rd Ave. San Francisco, CA
walter.nicolson@gmail.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)
Subject: FW: Statement of Sarah Jones re: UCSF CPHP ("Comprehensive Parnassus Heights Plan")
Date: Friday, June 05, 2020 11:03:07 AM

Commission Affairs

San Francisco Planning Department
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From: Sarah Jones <sarahsmithjones@gmail.com>
Sent: Thursday, June 04, 2020 2:46 PM
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Statement of Sarah Jones re: UCSF CPHP ("Comprehensive Parnassus Heights Plan")

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

June 4th, 2020

Dear SF Planning Commission,

I wanted to submit comments on the June 4th, 2020 UCSF presentation of their "CPHP" to the SF Planning Commission.

My family and I have lived on Edgewood Avenue in San Francisco since 2002. Our street lies just to the east of UCSF's Parnassus Campus. We have greatly appreciated the services UCSF have provided to our community and our city. We wish them well, and support renovations, however, not as currently proposed.

With this new building project, **UCSF plans to add 1.5 million square feet** to an already crowded, heavily trafficked campus. This **1.5 million square feet planned exceed the space cap agreed to by UCSF and the residents of San Francisco in 1976, and reaffirmed by the University in 2014.** The

space cap was agreed to for the reason that the Parnassus Campus is located in a small, heavily residential neighborhood, and the University wanted to take this residential character into account. There has been no attempt to negotiate with neighborhood organizations, nor explain why an formerly agreed upon space limit is no longer valid.

Given the events of the past 6 months, it seems clear that the future of medicine is not **density, where infection can spread easily**, and where one building failure can affect the entire hospital, but in many small campuses - which UCSF has already embraced, with Mt. Zion, Mission Bay, and the Oakland hospital. The building of larger, more crowded buildings in a small residential and green space neighborhood is simply a backward-looking plan. UCSF needs to rethink its expansion plans to fit with the needs of current and future medical demands.

They estimate **8000 more people will be coming to the campus to work and for school**, but are not planning any further parking, and minimal alterations to public transportation. The 8000 new workers and students estimated do not take into account the upwards of 2000 extra patients they expect to have on campus at any one time. There are three throughgoing streets from Stanyan to 4th avenue (Parnassus, Irving, and Frederick), and two of those are access streets to UCSF. We expect the extra population to swamp those three streets, creating a **bottleneck for east-west city traffic**.

In short, the UCSF CPHP ignores the previously agreed to space cap, the proposed hospital buildings are too big, and too dense, and the increased traffic and population inappropriate for the space. We care deeply about UCSF and support their expansion in some form, but as the CPHP envisions.

Respectfully submitted.

Sarah Jones

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 6/4/20 - Case 2020-002347CWP - Request extension of UCSF's public and governmental engagement
Date: Friday, June 05, 2020 11:02:29 AM
Importance: High

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Kathleen Courtney <kcourtney@xdm.com>
Sent: Thursday, June 04, 2020 2:17 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>; Commissioner Theresa Imperial <TheresaImperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Commissioner Deland Chan <deland.chan@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>
Subject: 6/4/20 - Case 2020-002347CWP - Request extension of UCSF's public and governmental engagement
Importance: High

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June 4, 2020

President Joel Koppel &
Members of the San Francisco Planning Commission

Re: Case 2020-002347CWP - UCSF COMPREHENSIVE PARNASSUS HEIGHTS PLAN

Dear Commissioners:

Almost fifty years ago, residents of the Inner Sunset, Haight Ashbury and surrounding communities confronted UCSF and challenged the University's lack of outreach and consultation with the community about their expansion plans. The University's approach was a travesty: an attempt to use sheer institutional force to intimidate neighbors. It did not work.

Fifty years later, we must ensure that the University's attempts to move forward without adequate outreach and discussion with neighbors and all of San Francisco must not be allowed to happen.

We urge the Planning Commission to request and encourage UCSF to engage with the community so that concerns can be voiced, solutions proposed and, hopefully, addressed before the University seeks the Parnassus plan approval by the Regents in November.

Sincerely,

John D. Bardis

(former San Francisco Supervisor & Co-founder Inner Sunset Action Committee)

Kathleen E. Courtney

(Chair Russian Hill Community Association & Co-founder Inner Sunset Action Committee)

Kathleen Courtney

kcourtney@xdm.com

voice: 510 928 8243

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for continuance on items 16a and 16b regarding 4326-4336 Irving Street
Date: Friday, June 05, 2020 11:02:03 AM

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From: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Sent: Thursday, June 04, 2020 1:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Request for continuance on items 16a and 16b regarding 4326-4336 Irving Street

Dear Planning Commissioners,

I would like to request a continuance on items 16a and 16b regarding 4326-4336 Irving Street after the item has been heard with public comment due to several factors:

1. There have been many complications in the process, including multiple revisions, noticing problems, and permits issued in error on the same site, and we request more time to clarify for the public what has transpired and what the public process is moving forward
2. We would like more time to continue conversations with the project sponsor and neighbors to address concerns around affordability and habitability

Gordon Mar

San Francisco Board of Supervisors

District 4

gordon.mar@sfgov.org

(415) 554-7460

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)
Subject: FW: Comment in support of the UCSF Comprehensive Parnassus Heights Plan
Date: Friday, June 05, 2020 11:01:35 AM
Attachments: [Comment in support of the UCSF Comprehensive Parnassus Heights Plan.msg](#)

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

From: Laird, Diana <Diana.Laird@ucsf.edu>
Sent: Thursday, June 04, 2020 1:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment in support of the UCSF Comprehensive Parnassus Heights Plan

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

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)
Subject: FW: UCSF Parnassus Campus Expansion
Date: Friday, June 05, 2020 11:01:10 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: Scott Jacobs <scott@landbankllc.com>
Sent: Thursday, June 04, 2020 1:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: UCSF Parnassus Campus Expansion

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

Dear Commissioners,

My wife, four young children and I have lived in the Parnassus Heights neighborhood for 15 years and we are deeply concerned by UCSF's proposed Parnassus Heights campus expansion.

UCSF is proposing to unilaterally violate its 1976 space cap commitment (which UCSF and current Chancellor Sam Hawgood reaffirmed in 2014) by building 1,500,000 sq. ft. of additional space on the campus. That's a Salesforce Tower of additional square footage beyond the space cap.

These new buildings would encroach into the Mt. Sutro Open Space Preserve, permanently degrade the character of the neighborhood, bring 10,000 more people a day to the Parnassus campus, and create significant negative impacts on numerous surrounding communities.

Our fundamental issue is the way in which UCSF's proposed expansion completely ignores the space cap commitment. The space cap commitment was meant to address the very real and important issue of growing an institution of UCSF's magnitude on a small campus in a neighborhood composed

primarily of residences and community green space. These considerations are still valid today, and if anything, the growth of the city has made those concerns even more pressing.

UCSF's entire proposed building project is contingent upon UCSF unilaterally violating this 44-year-old commitment. If UCSF believes that the terms of the space cap commitment need to be modified, then UCSF should sit down with the original community stakeholders and negotiate a new commitment in good faith.

However, UCSF has ignored the space cap commitment entirely, initially acting in bad faith by hiding the size and scale of its building plans, and instead focusing its disingenuous community outreach on trying to mitigate community opposition with small concessions. We feel that the community outreach UCSF is doing now is irrelevant until the University reaches out to the community and addresses the issue of renegeing on the space cap commitment.

We understand and sympathize with UCSF's urgent need to grow as an institution. However, the space cap wasn't created based on the needs of the university, it was created to address the physical limitations of the Parnassus campus and its impacts on the surrounding communities. The space cap was in no way arbitrary, as Chancellor Sam Hawgood himself has suggested.

The original space cap commitment is still in effect and must be adhered to. Therefore, UCSF either needs to bring its proposed project into compliance with the agreement, relocate the project, or renegotiate the space in good faith with community stakeholders.

We implore the Planning Commission to help prevent UCSF from completely disregarding its space cap commitment to the City of San Francisco, and from steamrolling the Parnassus Heights neighborhood and its surrounding communities.

Thank you,
Scott Jacobs

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In Support of the UCSF Comprehensive Parnassus Heights Plan
Date: Friday, June 05, 2020 10:54:38 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: Bob W <walsh.bob@gmail.com>
Sent: Thursday, June 04, 2020 12:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: In Support of the UCSF Comprehensive Parnassus Heights Plan

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

To the Members of the San Francisco Planning Commission:

I am writing this letter in support of the UCSF Comprehensive Parnassus Heights Plan.

Over The last couple of years, I have had the privilege of serving on the UCSF Community Advisory Board. I believe USCF has engaged in an open, thorough, and transparent process with me and my neighbors. I am encouraged that input from myself and neighbors like me has been reflective of the University's mission and priorities while also taking community interests and benefits into consideration.

I have lived in the Sunset District for over 60 years and within one block of the university for 30 of those years. I am proud of UCSF's sterling reputation in the medical field. I am especially appreciative of the thousands of well paid, fully benefitted jobs this institution provides. Especially in a time when labor is under attack and so few workers can even afford basic insurance, San Francisco must support and encourage employers who do right by their workers.

USCF is also a major contributor to our neighborhood's economic vitality. Hundreds of small businesses are supported by the workers, students and patients that come to the Parnassus campus every day.

There is still plenty of hard work ahead of us. We have incredibly difficult issues around housing and transportation that must be solved for this project to be a success. These problems can only be resolved in partnership with USCF, local and state government and the community.

In closing, we suddenly find ourselves in a time of great uncertainty. We don't know how the global pandemic will reshape all aspects of our lives, including where and how we work. However, I believe open and cooperative partnership is more imperative than ever and that we should not slow progress of this incredibly important and vital project due to uncertainty. We must act now and adjust as needed.

Best regards,
Bob

Bob Walsh
Carl Street
San Francisco, 94117
walsh.bob@gmail.com
(415) 697-9495

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: UCSF expansion
Date: Friday, June 05, 2020 10:42:10 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: Ed Leonard <ed.leonard@gmail.com>
Sent: Thursday, June 04, 2020 12:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: UCSF expansion

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

Dear Commissioners,

I am a 35 year neighbor of UCSF's Parnassus Heights campus. I have the following comments on the Comprehensive Parnassus Heights Plan which is being considered at your meeting today;

The Langley Porter site is too small for the massive hospital building UCSF is proposing. The entire Parnassus campus is too small and hard to access for 4600 people UCSF will be adding to the daily workforce. UCSF should either find another

location to place the hospital or scale it back to a feasible size, and re-locate other entities to scale down the overall physical and human density of the site.

The proposed CPHP will adversely affect the surrounding neighborhoods, adding to San Francisco's affordable housing shortage, creating insurmountable traffic congestion and transforming a residential neighborhood into something more appropriate for the financial district. The added stress and cost for services resulting from the expansion will fall primarily on the City, not UCSF.

UCSF agreed to a space ceiling on the Parnassus campus in 1976 which has been reconfirmed many times, most recently six years ago in 2014. It now proposes to blast through the ceiling by adding an additional 1.5 million square feet to the campus, an increase of 42%. Representatives of the surrounding communities were heavily involved in setting the original and subsequent space caps and agreed to compromises on the basis that UCSF would keep its promises. The CPHP completely ignores UCSF's prior commitments and was proposed without any consideration, let alone consultation, of the views of the surrounding neighborhoods.

Despite what it claims, UCSF has not seriously considered community input. Instead it has held meetings presenting its point of view as required and necessary. To the extent it has considered any of its neighbors' objections, it has proposed minor and unrealistic alterations to the CPHP with the assurance that it is a good neighbor and that we will like the alterations once we see them. UCSF has acted more like an arrogant bully than a good neighbor in this process.

Thank you,
Edward Leonard

--

Edward M. Leonard | ed.leonard@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANSION IN FINANCIAL RELIEF FOR SMALL BUSINESSES IMPACTED BY COVID-19
Date: Friday, June 05, 2020 10:41:41 AM
Attachments: [06.04.20 Small Business Support.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, June 4, 2020 at 3:47 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANSION IN FINANCIAL RELIEF FOR SMALL BUSINESSES IMPACTED BY COVID-19

FOR IMMEDIATE RELEASE:

Thursday, June 4, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANSION IN
FINANCIAL RELIEF FOR SMALL BUSINESSES IMPACTED
BY COVID-19**

Second Phase of Funding includes \$6.5 million to support over 300 small businesses

San Francisco, CA — Mayor London N. Breed and the Office of Economic and Workforce Development today announced the opening of the application process for \$6.5 million in funds to support small businesses. This \$6.5 million includes \$1.5 million for the San Francisco's Small Business Resiliency Fund and \$5 million for the Hardship Emergency Loan Program (SF HELP) in the form of grants and 0% interest loans to support over 300 small businesses. Financial assistance for small businesses has focused on providing relief and sustaining small businesses through the COVID-19 pandemic and to position businesses to transform and evolve as the economy safely reopens. To date, the City has identified \$15.5 million in grants and loans to support small businesses.

“The impact of COVID-19 on small businesses has been unprecedented and many challenges lay ahead as we take steps towards reopening, but I know that together this City can rise to

meet this challenge,” said Mayor Breed. “Together with our community leaders, community organizations, and funding partners, we are responding to address the needs of our most vulnerable populations, our frontline workers, and small businesses.”

The San Francisco Resiliency Fund and SF HELP are programs designed to be flexible and low-risk to serve small businesses, sole proprietors, and independent contractors with little to no access to traditional credit in underserved communities. The programs are a result of public and private partnerships that leverage various resources, including the generous donations to the Give2SF COVID-19 Response and Recovery Fund. Donations to [Give2SF](#) support housing stabilization, food security, and financial security for workers and small businesses impacted by COVID-19. Small businesses that have been impacted or faced damaged from the recent civil unrest and that are eligible, may apply for the funds as well.

“Together, with private and public partners, we have committed ourselves to leveraging every resource available to equitably support our struggling small business communities through this unprecedented time,” said Joaquín Torres, Director, Office of Economic and Workforce Development. “As the City reopens, our investments will continue to serve our small businesses and ensure our communities and neighborhoods have the support they need for the benefit of San Francisco’s cultural and economic recovery.”

The City partnered with community organizations to inform the grant and loan processes and ensure the resources are designed with a focus on equity to address the needs of our most vulnerable low-income businesses and to reach those in historically underserved neighborhoods. To date, the City has awarded \$5.5 million in relief to more than 400 small businesses in San Francisco.

Interested small businesses can visit oewd.org/covid19/business to learn more about how to apply for SF HELP and the San Francisco Resiliency Fund program.

San Francisco Resiliency Fund

The second phase of San Francisco Resiliency Fund grant program will provide a total of \$1.5 million to at least 190 struggling small businesses of up to \$10,000 in aid. The funds may be used to support business expenses such as rent, payroll, and utilities or to supplement their income resulting from a direct loss of business revenue. The goal of the Resiliency Fund Phase Two is to provide financial support to the most vulnerable businesses, including those that are long-standing and those most heavily impacted by COVID-19 without access to any alternate flexible funding.

Most recently, OEWD awarded [\\$1 million from the Resiliency Fund to 128 small businesses from across 31 neighborhoods citywide](#) including restaurants, retailers, caterers, and hair salons. All businesses who applied that were not awarded in Phase One will be automatically enrolled and considered for Phase Two. The Resiliency Fund is administered in part by the Northeast Federal Community Credit Union.

“Our small family restaurant has been operating since 1994 but due to the COVID-19 pandemic, we had to close in March without knowing if we were going to make it at all,” said Noris Gomez, local small business owner of Sabor de San Miguel. “The Small Business Resiliency Fund has helped us pay for back dated utility bills, rent and has given us a fighting chance to come back stronger than ever. We are forever grateful for this assistance and hope to open and continue serving our community soon.”

“The application process was straightforward and not cumbersome. My application was reviewed shortly as their staff contacted me for missing documents and information. The staff were extremely efficient and courteous,” said Peter Wu, Munchboxx Café. “With the funds, I was able to pay rent and utilities on my mom and pop business to keep it afloat during this challenging time.”

San Francisco Hardship Emergency Loan Program

An additional \$5 million to SF HELP will provide approximately 110 small businesses up to \$50,000 in zero interest loans. SF HELP provides flexible funding to businesses unable to access other types of government loan products. This new round of SF HELP loans will be available in partnership with Mission Economic Development Agency (MEDA), a nonprofit community partner. Through \$1 million from Give2SF, MEDA was able to leverage and expand the loan program by \$ 4 million through a finance tool with a state partnership. Currently, \$3.5 million in loans are making its way to small businesses through community partner Main Street Launch.

“The reality for small businesses in our City has changed dramatically and quickly. Most small businesses have a vastly diminished customer base, if they are able to continue operating at all. Many have had to lay off their workers, and business owners have had to go without pay themselves,” said Luis Granados, CEO, Mission Economic Development Agency (MEDA). “MEDA’s Fondo Adelante, a Community Development Financial Institution (CDFI), is proud to partner with Mayor Breed, OEWD and the California I-Bank to put into action SF HELP -- an equitable solution for quickly deploying financial assistance during this crisis.”

The City is working to leverage additional funds for larger impact for small businesses and will announce the next application phase when it becomes available.

Neighborhood Small Business Mini Grants

Today, the City also announced the awarding of nearly \$800,000 in [Neighborhood Small Business Mini Grants](#) to 276 small independently owned businesses in underserved commercial corridors including the Bayview, Central Market and the Tenderloin, Excelsior, Japantown, Fillmore, Mission, South of Market, and the Oceanview Merced Ingleside neighborhoods. An additional \$200,000 is currently being processed as part of the Women Entrepreneurship Fund.

The grants were designed to provide financial support of \$1,000 to \$10,000 to family-run businesses, owner operated businesses, entrepreneurs of color, and other enterprises in historically underserved communities who may not have employees on payroll. These businesses included salons, barbershops, flower shops, gift shops, independent contractors and many others that were severely impacted when they had to close or reduce operations.

“The Third Street commercial corridor in Bayview/Hunters Point is mostly made up of diverse family-owned businesses whose owners live in the community they serve,” said Earl Shaddix, Executive Director of Economic Development on Third. “We are proud to have partnered with Mayor Breed and Office of Economic and Workforce Development to convert existing organizational funding into the Phoenix Grant which provided immediate assistance to our for-profit, Third Street business owners.”

Funds for the [Neighborhood Small Business Mini Grants](#) were made possible in close

partnership with neighborhood organizations to reallocate City economic development funds to COVID-19 relief efforts. Community partners administered the funds, conducted outreach and delivered the financial aid directly to qualifying businesses within these targeted areas. Partners include Excelsior Action Group, MEDA, Economic Development on Third, Renaissance Center for Entrepreneurs, Calle 24 Latino Cultural District, Japantown Taskforce and Japantown Community Benefit District, Japanese Community Youth Council, Tenderloin Equitable Development Project, Outer Mission Merchants, Northeast Federal Credit Union, and the San Francisco Public Utilities Commission.

Additional Support for Small Businesses

Mayor Breed's initiatives to support small businesses during the COVID-19 pandemic include:

- Deferring business registration fees with up to \$49 million for 89,000 businesses and further delaying the City's collection of the unified license fee until September 30, 2020. This will lead to \$14 million in deferrals impacting 11,000 payees. In March, Mayor Breed announced an initial three-month delay for the collection of the fee.
- Business tax deferrals for small businesses with up to \$10 million in gross receipts. Mayor Breed and Treasurer Cisneros notified small businesses that their first quarter businesses taxes can be deferred until February 2021. No interest payments, fees, or fines will accrue as a result of the deferral.
- \$10 million Workers and Families First Paid Sick Leave Program, providing up to 40 hours of paid sick leave per employee;
- \$2.5 million in support for working artists and arts and cultural organizations financially impacted by COVID-19;
- Issuing a Moratorium on Commercial Evictions for small and medium sized businesses that can't afford to pay rent;
- Capping the commission on 3rd party food delivery companies;
- Advocating for additional resources for small business and workers through the federal CARES Act;
- Establishing the [Give2SF](#) Fund, where donations will support housing stabilization, food security, and financial security for workers and small businesses impacted by coronavirus;
- Launching a one-stop City website for businesses and workers seeking resources, contacts, and updates during the COVID-19 emergency: www.oewd.org/covid19.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY TO RESUME ENFORCEMENT FOR STREET SWEEPING BEGINNING JUNE 15
Date: Friday, June 05, 2020 10:13:57 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: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, June 5, 2020 at 10:06 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY TO RESUME ENFORCEMENT FOR STREET SWEEPING BEGINNING JUNE 15

FOR IMMEDIATE RELEASE:

Friday, June 5, 2020

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

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

**SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY
TO RESUME ENFORCEMENT FOR STREET SWEEPING
BEGINNING JUNE 15**

With San Francisco beginning to gradually reopen following the Stay Home Order for COVID-19, SFMTA will resume enforcement for thorough mechanical street sweeping

San Francisco, CA — Mayor London N. Breed and the San Francisco Municipal Transportation Agency (SFMTA) today announced that the City will resume enforcement for parking violations related to street sweeping beginning on Monday, June 15.

Mayor Breed had announced on March 17 that SFMTA would not ticket for street sweeping following the Stay Home Order for COVID-19 in order to allow people to stay home without worrying about receiving a parking ticket. While the City had still encouraged people to move their vehicles if they could, street sweeping crews from San Francisco Public Works continue to see a large number of vehicles failing to do so, as many as 18,000 per day. Resuming enforcement for mechanical street sweeping is necessary to ensure that streets remain clean as the City begins to allow more businesses and activities to resume.

“At the beginning of the Stay Home Order we wanted to ensure that people who were sick were able to isolate themselves without needing to leave to move their vehicles,” said Mayor Breed. “Now as we’re reopening, we’ve reached the point where we must resume parking enforcement so that we can clean our streets. We’ll of course continue waiving tickets for people who face issues related to COVID-19.”

“Our agency’s main objective during our COVID-19 response was to promote safety and minimize risk to San Franciscans,” said Jeffrey Tumlin, SFMTA Director of Transportation. “As more businesses open up and more residents return to work, now is the right time to ensure our streets are clean and ready to support economic activity.”

“We certainly understand the needed pause on street cleaning enforcement during the early months of shelter in place, but there have been consequences. Our mechanical sweeping crews have not been able to do as thorough a job cleaning, resulting in more litter and leaves on the streets,” said Acting Public Works Director Alaric Degrafinried. “As the City is slowly starting to reopen, we once again can provide the service San Franciscans expect and deserve.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: statement re item 11 UCSF
Date: Thursday, June 04, 2020 12:40:52 PM

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: Calvin Welch <welchsf@pacbell.net>
Date: Thursday, June 4, 2020 at 11:39 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: statement re item 11 UCSF

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Dear Jonas:

hope all is well with you and yours. can you get this to the commission for todays hearing? thanks

Statement of Calvin Welch, member Advisory Committee for the
Future of UCSF Parnassus Heights re: Item 11, Planning
Commission Agenda, 4 June 2020

It is imperative that the Planning Commission and the SFMTA hold hearing to determine the impacts of planned expansion of the Parnassus campus of UCSF and determine, in consultation with the residents of the City, enforceable mitigations to achieve objectives and goals of the City and County's general plan and the Long Range Transportation Plan and to amend the existing February, 1987 Memorandum of Understanding (MOU) to ensure, to the degree allowed by law, UCSF compliance with that MOU.

The City must act in these crucial matters because UCSF refuses

to do so. At no time during the meetings of the Advisory Committee that I am a member of has UCSF even mentioned let alone discussed the existing MOU with the City. At no time has it explained nor described how it plans to meet its obligations under that MOU in light of its expansion plans. For the deliberations of this Committee UCSF has taken the stance that the 1987 MOU simply does not exist. Note the letter to Mayor Breed and Supervisors Yee and Preston from Chancellor Hawgood dated January 27th. replying to a request for UCSF to join in a new MOU process. Chancellor Hawgood does not even acknowledge the existence of the MOU nor outline the steps UCSF made to comply with its provisions even though the MOU was reproduced as an Appendix to the 2014 University Long Range Development Plan.

The City and County, along with the residents must press, to the full extent of the law that UCSF, the City's largest employer responsibly meet its physical obligations to all of us, including the employees.

There are three broad areas UCSF has significantly failed to meet these responsibilities.

1. The failure of the provision of affordable housing for its existing and projected workforce, not simply "faculty and students". UCSF has repeatedly failed to provide the Advisory Committee with the number and housing affordability demand that will be generated by its expansion plans. To propose "front loading" the construction of facilities over workforce housing as UCSF now proposes will simply pour gasoline on the raging fire of the shortage of affordable housing now engulfing the City. The affordable housing crisis is a significant part of the "equity deficit" at the heart of the second great crisis now engulfing our nation. UCSF has an obligation equal to providing medical services to address the housing needs of its workforce. It is also a policy of the City's Master Plan that major employers seek to mitigate their affordable housing impacts. UCSF not only fails to do so, but refuses to even discuss the issue of workforce housing.

2. The failure of the provision of traffic and transit measures to mitigate traffic impact of the "transit impacted" campus on Parnassus Ave. UCSF has done little to move both its workforce, patients and visitors, and vendors off a single congested street, Parnassus. With the rise of TNC's - which UCSF has simply ignored- Parnassus is more congested than before as thousands of people come and go along that single street a day. Significant and specific transit alternatives to car and vans must be explored. A twenty first century seeking

cutting edge solution to health care cannot rely on essentially mid twentieth century transportation system in which private cars and vans are at its center. This Commission required CPMC to provide Fast Passes to all of its employees as a simple measure to get its workforce out of cars. Cant such a small step be required of the largest employer in San Francisco?

3. Local Hire. As part of the relocation of UCSF to Mission Bay then University officials agreed with Mayor Brown to seek existing San Francisco residents for its workforce. In the CPMC DA the hospital agreed to 35% of its new hires , not simply in construction, be San Francisco residents. Both sought to address the "jobs/transit/housing" impacts of both large scale expansions. Existing residents do not create new demands for either housing or transit capacity. Now, with the massive unemployment created by the COVID-19 pandemic, new employment opportunities for San Franciscans becomes critically important. Working together through an MOU that sets goals for existing resident employment program would begin to meet the new crisis we will face.

UCSF simply has shown no interest in actually crafting solutions to its housing and transit impacts. This Commission, along with the SFMTA and interested residents of the City must act. Housing equity, transit equity, employment equity cannot be ignored any longer. Nor do we need to wait for national movements or programs. We can begin to meet that demand here, on Parnassus Ave. in the City of St. Francis.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Memo to Commission for 10 South Van Ness project
Date: Thursday, June 04, 2020 11:31:24 AM
Attachments: [Memo to CPC 10 South Van Ness 2015-004568PRJ 060411.pdf](#)

On-line packets will be updated to include the attached memo.

Jonas P. Ionin,
Director of Commission Affairs

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From: Andrew Perry <andrew.perry@sfgov.org>
Date: Thursday, June 4, 2020 at 11:16 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Memo to Commission for 10 South Van Ness project

Hi Jonas and Commission Affairs staff,

Please distribute the attached Memo to the Commissioners with the other case packet materials for the June 11th hearing. This memo is needed to convey additional environmental analysis and information pertaining to the Project Sponsor's election of the land dedication alternative. The Commission should review the information in the memo prior to any approval action currently scheduled for June 11th.

I was also going to update the staff report PDF packet. The motions have a placeholder currently for the date of this Memorandum to File from EP, so I would update that, and then I was also going to place the attached 2-page memo at the very front of the full staff report PDF. Please let me know if that all sounds okay and then I will let you know once I've updated the PDF in the I-drive.

Thank you,

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[San Francisco Property Information Map](#)

The Planning Department is open for business during the Stay Safe at Home Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission are [accepting appeals](#) via e-mail

despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)