

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letters of Support from Glen Park
Date: Thursday, June 25, 2020 10:38:09 AM
Attachments: [Neighbors Supporting 2476 Diamond ST DR.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: Scott Stevenson <ssscottss@gmail.com>
Date: Wednesday, June 24, 2020 at 6:25 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>
Subject: Letters of Support from Glen Park

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Dear Commissioners,

Neighbors in Glen Park wanted to reach out to you to communicate support for the Discretionary Review 2018-001662DRP - 2476 Diamond St. 43 residents of Glen Park have signed their letters of support. This DR will be a part of agenda tomorrow, June 25, 2020.

Attached is a PDF with a map of the neighbors locations in Glen Park, as well as their signed letters of support.

Thanks You,

Scott Stawicki

2510 Diamond St.
Glen Park Association - President

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Whole Foods at City Center (Anzavista neighborhood resident)
Date: Thursday, June 25, 2020 10:37:37 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
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From: Patrick O'Connor <patrickeoconnor@yahoo.com>
Date: Wednesday, June 24, 2020 at 8:15 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Cc: Alfred Sodini <ducha931@aol.com>, "Chen, Lisa (CPC)" <lisa.chen@sfgov.org>, Patrick O'Connor <patrickeoconnor@yahoo.com>
Subject: Support for Whole Foods at City Center (Anzavista neighborhood resident)

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Hi Lisa and planning Commissioners.

I found Lisa's name on the email list as a Sr Planner in charge of major city projects. Not sure if you're involved in the planning for the Whole Foods Project at city center at Geary and Mosonic. Can you forward to the planner or commissioners in charge? Thx.

I live At 228 Anzavista Avenue (20 year resident) neAr the Target at City Center I wanted to voice my support fur the proposed Whole Foods

application. This would bring a quality retailer with quality fresh produce to our neighbor (Target is good for dry goods or merchandise, not produce or meats). I've lived through several tenants (circuit city, toys r us, Best Buy) and feel Whole Foods would be a net benefit to our portion of San Francisco. Quality retailer, good products, local jobs, stable tenant.

I'm out of town and unable to call into the heating tomorrow so I wanted to send this note.

Thank you

Patrick O'Connor
228 Anzavista Avenue
San Francisco CA

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In Opposition to the developments at 4326-4336 Irving Street
Date: Thursday, June 25, 2020 8:33:39 AM

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

From: Will Kardas <chillywilly1321@mac.com>
Sent: Thursday, June 25, 2020 8:22 AM
To: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: In Opposition to the developments at 4326-4336 Irving Street

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Dear Supervisor Mar,

As I'm sure you've heard from my neighbors, there is a strong and united opposition against the building of a 4th floor at 4326-4336 Irving Street, and I am no different.

I live at 4316 Irving Street, and while my own selfish reasons of getting a few more hours of sunshine in my backyard are definitely a factor, I believe the addition of this extra floor, the cramming of dorm/motel style units, and the questionable tactics of this developer set a bad precedent for further developments in the Sunset.

As I'm sure you've already read from my neighbors' letters, parking has steadily gotten worse and the developer's decision to take away parking that was already in the building seems not only detrimental for his new tenants, but also for the neighborhood as a whole.

This developer has made a lot of questionable decisions such as breaking a written agreement With myself and my neighbors not to build a 4th floor, posting permits upside down on the second and third floors of this building to make them unreadable, as well as starting/continuing work without proper permits or with stop work orders.

I feel that allowing the construction of this 4th floor opens the door for other developers to abuse district and the long term neighbors who live in it.

I hope that you will support the people who you were chosen to represent.

Thank you,

-Will Kardas
4316 Irving Street
San Francisco, CA 94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Additional Development at 4326-4336 IRVING STREET
Date: Thursday, June 25, 2020 7:48:05 AM

Commission Affairs

San Francisco Planning Department
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From: Danielle Taylor <dtaylor529@gmail.com>
Sent: Thursday, June 25, 2020 12:00 AM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: jimphilliou@gmail.com; larrydelaney1@aol.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Re: Proposed Additional Development at 4326-4336 IRVING STREET

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Dear Mr. Weissglass,

I am writing to follow up regarding the issue indicated in my previous email attached herewith. I would like to reiterate and stress the importance of property developers honoring their agreements made with community members. We expect agreements to be upheld by parties on both sides of the issue. I am speaking specifically about the property developer's agreement not to develop a 4th level at the location indicated. The developers are already doubling the unit space in that building, which will seriously impact neighborhood congestion, traffic (foot and car), Please ensure that the developers do not go forward with developing a 4th floor as it will seriously impact the visibility, airflow, privacy, views for many of us, street traffic and congestion in our neighborhood, which will surely impact our quality of living. The SF Planning Commission should not allow any property developers to go back on any agreements made or move forward with any plans in an improper manner. I trust that you will consider these matters and the public concern that it engenders and

choose to do the right thing by the community.

Thank you for your time and consideration.

Sincerely,

Danielle Taylor and Chieck Diarra
4037A Irving St.
SF, CA 94122

On Wed, Jun 3, 2020 at 9:37 PM Danielle Taylor <dtaylor529@gmail.com> wrote:

Dear Mr. Weissglass,

I hope this email finds you in good health during this time of Covid-19. I am writing to you today to express the feelings shared by those in my household regarding the developmental plans which we've only very recently been made aware of. We stand in solidarity with our neighbors, the Philliou-Lees and the Delaneys, in opposition to the additional development at the property cited above. Our opposition is based on the following:

1. The proposal will make the property out of character with our neighborhood of two and three story homes. The property already takes up far more space than any other property on the block.
2. The excessive density of the apartments will negatively impact parking and services in the neighborhood. It also is not family friendly housing.
3. The fourth story impacts the light, air and privacy of the neighboring properties and sets a bad precedent for the rest of the neighborhood.
4. The project does not conform to the existing planning codes or the residential design guidelines of San Francisco. We do not want these codes to be ignored for the profit of the developer and to the detriment of our neighborhood. Since the minimum standards are not met and the project is not approvable per the Planning Department, it should not be approved by the Planning Commission.

Lastly, we specifically chose to live in this part of the city because it is so beautifully and wonderfully unique from the rest of the city in all the best ways. We love that it is family oriented, closer to nature, quiet and peaceful. Parking has always been problematic for us and many of our neighbors who drive and we sincerely believe that this project will make that problem even greater for us and our neighbors who continue to struggle with the issue daily, which may sound like a trivial issue to some, but for us it is a major factor that affects our living experience in our neighborhood. Despite that problem, we love our beautiful section of the Outer Sunset as it is and don't want to see luxury buildings changing it into something else and driving up living costs

for everyone.

Thank you for your time.

Sincerely,

Danielle Taylor and Omar Diarra

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: In Opposition to Seal Rock Development Fraud
Date: Thursday, June 25, 2020 7:47:42 AM
Attachments: [Gordon MarSeal Rock Investments.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Tom Zimmeroff <tom@zimmeroff.com>
Sent: Wednesday, June 24, 2020 11:50 PM
To: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: In Opposition to Seal Rock Development Fraud

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Dear Supervisor Mar,

It seems to me that the citizens of the Outer Sunset neighborhood (many of us senior citizens) adjacent to, and affected by, the Seal Rock Investments project at 4326-4336 Irving Street are trying to prevent them from more than cutting a few corners or maximizing their investment interests but perpetrating a major fraud. You are aware of the nature of that fraud. You are aware of our complaints. You are on notice and obliged to stop them from breaking a legitimate agreement already in place.

Almost sixty families/residents, in addition to the Sunset-Parkside Education and Action Committee (SPEAK) are adamantly opposed to allowing the developer to deliberately break that agreement, the details of which you are no doubt aware of.

Tom Zimberoff

Attached copy of letter sent June 2, 2020:



Tom Zimberoff

1364 45th Avenue

San Francisco, California 94122

<https://medium.com/@zimberoff>

(415) 246-2417

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:47:20 AM

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From: jaime bardacke <bardacke.jaime@gmail.com>
Sent: Wednesday, June 24, 2020 11:01 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: 4326-4336 Irving St

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Hello Mr. Weissglass,

My name is Jaime Bardacke. I live at 1285 45th Avenue, in apartment 3, around the corner from the development in progress on Irving Street. I am a clinical social worker, and I have spent the last twenty years working with children and families in San Francisco. I am writing tonight to respectfully urge you not to allow the developer to build a 4th floor on to the Irving Street building. It is my understanding that the developer agreed not to do so if the community supported other aspects of this project, and as a resident of this city I believe it is very important that developers are held to the agreements they make to the communities which they are impacting.

Furthermore, the plan for the 4th floor will cause an additional parking burden on the neighborhood, as well as a loss of sun and privacy for those of us that surround the building. It is my understanding that the 4th floor will not be affordable housing, and I do not support adding that kind of space with its associated impacts if it is not accessible to low to moderate income people trying to find a way to

stay in our city.

Thank you for your consideration and attention to the Outer Sunset community.

Best,
Jaime

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:47:02 AM

Commission Affairs

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From: Christopher Courtney <c_courtney@yahoo.com>
Sent: Wednesday, June 24, 2020 10:32 PM
To: patricialee168@gmail.com; Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: 4326-4336 Irving St

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David Wieglass and the SF Planning Commission

I am writing in support of my neighbors in the Outer Sunset Community regarding the proposed development at 4326-4336 Irving St. Many neighbors are feeling very upset and betrayed by a rather mean spirited and bullying project developer named Brian Veil. His behavior has been deceitful at best, this has left many in the neighborhood questioning the validity of this project, and the true intentions of Seal Rock LLC.

The main issue is the additional story that has been added since last years meeting, for which many neighbors and representatives of the community gave up their precious time to negotiate in good faith. With new housing of the type being built in this neighborhood and those who potentially wish to secure it, there is inherent potential for conflict. Many of the neighbors are interested in finding solutions that provide opportunities for increased density while maintaining the continuity of the neighborhood. Many of us are concerned with not just the aesthetics of the neighborhood but also the character of the community.

Many of us are seeing housing being built that is not actually going on the market, or is not

desirable. Many of the units are too expensive for those who would choose to live there, and undesirable for those who could actually afford it. There is legitimate concern that these types of developments will become vacation rental playgrounds, even if that is not the current intent. As you are well aware, the city currently already has 10 years of idle, unoccupied, and vacated inventory, that's 33,000 units. Shouldn't we be taking a look at what has already happened with the completed construction projects here in the Sunset before approving what amounts to another ghost subdivision that also has the potential of being used for short term rentals, or being held for investment and market manipulation instead of much needed housing?

The following is an account by the neighbors who share a fence line with this development as to what has transpired already:

We met with the developer and owner in a public hearing last year, reviewed plans, and spoke with stakeholders, and were pleased to hear they were committed to providing good-quality housing and considered neighbors' opinions.

Since then, things have changed significantly. The developer has significantly increased the density of units, removed setbacks on the 4th floor, and violated the agreement approved by the City.

We are not at all opposed to density, but are opposed to developers running roughshod over agreements with the City and our community. The developer should be held to the initial agreement and to planning guidelines, with:

- no additional development on the 4th floor
- ample natural light for all units

If the developer can be held to an enforceable requirement to provide a substantial share of affordable units (as defined by San Francisco code, not by the developer), we would feel much better about the increase in density.

We understand the City needs more affordable housing, and are completely willing to share our neighborhood with higher-density units given it helps the City and its people. I am not willing to let a developer disregard the City and community, to the benefit of only one corporation.

Thanks for your careful consideration on this issue,

Christopher Courtney

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Hearing Date: Thursday, June 4, 2020 for Project Address 4326-4336 Irving Street
Date: Thursday, June 25, 2020 7:46:48 AM

Commission Affairs

San Francisco Planning Department
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From: Katherine Cantwell <kcantwell3@yahoo.com>
Sent: Wednesday, June 24, 2020 9:25 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; daisy.wuan@sfgov.org
Subject: Fwd: Hearing Date: Thursday, June 4, 2020 for Project Address 4326-4336 Irving Street

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the developers must keep their agreement not to build ANYTHING on the 4th floor.

Good evening,

The developers must keep their agreement NOT TO BUILD ANYTHING on the 4th floor.

Thank you,

Katherine Cantwell
1263 44th Avenue
SF, CA 94122

Sent from my iPhone

Begin forwarded message:

From: Katherine Cantwell <kcantwell3@yahoo.com>

Date: June 2, 2020 at 1:49:55 PM PDT

To: commissions.secretary@sfgov.org

Cc: David.Weissglass@sfgov.org

Subject: Hearing Date: Thursday, June 4, 2020 for Project Address 4326-4336 Irving Street

Jonas P. Ionin

Commission Secretary

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

PH: [\(415\) 558-6415](tel:(415)558-6415) (Assistant)

PH: [\(415\) 558-6309](tel:(415)558-6309) (Direct)

FX: [\(415\) 558-6409](tel:(415)558-6409)

Commissions.Secretary@sfgov.org

Good day,

Please include my opposing views for Project Address: 4326-4336 Irving Street, Cross Streets: 44th and 45th Avenue's, Block/Lot No.: 1706 / 071, Zoning District(s): RH-2/40-X, Record Number 2019-016969DRMVAR, Building Permit Application No. 201909111353

I object to the current design of this project due to the following reasons:

-Overshadows neighborhood

—loss of privacy

—loss of views

—permanent loss of light to those closest in front and backyards INCLUDING inside homes. Electricity usage will be higher even on sunny days. Homes farther away will have loss of light during the Fall and Winter months.

—permanent loss of sunlight and air flow will create moss, wood rot and bring about insects, like termites, ants and wood beetles.

(I speak from experience when I lived on Taraval Street. Several neighbors built back into the yards and higher than the common roofline and buildings started experiencing these issues.)

-Where are the parking spaces for these units? It can take an hour to find a parking space here with some having to park four blocks away (Lawton Street). Four Avenue blocks is about a half a mile.

-Taller buildings usually reserved for the corner of a block.

I understand the need for housing, and I support building units to accommodate more people as the city expands, but this is not the way to accomplish it.

Thank you for including my objections.

Katherine Cantwell
1263 44th Avenue
SF, CA, 94122
415-317-4535

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: OPPOSING Planning Commission Agenda Items #15a and #15b 4326-4336 Irving Street
Date: Thursday, June 25, 2020 7:46:24 AM

Commission Affairs

San Francisco Planning Department
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From: aeboken <aeboken@gmail.com>
Sent: Wednesday, June 24, 2020 8:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 'Larry Delaney' <larrydelaney1@aol.com>; Barbara Delaney <barbaradelaney@gmail.com>; jimphilliou@gmail.com; Kathy Howard <kathyhoward@earthlink.net>
Subject: OPPOSING Planning Commission Agenda Items #15a and #15b 4326-4336 Irving Street

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TO: Planning Commission members

Sunset-Parkside Education and Action Committee is strongly opposed to the 4th story vertical addition at 4326-4336 Irving Street. The project sponsor made a commitment to the neighbors not to pursue a 4th floor vertical addition in exchange for their agreement to support the densification of the 2nd and 3rd floors.

The project sponsor needs to abide by that agreement.

Eileen Boken
President
Sunset-Parkside Education and Action Committee (SPEAK)

Sent from my Verizon, Samsung Galaxy smartphone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed 4th floor Addition to 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:45:50 AM

Commission Affairs

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From: INGE HORTON <ingehor@pacbell.net>
Sent: Wednesday, June 24, 2020 8:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Proposed 4th floor Addition to 4326-4336 Irving St

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Members of the Planning Commission and Staff,

Since the Planning Commission decided today to hold tomorrow a hearing on the proposed 4th floor addition to 4326-4336 Irving Street, I would like to express my concerns about this proposal and urge you to disapprove the application to add a fourth floor to the existing three floor building. I was told that there is an agreement between the property owner and concerned neighbors which explicitly prohibits any fourth floor addition under the condition that the neighbors do not object to the lay-out of the second and third stories. The Planning Commission should not allow that this agreement be broken without any further negotiations between both parties.

In addition, the proposed addition is out of neighborhood character and not consistent with the Housing Element of the General Plan and with Section 101.1 (b) of the Planning Code. There are several items which also are not complying with the Planning Code such as the deletion of the parking spaces on the ground floor, not providing parking for the additional residential units, the deletion of common space in the residential units, and others. It appears to me that the increase from 20 bedrooms to 40 bedrooms creates

single-room occupancy apartments (SROs) as they are common in Chinatown. The Chinatown community and neighborhood organizations have for many years fought to replace the SROs and now we are confronted with them in the Outer Sunset near Golden Gate Park. Although the units in the proposal have each a bathroom and may be new construction, the density and the lack of parking for 40 bedrooms will have a considerable impact on the neighborhood. Please do not approve a fourth story addition.

Sincerely,

Inge Horton

2363 44th Avenue

San Francisco, CA 94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4236 -- 4336 Irving Street - OPPOSE 4th flor addition
Date: Thursday, June 25, 2020 7:45:32 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: Kathy Howard <kathyhoward@earthlink.net>
Sent: Wednesday, June 24, 2020 8:11 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: 4236 -- 4336 Irving Street - OPPOSE 4th flor addition

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Supervisor, Commissioners and Planning Staff,

I live on 42nd Avenue, a few blocks from this project, which I oppose.

This project will not house the diversity that we value so much in San Francisco. Lower income families will not be able to afford the four-bedroom, 2-story luxury units with decks and views. The dormitory units are not family-friendly in layout. None of the units are set aside for low-income families. None of the units are accessible -- how can this allowed today in San Francisco?

The developer entered into an agreement with the neighbors that if they stopped opposition to the 2nd and 3rd floors, the developer would remove the 4th floor from his plans. One month later, the developer broke that agreement. This kind of bad actor should not be rewarded.

At a minimum the fourth floor should be eliminated.

Thank you for your consideration.

Katherine Howard

42nd Avenue between Lincoln and Irving

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose Plans for the Building at 4326-4336 Irving Street, San Francisco, CA 94122
Date: Thursday, June 25, 2020 7:45:19 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: J. Barry Gurdin <gurdin@hotmail.com>
Sent: Wednesday, June 24, 2020 7:44 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Oppose Plans for the Building at 4326-4336 Irving Street, San Francisco, CA 94122

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To: San Francisco Planning Secretary and Commissioners
commissions.secretary@sfgov.org and

David Weissglass david.weissglass@sfgov.org

CC: Gordon Mar gordon.mar@sfgov.org and

Daisy Quan daisy.quan@sfgov.org

Re: Plans for the Building at 4326-4336 Irving Street, San Francisco, CA 94122

To Whom It May Concern:

As a resident of the Outer Sunset for twenty-five years, and as San Franciscan who has served as a Representative of the Gifted and Talented programs of the Parent, Student, Teacher Associations of Robert Louis Stevenson Elementary and A.P. Giannini Middle Schools and as the PTSA's volunteer Wellness Coordinator for Lowell High School of the San Francisco Unified School District, I have had many conversations with the diverse citizens of the Sunset about how they enjoy the small-scale quality of life in the Sunset.

I am outraged that you would even consider permitting property developers to break their agreement to build anything on the 4th floor of the building at 4326-4336 Irving Street. Years ago I testified against the Manhattanization of the Outer Sunset in front of a Commission of the California Senate, and this egregious example of developers not abiding by their legal agreement with the City of San Francisco should not be tolerated.

Besides not displaying a modicum of an attempt at being a good neighbor, this additional story would overshadow nearby homes; squeeze many people in a structure designed for a limited number of people; make an already difficult street parking situation impossible for local residents, not to mention their visitors; and add unnecessarily to air pollution.

Researchers who have investigated the commercial entities pushing for this change have gathered evidence that international real estate interests with a minimum presence in San Francisco and no stake in community members lives are pushing for this modification which violates the standards of community and family for which the Outer Sunset has long been characterized. If you were to agree to this development, you would speed the atomization of society and propel undemocratic governance. I urge you to vote against this development.

Sincerely,

J. Barry Gurdin, Ph.D.

Joseph Barry Gurdin

gurdin@hotmail.com

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Approve Whole Foods at City Center's permit - please
Date: Thursday, June 25, 2020 7:44:58 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: Kathy Kleinhans <kkleinhans@hotmail.com>
Sent: Wednesday, June 24, 2020 7:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: Approve Whole Foods at City Center's permit - please

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

Please approve Whole Foods permit for this location. As a long time home owner just a block down O'Farrell from the City Center Shopping Center, I think Whole Foods would be a great addition to both the center and the neighborhoods. I moved here when the center was almost vacant and pretty run down. It's rebirth has been wonderful for the area. Please do not let a big space sit empty for what could be years to come, especially since the SIP has a lot of retail businesses putting the brakes on expansion for the foreseeable future – and we are going to need those jobs now more than ever, union or not! The union does not have a crystal ball so who's to say that the employees won't vote to unionize at some point in the future.....

-it is centrally located and easily accessible from Geary and Masonic and on 2 major bus lines – the 38 and 43

-fresh, organic and natural products are not the forte of Trader Joe's or Target (but I will still do

some grocery shopping in all!). Both of which approve of Whole Foods moving in

-Where else can you find the large parking lots available to a grocery store? And easy access?

-This space has been empty for so long and is limited to the kinds of stores that would find the space attractive to them

-I know SF has been a labor union town for a long time, and the unions have a lot of pull here, but denying the permit just because Whole Foods isn't a union store is not a good reason to deny the permit. Especially since the surrounding neighborhoods **OVERWHELMINGLY** want Whole Foods in this space

-There will be a lot of jobs created at Whole Foods, in a time when it is REALLY needed. The service industry is going to have a hard time coming back to full strength from the shelter in place, if a lot of them reopen at all. And from what I understand, City residents will get the bulk of these jobs.

Please do not be swayed by union reps and their money and listen to the residents of this area – who will still be here (and voting) long after the Whole Foods opens

Thank you

~Kathy Kleinhans

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: regarding 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:44:12 AM

Commission Affairs

San Francisco Planning Department
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From: diana brohard <dbrohard@sbcglobal.net>
Sent: Wednesday, June 24, 2020 7:26 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: regarding 4326-4336 Irving St

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My name is Diana Brohard and I live at on 44th AVE which is on the same block as the project getting built at 4326-4336 Irving St. I oppose building a 4th floor on this project. This project is detrimental to the neighborhood by removing all parking and doubling occupancy. No consideration has been given to parking which is currently not good and will be dramatically worsened. No information has been provided for the impact on the sewer system and the additional units proposed on the 4th floor would make that problem worse. The construction is that of a motel offering no common areas which will become a place housing transient tenants who will have no vested interest in developing or improving the quality of life in this neighborhood the way a property intended for long term residents would. This whole project is horrible and should never have been approved, please at least do not permit building the 4th floor.

Thank you,
Diana Brohard

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Re Development project at 4326-4336 Irving St, SF 94122
Date: Thursday, June 25, 2020 7:44:00 AM
Attachments: [Letter re 4326-4336 Irving St Bldg Plan.docx](#)

Commission Affairs

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From: Rita Jeremy <rita.jeremy@gmail.com>
Sent: Wednesday, June 24, 2020 6:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Re Development project at 4326-4336 Irving St, SF 94122

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Attached is my letter for your consideration during your approval process of the plan for the building at 4326-4336 Irving Street, San Francisco 94122.
Respectfully,
Rita J. Jeremy

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Agreement with developers not to build a 4th Floor at 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:43:40 AM
Attachments: [Text Messages with Brian Veit - agreement on no 4th floor.pdf](#)

Commission Affairs

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From: larrydelaney1@aol.com <larrydelaney1@aol.com>
Sent: Wednesday, June 24, 2020 5:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@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>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Subject: Agreement with developers not to build a 4th Floor at 4326-4336 Irving St

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Dear SF Planning Commission Secretary and Members of the Commission,

At the beginning of April the owners of 4326-4336 Irving St proposed and then entered into an agreement with us that if we stopped our opposition to what they wanted to do on the 2nd and 3rd floors, and relayed the dropping of our opposition to the Planning Dept, that they would drop their 4th floor proposal and not build ANYTHING on a 4th floor. We, along with our neighbors, fulfilled our part of that agreement. A month later, and after the Planning Dept dropped their opposition to the lower floor issues, the developers broke their agreement with us and proceeded with their 4th floor proposal. They got what they wanted from us in the agreement and then reneged on what they had committed to do in exchange.

The attached eight screenshots contain all texts exchanged between Brian Veit and my wife

Barbara Delaney on the subject of the agreement. There are two separate text threads that I've put together by date in order to show the conversation as it happened. Images 1,2,3,4 and 8 are from one thread. Images 5,6 and 7 are from the second thread. Therefore you may notice that the beginning of image 8 is the same as the end of image 4.

The phone meeting held on Friday 4/3, to discuss and agree on a compromise agreement, was attended by myself, Barbara, Brian Veit, and one of his partners, John Garrett. Our neighbors immediately agreed to this compromise with the developers.

We found out on April 30th that they had broken their agreement to not build anything (bedrooms, bathrooms, decks or anything else) on a 4th floor and were now proceeding with their 4th floor proposal to the Planning Commission. We had already fulfilled our side of the agreement.

Property developers cannot be allowed to break their agreements - and most especially after the neighbors have already fulfilled their part of the agreement. Society cannot function that way and the SF Planning Commission should not allow it.

Best regards,

Larry

Larry Delaney
1279 44th Ave

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods: Public Hearing
Date: Thursday, June 25, 2020 7:43:18 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Suzanne Rittenberg Rubinstein <suzannerr@hotmail.com>
Sent: Wednesday, June 24, 2020 5:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: Whole Foods: Public Hearing

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To Whom It May Concern,

As a resident of Anza Vista, located adjacent to the shopping center where Whole Foods has been planned to open, and do to my unavailability to listen in/comment at tomorrow's hearing, I just want to add my voice/list. As a community member, a SF resident for over 20years, my hope is that everyone will be looking at the BIG PICTURE, at the overall benefit of what should be coming in and allowing it to happen sooner rather than later. There are always pros and cons or tradeoffs.

I'm in support of Whole Foods coming in and Im aware that many locals are supportive. I'm NOT looking at or focusing in on unions, ownership and other. Im just focusing in on the

positives as well as being realistic to help this city improve.

What I'm focused on are potential jobs, effectiveness of this particular store coming in and actually doing well/surviving and adding options to locals as well as residents within a few zip codes(94115--Anza Vista residents and more; 94118--across the street off Masonic(Ewing Terrace, Lone Mountain, USF and further west) and other(just south of Turk, NOPA). In addition, many people who work nearby can also utilize this store in addition to Target, including staff at Kaiser and other large and small places of business. Many of whom can walk over to patronize this location.

Why should you commit to letting Whole Foods proceed?

- The project is centrally located, easily accessible from many neighborhoods
- Whole Foods is known for its fresh produce, as well as its focus on high quality, raw, natural, and organic products.
- This project has ample parking (almost 200 available spaces for shoppers - a luxury in San Francisco). Many residents, if able, often walk over to shop at this area.
- Over 200 new jobs (over 150 will be San Francisco residents) during a time of economic recovery and high unemployment numbers, especially with the uncertainty of Covid, bringing in a national, successful store that also now offers better pricing/sales that can appeal to a wider population while still offering healthy items and support a strong committed employee base with room to grow and advance.
- Neighborhood is strongly supportive of the project - Planning Commission should listen to the community and their needs. We know what's best for our neighborhood.
- Very few businesses are a good fit for a space this size - Whole Foods is the right fit for this space and for this center. Look at the history, the physical setup, and the big picture. If we lose this opportunity, the area and the entire mall may be compromised and doomed to fail. (look at the proposed housing project at the corner of Geary and Masonic and the time that that will take. Realistically, all those units plus other nearby housing are NOT going to help the city and really make a difference to its needs while balancing other needs and helping draw in visitors, and helping current residents(owners AND renters) to feel safe, to feel that they have options to shop within walking or close driving/biking distance to their homes.
- This space has been empty for three years! It would be wrong to reject this application, leaving the store empty for years to come and inviting a less appealing and workable solution.

Please do NOT disregard and eliminate this opportunity. There are always going to be tradeoffs but at this point, the WF coming in will be a more workable and successful solution for this area.

Thank you for your time,
Suzanne Rittenberg Rubinstein
Anza Vista Resident

Sent from [Outlook](#)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving Street development
Date: Thursday, June 25, 2020 7:42:39 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: KM Rose <kmkmrose@att.net>
Sent: Wednesday, June 24, 2020 4:29 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: 4326-4336 Irving Street development

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We are writing to you as neighbors of the 4326-4336 Irving Street property to voice our strong disapproval of the proposal for a 4th floor addition (pop-up) in the development of this Irving Street property. It appears that the developer has gone beyond the original agreement.

As it is, parking is already severely limited in the neighborhood and as senior citizens we often struggle to find parking within several blocks of our house.

Please do not allow this expansion of the original development proposal.

Thank you for your consideration.

Kenneth and Kathleen Rose
1324 45th Avenue

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: 2019-004110CUA - Letter to Planning Commission [Hearing June 25, 2020, Agenda Item E.14]
Date: Thursday, June 25, 2020 7:42:25 AM
Attachments: [2019-004110CUA Letter to PC 6-24-20.pdf](#)

Commission Affairs

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From: Susan Anthony <admin@mrwolfeassociates.com>
Sent: Wednesday, June 24, 2020 3:13 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mark Wolfe <mrw@mrwolfeassociates.com>
Subject: 2019-004110CUA - Letter to Planning Commission [Hearing June 25, 2020, Agenda Item E.14]

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Re: 2019-004110CUA - Letter to Planning Commission re 2675 Geary Blvd. [Hearing June 25, 2020, Agenda Item E.14]

Dear Mr. Secretary,

Attached in PDF format is correspondence addressed to the Planning Commission concerning the above-referenced. Please distribute copies to Planning Commissioners in advance of the hearing on the matter, currently set for tomorrow, June 25, at 1 pm.

I would be grateful if you could acknowledge receipt of this email and the attachment at your convenience,

Thank you very much.

Susan Anthony, Administrator

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

Land Use | Environmental Law | Government

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

415.369.9400 | Fax: 415.369.9405 | www.mrwolfeassociates.com

The information in this e-mail may contain information that is confidential and/or subject to the attorney-client privilege. If you have received it in error, please delete and contact the sender immediately. Thank you.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Re 4326-4336 Irving
Date: Thursday, June 25, 2020 7:41:45 AM

Commission Affairs
San Francisco Planning Department
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-----Original Message-----

From: Betty Kohlenberg <bettykohlenberg@gmail.com>
Sent: Wednesday, June 24, 2020 2:58 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Cc: Barbara Delaney <larrydelaney1@aol.com>
Subject: Re 4326-4336 Irving

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dear responsive and responsible people,
I'm counting on you to oppose the developer's plan to add a 4th story to this already modified building plan. It would be horrible in so many ways - parking, loss of sun and views, density without planning for transportation and other city services.

Do the right thing. Vote no.
Betty Kohlenberg

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving Street, San Francisco proposal -4th. floor
Date: Thursday, June 25, 2020 7:41:26 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: Laurie Charkins <lauriecharkins@yahoo.com>
Sent: Wednesday, June 24, 2020 2:48 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: 4326-4336 Irving Street, San Francisco proposal -4th. floor

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

Dear Mr. Weissglass and the Planning Commissions Secretary,

Our family has owned the property at 4301 Irving Street since 1946. We wish to object to the proposed 4th. story additional building on the property at 4326-4336 Irving Street. We understand that the developers agreed **NOT** to build **ANYTHING** on the 4th. floor, and now they wish to break this agreement. We do not approve of them building anything on the 4th. floor. We do not feel they should break the agreement that impacts their neighbors in a very negative way.

Thank you for your consideration.

Laurie Charkins
4301 Irving Street
San Francisco

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: URGENT regarding 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:41:11 AM

Commission Affairs

San Francisco Planning Department
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From: Shawn Yu <ssdyu@yahoo.com>
Sent: Wednesday, June 24, 2020 2:48 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: RE: URGENT regarding 4326-4336 Irving St

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Hello David,

My name Shawn Yu. I am the owner and resident of 4233 Irving Street. I am writing this email, because I will not be able to attend the meeting. If the developer will not build anything on the 4th Floor, I will not oppose any changes to the proposed layout of the 2nd and 3rd floors.

Shawn Yu

Sent from [Mail](#) for Windows 10

From: larrydelaney1@aol.com
Sent: Wednesday, June 24, 2020 11:55 AM

To: ssdyu@yahoo.com

Subject: Fwd: URGENT regarding 4326-4336 Irving St

Hi Shawn,

I missed sending to you. Please see below and email them today if at all possible.

The agreement with the developers was that they would not build ANYTHING on the 4th floor if we neighbors did not oppose their proposed layout on the 2nd and 3rd floors. We kept our part of the agreement but then, after they got approval for the 2nd and 3rd floors, the developers went ahead and submitted their full 4th floor proposal of 8 bedrooms, 8 bathrooms and several decks which is what the Planning Commission will be deciding on tomorrow. They already have approval to modify the existing building from 20 bedrooms to 40 bedrooms even without a 4th floor. There are many other reasons to oppose their 4th floor plans including the additional parking burden on the neighborhood, the precedent it would set, the loss of air, sun, privacy and views etc and if you want to also mention any of these that would be great too.

The most important thing is that people email ASAP today opposing the 4th floor and mentioning that the developers had agreed not to build ANYTHING on the 4th floor and need to honor their agreement.

Thanks!

Larry

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

From: larrydelaney1 <larrydelaney1@aol.com>

To: deniselleck <deniselleck@sbcglobal.net>; wkardas <wkardas@mac.com>; ron.elman <ron.elman@gmail.com>; leilaniprince <leilaniprince@yahoo.com>; peiyeew <peiyeew@gmail.com>; tom <tom@zimberoff.com>; kathyhoward <kathyhoward@earthlink.net>; howmiller <howmiller@earthlink.net>; erutzick3 <erutzick3@icloud.com>; ituller <ituller@mac.com>; kathyzhou222 <kathyzhou222@gmail.com>; hwachinglee <hwachinglee@gmail.com>; quangtrinh1275 <quangtrinh1275@gmail.com>; lary.ma49 <lary.ma49@gmail.com>; tinaequinn <tinaequinn@comcast.net>; boomieboom <boomieboom@hotmail.com>; WF2611 <WF2611@yahoo.com>; sandra1750 <sandra1750@yahoo.com>; megan <megan@zaziesf.com>; mdmeimban <mdmeimban@gmail.com>; smariemcdonald <smariemcdonald@gmail.com>; babiebeana <babiebeana@aol.com>; shaaronmurphy <shaaronmurphy@sbcglobal.net>; bettykohlenberg <bettykohlenberg@gmail.com>; dbrohard <dbrohard@sbcglobal.net>; tgoalsby671 <tgoalsby671@gmail.com>; ateresa <ateresa@gmail.com>; tmcameranesi <tmcameranesi@gmail.com>; rzwissig <rzwissig@earthlink.net>; abeaupied <abeaupied@earthlink.net>; k109236 <k109236@msn.com>; juliebrodenburg <juliebrodenburg@gmail.com>; heycurlylocks <heycurlylocks@gmail.com>; karenmsf <karenmsf@sbcglobal.net>; suzie_clarke <suzie_clarke@hotmail.com>; rangerbeavis <rangerbeavis@gmail.com>; tigerboy7430 <tigerboy7430@gmail.com>; gobo_x <gobo_x@yahoo.com>; sbowline <sbowline@digigraph.com>; adam.m.cote <adam.m.cote@gmail.com>; thumbellinaG <thumbellinaG@comcast.net>; gloriane <gloriane@gmail.com>; eric <eric@transmote.com>; jaimeb11 <jaimeb11@hotmail.com>; aczukowski <aczukowski@gmail.com>; razgaitis <razgaitis@gmail.com>; maxfklinger <maxfklinger@gmail.com>; kapostolo <kapostolo@gmail.com>; thazelton <thazelton@gmail.com>; kmkmrose <kmkmrose@att.net>; patricialee168 <patricialee168@gmail.com>; nurseofthewild <nurseofthewild@yahoo.com>; bobby.brinton <bobby.brinton@gmail.com>; rinbrinton <rinbrinton@gmail.com>; aeboken <aeboken@gmail.com>; jimphilliou <jimphilliou@gmail.com>; barbarabdelaney <barbarabdelaney@gmail.com>

Sent: Wed, Jun 24, 2020 9:31 am

Subject: URGENT regarding 4326-4336 Irving St

Hi All,

The Planning Commission meeting to decide on the developer's proposal to add a 4th floor will be held tomorrow afternoon. We will send out details of the meeting later today and are hoping that many of you will be able to call in to express opposition. In the meantime please - ASAP today - send an email to Davis Weissglass and the Planning Commission Secretary saying that the developers must keep their agreement not to build ANYTHING on the 4th floor. This is really the most important point as property developers cannot be allowed to break their agreements with no consequences - society cannot function that way and the SF Planning Commission should not tolerate it. In your email please give your name and street address as affected neighbors opinions count the most. And please cc Gordon Mar and Daisy Quan from his office. Email addresses are below:

david.weissglass@sfgov.org

commissions.secretary@sfgov.org

gordon.mar@sfgov.org

daisy.quan@sfgov.org

Best regards,

Larry

Larry Delaney

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Regarding 4326-4336 Irving St
Date: Thursday, June 25, 2020 7:40:52 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: AnnaMaria <am.e.cantwell@gmail.com>
Sent: Wednesday, June 24, 2020 2:17 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Regarding 4326-4336 Irving St

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

Hello,

I live at 1263 44th Avenue.

The developers for 4326-4336 Irving St. made an agreement not to build ANYTHING on the 4th floor if there was no opposition to the proposed layout for the 2nd and 3rd floors. By submitting the proposal for the 4th floor they went back on their agreement with us after we kept our end of the deal. This is NOT OKAY. These developers purposely lied to us to get their previous plans passed without issue. With the addition of the 4th story, we - the surrounding neighbors - will lose air flow, sunlight, and privacy. SF needs housing, and the plans for the building that have been passed will already increase the number of people who can there, but the addition of the 4th story will only be to the surrounding neighbors' detriment. Allowing this proposal to pass will show that the planning commission has no regard for the wellbeing of current residents.

Thank you,

AnnaMaria Cantwell

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED RECOGNIZES ESSENTIAL WORKERS AS CITY REOPENS
Date: Wednesday, June 24, 2020 4:34:42 PM
Attachments: [06.24.2020 Essential Workers Week.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: Wednesday, June 24, 2020 at 3:38 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED RECOGNIZES ESSENTIAL WORKERS AS CITY REOPENS

FOR IMMEDIATE RELEASE:

Wednesday, June 24, 2020

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

***** STATEMENT *****

MAYOR LONDON BREED RECOGNIZES ESSENTIAL WORKERS AS CITY REOPENS

Mayor London Breed today recognized the contributions and sacrifice of San Francisco's essential workforce:

"Essential workers have kept the City moving and our residents safe. They are our healthcare workers, first responders, sanitation workers, teachers, grocery store workers, transit operators, street cleaners, restaurant and food workers, childcare providers, hardware store clerks, utility workers, postal and delivery workers, community outreach workers, disaster service workers, and many, many others who are serving the people of San Francisco during the COVID-19 health crisis.

"I want to thank and recognize these workers who continued to work outside the home as we asked everyone else to shelter in place to slow the spread of COVID-19. Day after day they took care of our city when we needed it most. As we reopen San Francisco, the best way we can thank our essential workers is to do everything we can to protect their health and safety by wearing a face covering, physically distancing from each other, staying home when we are sick and washing hands frequently. Please join me in celebrating Essential Worker Week!"

Mayor Breed issued a proclamation declaring this week Essential Worker Week and

encouraged the public to thank essential workers in person and on social media using the hashtag #EssentiallyYoursSF.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED LAUNCHES SECOND SUMMER OF SAN FRANCISCO MUSEUMS FOR ALL
Date: Wednesday, June 24, 2020 4:34:31 PM
Attachments: [06.24.20 SF Musuems for All.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: Wednesday, June 24, 2020 at 11:47 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED LAUNCHES SECOND SUMMER OF SAN FRANCISCO MUSEUMS FOR ALL

FOR IMMEDIATE RELEASE:

Wednesday, June 24, 2020

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

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

**MAYOR LONDON BREED LAUNCHES SECOND SUMMER OF
SAN FRANCISCO MUSEUMS FOR ALL**

Initiative to include free online and digital resources through "Museums from Home" in addition to free or reduced admission to local museums and cultural institutions for San Francisco residents who receive public benefits

San Francisco, CA — Mayor London N. Breed today announced the second summer of the [San Francisco Museums For All](#) initiative, which will build upon last year's program to provide free or reduced admissions to local museums and cultural institutions for low-income San Franciscans who receive public benefits, including Medi-Cal and CalFresh.

The City's reopening plan and timeline was updated on Monday, June 22 to allow for indoor museum programming to begin as early as June 29. As some indoor museums reopen with modifications, the San Francisco Museums For All program will work with museum partners to provide free or reduced admission to museums and cultural institutions for San Franciscans that receive public benefits through the summer.

Due to the COVID-19 pandemic, many local museums and cultural institutions have shifted to online or digital programming. As such, the program is also being updated to include

“San Francisco Museums From Home,” a catalog of resources that provide free online access for members of the public to exhibits, activities, and interactive programs at over a dozen local museums and cultural institutions.

“As San Francisco works to safely reopen and help people get back to work, I am excited that many of our local museums will continue to open their doors to all San Franciscans, regardless of their income, so everyone has the opportunity to access our City’s world-class arts and cultural institutions,” said Mayor Breed. “As families continue to take precautions to prevent the spread of coronavirus, expanding this initiative to include free online programming will help connect even more families and children to the arts.”

Nearly one in four San Franciscans receive public benefits from the San Francisco Human Services Agency (HSA). With thousands more San Franciscans applying for public benefits through HSA in the time since Mayor Breed declared a local emergency due to coronavirus, and nearly one in five San Franciscans experiencing unemployment, the number of families eligible for San Francisco Museums For All is expected to increase dramatically.

Admission fees at many museums and cultural institutions can range from \$20 to \$150 for a family of four to visit, creating a barrier for many people to access the cultural and educational benefits that these institutions offer. The San Francisco Museums For All program aims to break down that barrier to open doors of opportunity for families, especially low-income families, to experience arts and cultural education programming.

In its first summer, more than 25,000 San Franciscans participated in Museums For All program, visiting museums and cultural institutions including SF MoMA, the California Academy of Sciences, the de Young Museum, and nearly a dozen others. A full list of last year’s participating museums and cultural institutions is below. However, due to the COVID-19 pandemic, while indoor museum programs are able to reopen as soon as June 29, residents are strongly encouraged to visit the museums’ websites or contact museums directly for more details on each institution’s reopening plan.

“We are joined in a common experience as residents of a great city when we visit San Francisco’s history and science and art museums,” said Trent Rhorer, Executive Director of the San Francisco Human Services Agency. “I’m proud that at this moment, when so many are experiencing setbacks, the city’s cultural institutions are sustaining their commitment to a common goal of inclusion.”

The San Francisco Museums For All program was created in collaboration with Treasurer José Cisneros’s Financial Justice Project, which works to ensure that lower-income residents receive discounts on fines and fees that place a disproportionate burden on low-income families, and to streamline eligibility processes for these discounts. It was also created in collaboration with San Francisco Grants for the Arts and the San Francisco Arts Commission.

“No one should be excluded from the rich cultural life our city because of the size of their wallet,” said Treasurer Jose Cisneros. “San Francisco Museums For All ensures our cultural institutions are open and accessible to everyone.”

“I greatly appreciate the museums joining us in this effort,” said Matthew Goudeau, Director of Grants for the Arts. “It’s been a challenging time for most of these institutions, yet they have stepped up in significant ways to partner with the City to expand access to their spaces,

whether in-person or virtual. Together, we will continue to remove barriers that prevent all people, regardless of income, from enjoying the best of San Francisco’s cultural offerings.”

“The Arts Commission is excited to support San Francisco Museums For All in its second year, ensuring all San Franciscans have access to diverse cultural experiences, and the transformative power of art,” said Rebekah Krell, Acting Director of Cultural Affairs for the San Francisco Arts Commission.

When museums that participate in San Francisco Museums For All reopen, residents who currently receive Medi-Cal or CalFresh benefits from HSA can receive free or reduced admission at participating museums for up to four individuals when they present their Electronic Benefits Transfer or Medi-Cal card and proof of San Francisco residency.

Participating cultural institutions include:

- Asian Art Museum
- Cable Car Museum
- California Academy of Sciences
- Cartoon Art Museum
- Children's Creativity Museum
- Chinese Culture Center of San Francisco
- Chinese Historical Society of America
- Conservatory of Flowers
- de Young Museum
- Exploratorium
- GLBT Historical Society Museum
- Legion of Honor Museum
- Museum of Craft and Design
- Museum of the African Diaspora
- Randall Museum
- San Francisco Botanical Garden
- San Francisco Museum of Modern Art (SFMOMA)
- San Francisco Railway Museum
- SF Recreation & Parks Japanese Tea Garden
- The Contemporary Jewish Museum
- The Presidio
- Yerba Buena Center for the Arts

More information can be found at the San Francisco Museums For All [website](#), by calling 311 or emailing sfmuseumsforall@sfgov.org.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving St development
Date: Wednesday, June 24, 2020 1:30:14 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: Eric Socolofsky <eric@transmote.com>
Sent: Wednesday, June 24, 2020 10:21 AM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>; Gloriane Yi <gloriane@gmail.com>
Subject: 4326-4336 Irving St development

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

To David Weissglass and the Planning Commission (cc Supervisor Mar's office),

As a nearby neighbor to the development at 4326-4336 Irving St, I'm writing to express my opposition to the current plan.

I met with the developer and owner in a public hearing last year, reviewed plans, and spoke with stakeholders, and was pleased to hear they were committed to providing good-quality housing and considered neighbors' opinions.

Since then, things have changed significantly. The developer has significantly increased the density of units, removed setbacks on the 4th floor, and violated the agreement approved by the City.

I'm not at all opposed to density, but I am opposed to developers running roughshod over

agreements with the City and our community. **The developer should be held to the initial agreement and to planning guidelines**, with:

- no additional development on the 4th floor
- ample natural light for all units

If the developer can be held to **an enforceable requirement to provide a substantial share of affordable units (as defined by San Francisco code, not by the developer)**, I would feel much better about the increase in density.

I understand the City needs more affordable housing, and am completely willing to share my neighborhood with higher-density units given it helps the City and its people. I am **not** willing to let a developer disregard the City and community, to the benefit of only one corporation.

Thanks for your careful consideration on this issue,

Eric Socolofsky + Gloriane Yi
1272 45th Ave.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4326-4336 Irving Opposition
Date: Wednesday, June 24, 2020 1:29:53 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: Barbara Delaney <barbarabdelaney@gmail.com>
Sent: Wednesday, June 24, 2020 10:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Subject: 4326-4336 Irving Opposition

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TO:
Planning Commissioners via commissions.secretary@sfgov.org

Gordon Mar gordon.mar@sfgov.org

David Weissglass david.weissglass@sfgov.org

FROM:
Barbara Delaney and Neighbors of 4326-4336 Irving

SUBJECT;
The Developer and the Development at 4326-4336 Irving
Dear Addressees,

I am writing for all of us to ask you to not approve any fourth floor of this project - not the one the developer proposes or the one the planning department proposes..

The developer of this project, The Irv, LLC, is known to us as Brian Veit (there are other partners, but Brian seems to be the managing partner).. He claims to be a local surfer dude just trying to create housing for folks. He lives in a short term rental property on the Great Highway and his email is oceanrenter@gmail.com. In fact, he is a multi-million dollar property developer with a sophisticated knowledge of how the development game works. He is smart, charming and shrewd and has played everyone involved in this project to his advantage. While I don't know what he might have done prior to December 2019, I do know some of the things he has done since.

- 1.
2. He managed to convince
3. the head of DBI, Tom Hui, to fast track the permit for his second and third floors by bypassing planning review for a quick approval in December 2019. (It is unclear whether the head of DBI was a knowing participant and complicit in this.)
- 4.

- 2.
3. When planning caught this
4. and put that part of their project on hold, he managed to play us, the neighbors, who are opposed to the fourth floor, with an agreement that he would not build the fourth floor if we would not oppose the second and third floors. We agreed to this and immediately
5. notified planning. When the developer got the OK on the 2 and 3 floor permit and a promise from Gordon Mar to support them on the fourth floor, he broke his agreement with us. We have sent you copies of the texts of these agreements.

- 6.

- 3.
4. He managed to play Gordon
5. Mar by describing the project in a way that would appeal to him:

- 6.

The Supervisor generally supports adding rent controlled, multi-family housing ...He shared this position with the project sponsor and expressed appreciation for his concept on a visit at the site (from an email from Gordon's office staff, Daisy Quan, after he was asked by us why he was supporting Brian and contacting planning commissioners on Brian's behalf).

Gordon Mar did not look at the plans, he just took the developer's word. In fact, the project is rent controlled as are all new projects, but it is definitely not suitable for families (or for old people or for disabled people).

He further deceived Mar by complaining that he was being unfairly held up in his permit process and asked Mar to intervene.

However, when we learned about the building permit issue and the hearing scheduling delays, we thought it was causing undue hardship, and committed to supporting him in the process to

get a timely hearing as a matter of good governance. This included speaking with planning and building inspection staff to ensure the process would go as normally as possible, as compared to similar planning applications. (From the same email from Daisy Quan).

In fact, the developer has never stopped working on this project. He has workers there 6 days a week, every week. Even during Covid lockdown, even after Planning pulled his permit, even after his permits were suspended and a STOP WORK order was posted on the building. He has permits for the ADUs and for sprinklers and alarms. He uses these permits to cover all the work he does in the building, including most of the framing for the new bedrooms on floors 2 and 3 for which he had no permit. He boarded up the front of the building so no one could see what he's doing but several neighbors were able to see in the upper story windows. A site visit would confirm all this.

All in all, the developer has been a bad actor in every aspect of this. For this reason alone his fourth floor should be denied. The other reasons are:

- 1.
 2. Without the fourth floor,
 3. there will still be 5 new ADUs with 12 bedrooms and 12 baths and 30 bedrooms (up from the original 20) with 22 baths on floors 2 and 3. The rooms will be small and cramped and there will be very little common space in the units. They are suitable for singles
 4. or couples who need short term housing, do not have much stuff and don't mind sharing a kitchen - in other words, roommates. The units will only be affordable for groups of people with separate incomes (roommates, not families). In addition, the 42 bedrooms
 5. and 34 baths more than doubles the previous occupancy of the building. This increase would seem to satisfy any requirement of the developer's right to develop his property.
 - 6.
-
- 2.
 3. The building is already
 4. overbuilt and 8 of the units (plus the 5 ADUs which are exempt from compliance rules) are out of compliance with the zoning of the neighborhood. It is also architecturally inappropriate and conceptually inappropriate. In fact, it is so much more like a dorm
 5. than an apartment building, it should require a conditional use permit.
 - 6.
-
- 3.
 4. An enterprising tenant or
 5. tenants could turn many of the units into Airbnbs completely legally under the SF Short Term Housing rules which only require you to live in the unit where you are renting space (live in one bedroom with a bath, rent out the other 2 or 3 bedrooms and baths).
 - 6.

- 4.
5. The developer wants the
6. fourth story because the four, two story, luxury units with ocean and park views and roof decks will bring in a lot more money than the other units. Everyone knows that an unobstructed view adds value to property and in this case he is stealing that value
7. from the homes of adjacent properties and adding it to his business investment. That fourth story will take light, air, privacy and views from the surrounding properties (and from his own since it will make his interior units darker - which is why he needs
8. a variance).
- 9.

Over a hundred of us signed letters in opposition to this project. All of these letters are from people who live in the immediate neighborhood of the project and who know what it is. The developer has letters from his private equity banker at Wells Fargo, his financial advisor at Morgan Stanley and a host of other people who claim to live in the Sunset (but give no addresses) and clearly know nothing about the project. Like Gordon Mar, they were probably deceived by the developer too.

The developer of this project has made DBI look like stooges, preyed on the gullibility of the neighborhood and made Supervisor Mar a pawn. He should not be rewarded for this behavior. Please do not support any fourth story on this building. Thank you.

Barbara Delaney
barbarabdelaney@gmail.com
1279 44th Avenue
415-412-2367

--

Barbara Delaney

From: [CPC-Commissions Secretary](#)
To: [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Support for Whole Foods at 2675 Geary Blvd.
Date: Wednesday, June 24, 2020 1:28:38 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: Jordan McCarthy <jordykmac@gmail.com>
Sent: Wednesday, June 24, 2020 11:12 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: Support for Whole Foods at 2675 Geary Blvd.

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

Dear San Francisco Planning Commission,

I strongly support bringing a Whole Foods Market to 2675 Geary Blvd. I have been an SF resident for 10 years and feel that having access to raw, natural, organic and healthy options found at Whole Foods would be a plus. The project is convenient for me and would be a welcome addition to this shopping center and community as a whole. Please do not delay approving this project!

Thanks,
Jordan

--

Jordan McCarthy
jordykmac@gmail.com | 714.225.9452

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to project 4326- 4336 Irving st.
Date: Wednesday, June 24, 2020 1:27:10 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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-----Original Message-----

From: Melissa Baer <heycurlyllocks@gmail.com>
Sent: Wednesday, June 24, 2020 11:47 AM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Opposition to project 4326- 4336 Irving st.

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

Hello,

My name is Melissa Baer and I oppose the building of a 4th story at 4326-4336 Irving St. The developer has gone back on their agreement to not build a 4th floor if their plans for the 2nd and 3rd floor were not opposed. The back of the building looks into my backyard. The amount of bedrooms in this building is astounding for a building with no common spaces and no parking. I strongly opposed these plans. I do not want a 4th story.

Melissa Baer
1275 44th Ave 94122

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:26:53 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: S Fung <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:12 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

Hi all,

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Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
S Fung
sunnyhome2046@gmail.com

94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:26:21 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Eva Huang <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:13 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Eva Huang
yuyi1999us@yahoo.com

94110

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:26:02 PM

Commission Affairs

San Francisco Planning Department
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From: Jerry Wang <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Jerry Wang
jw16899@gmail.com

95113

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:25:35 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Sherman King <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Sherman King
lionshermanking@gmail.com

94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:25:12 PM

Commission Affairs

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From: Amy Akaka <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:15 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Amy Akaka
amycalifornia2016@yahoo.com

94402

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:24:47 PM

Commission Affairs

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From: Renee Hui <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Renee Hui
renee.hui@gmail.com

10002

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:24:27 PM

Commission Affairs

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From: Tra Thach <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Tra Thach
intlwellness@gmail.com

94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:24:03 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Zhuorong Lin <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Zhuorong Lin
amy_lin50@yahoo.com

94132

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:23:42 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Ching Lam <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Ching Lam
hanc9288@gmail.com

94118

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:23:26 PM

Commission Affairs

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

From: Michael Liang <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:20 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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

Commission:

Hi all,

I write to enthusiastically support building 13 new homes at 4512 23rd Street, which would come with substantial community benefits. Served by the 37 and 48 MUNI lines with 13 new bicycle parking spaces, residents will have the opportunity to engage in a variety of environmentally-friendly transit options. Furthermore, the project meets San Francisco's challenging Greenpoint certification standard.

Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Michael Liang
kingstoursf@me.com

94124

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, June 24, 2020 1:23:09 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: Ria Pradhan <corey@sfhac.org>
Sent: Wednesday, June 24, 2020 12:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Ria Pradhan
ria@sfnac.org

94587

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Support for Whole Foods at 2675 Geary Blvd
Date: Wednesday, June 24, 2020 1:22:45 PM

Commission Affairs

San Francisco Planning Department
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From: Eric Sugar <eric.r.sugar@gmail.com>
Sent: Wednesday, June 24, 2020 12:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for Whole Foods at 2675 Geary Blvd

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

Dear San Francisco Planning Commission,

I would like to express my support for the Whole Foods at 2675 Geary. I have been a San Francisco resident for over 25 years and have lived in multiple areas of the city. Now that I am in the City Center neighborhood, I feel it will be a huge net gain here. Although there are numerous benefits for this project such as being located at a transit hub making high-quality food available beyond just the immediate vicinity and Whole Foods track record of providing a safe environment to do my shopping, I will focus on why this is personally important to me.

First, due to my history of high cholesterol and heart disease in my family, I try to eat fish as much as possible. In this area now I have to choose between either very high prices or fish that tastes awful no matter how much I try to doctor it up. The fish I buy at Whole Foods is always high quality and reasonably priced. I would love to have great tasting fish nearby that won't break the bank.

Secondly, I watched the Masonic Avenue improvement project go on forever. When that project ended, I felt that there should be something amazing at the end of Masonic. Now, besides the

Target, we are looking at a lot of empty storefronts. The list of potential tenants to fill the former Best Buy space is very, very short. I urge you to not miss this opportunity. Please approve this project as quickly as possible.

Eric Sugar
40 Tamalpais Terrace

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Affected neighbor's opinion regarding 4326-4336 Irving St.
Date: Wednesday, June 24, 2020 1:22:24 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Nora De La Cruz <ndlc1113@gmail.com>
Sent: Wednesday, June 24, 2020 12:48 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Affected neighbor's opinion regarding 4326-4336 Irving St.

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

The developers must keep their agreement not to build ANYTHING on the 4th floor. This is really the most important point as property developers cannot be allowed to break their agreements with no consequences - society cannot function that way and the SF Planning Commission should not tolerate it.

Sincerely,

Nora De La Cruz
Resident, 4308 Irving St.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Regarding Opposition to Building Project At 4326-4336 Irving St
Date: Wednesday, June 24, 2020 1:22:05 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: Aaron Nudelman <ron.elman@gmail.com>
Sent: Wednesday, June 24, 2020 12:51 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Subject: Regarding Opposition to Building Project At 4326-4336 Irving St

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

To David Weissglass,

Thank you for your time and service.

As a concerned neighbor, concerned for my neighborhood as well as the welfare of San Francisco and our city's ability to resist greed in development at the expense of a neighborhood's well-being, I'd like to strongly oppose the request of big development to build anything on or as a 4th floor adding to the top of 4326-4336 Irving St, San Francisco. I live at 1284 44th Ave and not only would my 15 years and counting view of rooftops and ocean be blocked and marred by proposed construction, but the neighborhood would be completely altered forever by such an all around greedy proposal for these 2 addresses. Problems: little common space, no parking, high rent, AND UNITS GOING FROM APPROXIMATELY 20 BEDROOMS TO ALMOST 70 BEDROOMS!! This could mean over 100 additional people living

around the corner, few with common space, MOST with cars, NONE with parking. All of this points to a completely changed neighborhood with maybe 100 more cars whizzing around at all times looking for parking, not to mention the blocking of our view and the property value of my landlord's building falling as well as many of our concerned neighbors' property values.

Please OPPOSE this project completely and/or block the addition of the 4th floor, the impetus of which seems MOSTLY greed and profit maximizing on the developers' part.

As you are aware it was originally agreed upon between developer and neighborhood, they would not include a 4th floor if we dropped opposition to the project. After upholding our end, they reneged and went ahead with these nothing less than IMMORAL and nothing more than profit-maximizing plans, **plan to maximize profits at the expense of a neighborhood's well being.**

We beseech you to please do the right thing for your city and oppose this project completely and/or oppose construction of the 4th floor.

Thank you for considering our ideas and hopes.

Aaron Nudelman
1284 44th Avenue
San Francisco, CA 94122

415.335.3849
ron.elman@gmail.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:11:32 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: Agnes Wong <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 1:08 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing

shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Agnes Wong
agnes.mccue@gmail.com

94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:10:49 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: Declan McCue <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 1:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Declan McCue
declanjmccue@gmail.com

94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:10:09 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](#)

From: Patrick McCue <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 1:12 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Patrick McCue
patrick.mccue2@gmail.com

94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:09:30 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](#)

From: Melissa Cava <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Melissa Cava
melissa.labrie@gmail.com

94024

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:08:50 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](#)

From: Bernard Daos <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:15 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Bernard Daos
bdaos.inc@gmail.com

94010

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:07:57 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: Wendy He <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Wendy He
w.end.y@hotmail.com

94134

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:07:21 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: Mark De Gala <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
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shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Mark De Gala
m.degala1914@gmail.com

94080

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:06:38 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](#)

From: Anne Acuna <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Anne Acuna
curtisanneya@gmail.com

94080

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:05:56 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](#)

From: Vincent Xu <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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

Commission:

Hi all,

I write to enthusiastically support building 13 new homes at 4512 23rd Street, which would come with substantial community benefits. Served by the 37 and 48 MUNI lines with 13 new bicycle parking spaces, residents will have the opportunity to engage in a variety of environmentally-friendly transit options. Furthermore, the project meets San Francisco's challenging Greenpoint certification standard.

Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing

shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Vincent Xu
vincent@maanglobal.com

94121

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 7:04:56 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Katherine Zhang <corey@sfhac.org>
Sent: Tuesday, June 23, 2020 2:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

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Sincerely,

Sincerely,
Katherine Zhang
katherinezhang@me.com

94124

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: Environmental reviews of projects
Date: Tuesday, June 23, 2020 6:59:45 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: Carolyn Shuman <mcshuman@live.com>
Sent: Tuesday, June 23, 2020 4:22 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Environmental reviews of projects

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

As you know, the Planning Department has proposed an ordinance to ‘streamline’ the CEQA process in San Francisco, known as SER – Standard Environmental Requirements. Under the SER ordinance, projects that formerly might have needed extensive review under CEQA would be approved unilaterally by Planning Department staff if the projects met specific requirements. This could eliminate a few months of review, but it could also eliminate public notice, public hearings, and input that could, and often does, result in a better project. Objections to the SER Ordinance were submitted in extensive letters to the Planning Department and Commissions by both the Sierra Club and Richard Drury, a prominent local CEQA attorney. These objections include the following: • The proposed SER process will have a negative impact on transparency and public participation in the CEQA process; • Once the SER ordinance has been passed by the Board of Supervisors, the definition of what projects are exempt from CEQA review will be decided solely by the Planning Department and the Planning Commission. In other words, SER removes the Board of Supervisors from any decision-making on setting the actual standards that will be implemented for construction projects – forever; • Streamlining using standard conditions can preclude the possibility of a better environmental result; in fact, better alternatives to a project are often found only during a public review of the project; SER is a long-term policy that will have an impact on your right to weigh in on planning decisions that affect all San Franciscans for many years to come. Please do not let this ordinance pass!
Continue to protect our city with thorough environmental reviews!

Thank you for your consideration,
Carolyn Shuman

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2019-023628AHB (3601 Lawton Street)
Date: Tuesday, June 23, 2020 6:59:01 PM

Josephine O. Feliciano
Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Chloe Roth <chloemakesmusic@gmail.com>
Sent: Tuesday, June 23, 2020 5:24 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Case No. 2019-023628AHB (3601 Lawton Street)

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

Dean Planning Commission and Jeffrey Horn,

I'm writing regarding the proposed building to replace the gas station at 3601 Lawton (Case No. 2019-023628AHB). I am 100% in support of density and more housing. I don't have any of the qualms my neighbors do about traffic or safety. My ONLY concern is regarding contextual urbanism and accounting for human scale in the proposed design, which does not respect or even attempt to blend into the historical architectural style of its surroundings.

Based on the existing renderings by Kodorski Design, it is clearly evident that the designers have never been to this neighborhood. They rendered wide four-lane streets (there are only two-lane streets). They rendered tall buildings all around it (there aren't any). They rendered double-wide sidewalks with trees (those don't exist in the outer avenues), and they do not appear to be suggesting they will set the building back from the others in order to create those double wide walks (the building is not set back from the others in the rendering). The design for this building looks like it was meant for somewhere else but then just plopped here in the Sunset without accounting for human scale because there are no tree-lined streets, four lane roads, or double wide sidewalks here.

I urge the Planning Commission to ensure that the designers walk around the neighborhood to get a sense of the palettes and range of materials that would allow neighbors to feel like this building respects the surrounding context. I would suggest the designers explore different material treatments of the exterior (e.g. stucco is the most common finish out here) and different geometry (modern geometry with jutting wood-siding is not found out here). If they do intend to build it as their renderings show, they would need to set it back and widen the sidewalk to accommodate for

the proposed retail and create a better experience for pedestrians, which the building purports to encourage with only 24 parking spots for 41 units (implying they are hoping for more foot traffic than car traffic).

This is an old beachside community with a very distinct look: charming, colorful, pastel-heavy, very simple two-story row houses with the occasional 3-to-4-story apartment building in the same flat-fronted, flat- or gable-topped (and occasional beautiful art deco rounded corners) styles as the single-family homes.

If the city hopes residents will support building for density and not come up with unfortunate "NIMBY" arguments about "traffic" and "safety," it would be helpful to start with responsible design that respects urban context and the beloved styles that residents know and love.

Thank you,
Chloe
Outer Sunset resident

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Support for Whole Foods at 2675 Geary Blvd
Date: Tuesday, June 23, 2020 12:47:56 PM

Commission Affairs

San Francisco Planning Department
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From: Mindy Leeann <mindy.leeann.1@gmail.com>
Sent: Tuesday, June 23, 2020 12:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: Support for Whole Foods at 2675 Geary Blvd

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

Dear San Francisco Planning Commission,

I strongly support bringing a Whole Foods Market to 2675 Geary Blvd. I have been a San Francisco resident for 5 years now and I feel that we need more access to the raw, natural, organic and healthy options found at Whole Foods. Whole Foods is so popular that there are huge lines to get inside Whole Foods during COVID - 19 demonstrating the popularity throughout the city. This project is convenient, supported and welcomed for me and my family and would be a welcome addition to this shopping center and the city as a whole. Please do not delay in approving this project!

Sincerely,

Melinda Leeann

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: How will your city recover after the lockdown?
Date: Tuesday, June 23, 2020 10:57:58 AM
Attachments: [BCP - Getting Back to Work.pdf](#)

Commission Affairs

San Francisco Planning Department
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From: Greg Brooks <gbrooks@better-cities.org>
Sent: Tuesday, June 23, 2020 9:50 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: How will your city recover after the lockdown?

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

As cities emerge from COVID-19 related lockdowns, one question looms: How can communities get back on their feet and back to work, jump-starting a local economic recovery?

The task is daunting, but with the right policies and priorities, you and your colleagues have a big opportunity not only to help your city recover, but to put it on a firmer foundation for growth.

The attached report from Better Cities Project, [Getting Back To Work](#), is an economic recovery playbook. It contains dozens of reforms for boosting entrepreneurship and jobs alongside long-term resiliency improvements. The report is also available online at <https://gettingbacktowork.org>. No dry theory here – just practical, ready-to-implement policy ideas for a stronger local economy.

Your elected officials have received a copy of this report, and I hope you'll find the playbook a useful, eye-opening tool as you chart your city's recovery. The authors are available for presentations or discussions about specific concerns in your community, and Better Cities

Project is always available as a resource for current thinking in municipal policy.

Thank you for your time and attention, and thank you for your work on behalf of not just the people of your city—but all of us.

Regards,
Greg Brooks



Greg Brooks | President

Better Cities Project

a: 4700 W. Rochelle Ave. | Suite 141 | Las Vegas, NV 89103

e: greg.brooks@better-cities.org | **w:** better-cities.org

p: (702) 546-8736



If you'd like to stop receiving mail from BCP, you may [unsubscribe](#). But we'd hate to see you go!

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: No changes to CEQA
Date: Tuesday, June 23, 2020 10:57:07 AM

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

From: Tim Flaherty <flahertysfpd@aol.com>
Sent: Monday, June 22, 2020 5:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: No changes to CEQA

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

I am against any changes to the Sequa ordinance it was put in place to allow residents and people affected by projects a chance to express their concerns and come up with alternative options- do not take away the peoples right to be heard And informed
Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:56:09 AM

Commission Affairs

San Francisco Planning Department
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From: Wen Guo <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

Hi all,

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Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Wen Guo
homesbywen@gmail.com

94010

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:55:53 AM

Commission Affairs

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From: Flora Lee <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Flora Lee
respondez_169@yahoo.com

94132

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:55:39 AM

Commission Affairs

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From: Josephine Zhao <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Josephine Zhao
josephine_zhao@yahoo.com

94122

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:55:24 AM

Commission Affairs

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From: Marg Ng <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Marg Ng
mng1124@gmail.com

94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:54:33 AM

Commission Affairs

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From: Kenny Lee <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:43 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Kenny Lee
ken@misingi.com

94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:54:18 AM

Commission Affairs

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From: Anna Kwok <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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

Commission:

Hi all,

I write to enthusiastically support building 13 new homes at 4512 23rd Street, which would come with substantial community benefits. Served by the 37 and 48 MUNI lines with 13 new bicycle parking spaces, residents will have the opportunity to engage in a variety of environmentally-friendly transit options. Furthermore, the project meets San Francisco's challenging Greenpoint certification standard.

Affordability and zero-displacement are high priorities for this project—25% of these proposed homes would be below-market-rate, and the project would build homes on a currently empty lot. These 13 homes are possible because of the Home-SF legislation, which was enacted with overwhelming support. The size, scope, massing, and density of the project are all well within the scope of Home-SF as well.

New community benefits include the extension of the 23rd Street right of way and underground utility upgrades which will benefit local residents for years to come. The new homes will fit well into the surroundings, as the project will follow 23rd Street's existing height and material patterns. The voluntary setback of 25ft at the fifth story will create space for air and light, and further open up the view corridor for many surrounding properties. Neighbors will be able to continue engaging in their neighborhood, as the shadow study shows no negative impact on the nearby Noe Valley Tennis Court.

Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Anna Kwok
annayuenfongkwok@gmail.com

94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:53:57 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: carmen ng <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

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Sincerely,

Sincerely,
carmen ng
cng1125@gmail.com

94030

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:52:18 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Phillip Kobernick <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Phillip Kobernick
phillipkobernick@gmail.com

94131

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: Save Balboa Reservoir
Date: Tuesday, June 23, 2020 10:51:46 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: Zoe Eichen <zoellen@gmail.com>
Sent: Monday, June 22, 2020 12:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; balboareservoir@gmail.com; BRCAC (ECN) <brcac@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Save Balboa Reservoir

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The 1879 CA constitution states that we cannot have liberty without educational opportunity. Without the Balboa Reservoir as part of CCSF's spot, that prevents accessibility to the college. Giving that space to privatization is not the answer. How will people be able to take classes at Ocean Campus, which is being reduced to the majority of the classes at CCSF, if they can't park their cars or just have space on campus?

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:49:06 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Mabel Lau <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Adding these new homes to the neighborhood will help mitigate San Francisco's acute housing shortage, and we'd love to have you on board supporting this project. Thank you for your consideration.

Sincerely,

Sincerely,
Mabel Lau
mabelllau@hotmail.com

95070

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:48:30 AM

Commission Affairs

San Francisco Planning Department
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From: Stephen Wan <corey@sfhac.org>
Sent: Monday, June 22, 2020 12:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Stephen Wan
swanito@hotmail.com

94109

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:48:08 AM

Commission Affairs

San Francisco Planning Department
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From: Tracey Tuyen <corey@sfhac.org>
Sent: Monday, June 22, 2020 1:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Tracey Tuyen
traceytuyen@yahoo.com

94579

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:47:50 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Michael Schlegel <corey@sfhac.org>
Sent: Monday, June 22, 2020 1:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Michael Schlegel
schwiggs23@yahoo.com

94109

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello, Laura \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 23, 2020 10:47:24 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Patrik zhang <corey@sfhac.org>
Sent: Monday, June 22, 2020 1:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Sincerely,

Sincerely,
Patrik zhang
phzhang@yahoo.com

94560

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: Balboa Reservoir
Date: Tuesday, June 23, 2020 10:45:51 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: Zoe Eichen <zoellen@gmail.com>

Sent: Monday, June 22, 2020 1:51 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; commission@sfgwater.org; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Subject: Balboa Reservoir

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

Plans for privatizing the Balboa Reservoir land represents a willful contradiction and private undermining of the public interest as indicated by the support of Prop A, and evidence shows that building 1100 mostly market-rate homes on the Balboa Reservoir site will make the San Francisco affordable housing crisis worse, and building it without making sure the pollution is contained. Land, water, air pollution will endanger the health of the people and natural resources that are near the construction site. This includes TWO schools, Riordan High School and CCSF Ocean, and a local apartment complex.

The environmental impact report on the private Balboa Reservoir Project identified three significant damaging environmental impacts that cannot be mitigated: construction noise, air

pollution, and transportation problems that will go on for as long as a decade or more, causing health and safety issues for neighbors, children, students, and district employees, and disrupting classroom effectiveness for both Riordan High School and CCSF, making education even more difficult and unsupported for students.

I demand that you reserve Balboa Reservoir and keep it safe for the sake of its environment and the people who inhabit the space nearby. At the very least, this project must be stopped unless there is a specific plan to mitigate pollution as much as possible.

Sincerely,

Zoellen Eichen, SF resident and CCSF student

From: [Ionin, Jonas \(CPC\)](#)
To: [Hillis, Rich \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, JUSTIN \(CAT\)](#); [PEARSON, AUDREY \(CAT\)](#); [Silva, Christine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: CLOSED SESSION ONLY
Start: Thursday, June 25, 2020 11:30:00 AM
End: Thursday, June 25, 2020 1:30:00 PM
Location: Microsoft Teams Meeting

PLEASE DO NOT FORWARD THIS INVITATION.

If anyone else should participate in the CLOSED SESSION, please advise, and I will add them with a separate invitation.

Christine will be sending everyone an invitation to a normal MS Teams Live Event, where we will initially open the hearing and accept public comment.

When we go into Closed Session we will leave the Live Event and join this MS Teams Meeting. Once the Closed Session portion of the hearing concludes we will end the Meeting and re-join the Live Event, where we will adjourn the Special Hearing and move onto our Regular Hearing Agenda.

If that's confusing please contact me separately for further clarification.

Join Microsoft Teams Meeting <https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTM5ZWU3MwItOWRIYi00YjBhLWE1NmItNGY1MGh1N2NhMDdl!%40thread.v2/0?context=%7b%22Tid%22%3a%2222d5c2cf-ce3e-443d-9a7f-dfcc0231f73f%22%2c%22Oid%22%3a%22ec517154-4d33-47bf-934c-96cc245d0739%22%7d>
Learn more about Teams <<https://aka.ms/JoinTeamsMeeting>> | Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ec517154-4d33-47bf-934c-96cc245d0739&tenantId=22d5c2cf-ce3e-443d-9a7f-dfcc0231f73f&threadId=19_meeting_OTM5ZWU3MwItOWRIYi00YjBhLWE1NmItNGY1MGh1N2NhMDdl@thread.v2&messageId=0&language=en-US>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEXT PHASE OF REOPENING TO BEGIN ON JUNE 29
Date: Monday, June 22, 2020 11:52:07 AM
Attachments: [06.22.20 Reopening Mini Phase June 29.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, June 22, 2020 at 11:15 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEXT PHASE OF REOPENING TO BEGIN ON JUNE 29

FOR IMMEDIATE RELEASE:

Monday, June 22, 2020

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

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

**SAN FRANCISCO ANNOUNCES NEXT PHASE OF
REOPENING TO BEGIN ON JUNE 29**

Additional businesses and activities that will open include hair salons, barbers, museums, zoos, and outdoor bars, as long as the State approves San Francisco's request for a variance and health indicators remain stable

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the next phase of the City's reopening will begin on Monday, June 29. Some businesses and activities originally planned to open in mid-July or later will be allowed to open, including hair salons, barbers, museums, zoos, tattoo parlors, massage establishments, nail salons and outdoor bars. Once the City's request for a variance from the California Department of Public Health is approved, and as long as San Francisco continues meetings several key health indicators, the City will allow these businesses and social activities to resume with required safety protocols in place.

“Thanks to San Franciscans’ efforts to follow health requirements, wear face coverings, and practice social distancing, our COVID-19 health indicators are in a good place and we can continue reopening our city,” said Mayor Breed. “We know a lot of businesses and residents are struggling financially, and this next step will help get more San Franciscans back to work

while still balancing safety. I want to thank the Economic Recovery Task Force and the Department of Public Health for continuing to work together to move our City forward safely. We are very much living with COVID-19, and I know that San Francisco residents will continue to prioritize public health as we reopen so that we can keep our entire City healthy.”

On Tuesday, June 16, the San Francisco Board of Supervisors approved a motion allowing for the Department of Public Health (DPH) to seek a variance from the state, which would allow local control to open more businesses ahead of the state’s current phasing. The Department of Public Health has submitted the request for a variance and is waiting for approval from the state.

The public’s continued partnership and cooperation with face coverings and other health precautions such as social distancing, frequent handwashing, staying home if sick, and cleaning frequently touched surfaces are essential to continue reopening.

“We appreciate the Governor’s recognition that gradual reopening depends on local circumstances and the health indicators in each community,” said Dr. Grant Colfax, Director of Health. “We will continue to closely monitor those indicators in San Francisco as we partner with City and community leaders on careful reopening. We expect COVID-19 cases to increase as we reopen. To keep that increase manageable and sustain our commitment to protecting the people most vulnerable to the virus, everyone in San Francisco must continue to take the precautions that save lives.”

San Francisco’s Stay Home Health Order remains in effect and is gradually being amended to allow for a safer reopening. On Monday, June 15, the City entered into Phase 2B of its [local reopening plan](#). San Francisco entered Phase 2A of the reopening plan on June 1, 2020 and on June 12, 2020 allowed outdoor dining with safety protocols to begin. In conjunction with outdoor dining, the City is offering free permits for businesses to occupy the sidewalk and other public property to operate their business through the [Shared Spaces](#) program.

If the State approves the City’s variance request and San Francisco continues meeting several key health indicators, the Health Officer will issue an amendment to the Stay Home Health Order, allowing additional businesses and activities to resume. Once issued, that amendment will allow the following activities and businesses to resume on June 29:

- Hair salons and barber shops
- Nail salons
- Tattoo salons
- Museums
- Zoos
- Outdoor bars
- Outdoor swimming

San Francisco’s reopening plan is based on a San Francisco-specific risk model to control the spread of COVID-19 and protect public health. The plan is also informed by the work of the San Francisco COVID-19 Economic Recovery Task Force and the Department of Public Health monitoring of the virus.

“The Task Force has been working hard to support local businesses on reopening. Moving forward with opening personal services is especially important because unlike other types of

businesses, nail salons, barbershops and aestheticians haven't been able to continue through online sales or offer services at curbside," said Assessor Carmen Chu, co-chair of the Economic Recovery Task Force. "In addition, from an equity perspective, these businesses also disproportionately impact women and communities of color."

"San Francisco's global leadership in flattening the curve continues to result in more and more opportunities for safe re-engagement in the civic, cultural and economic activities that make living here so special," said Joaquin Torres, Director of the Office of Economic and Workforce Development. "As summer begins, we know the businesses and public institutions included in this round of reopening will come as a breath of fresh air for San Franciscans and the hardworking people set to reopen their doors and welcome us back while keeping us safe."

As the City reopens with a focus on safety and equity, DPH will continue to track the impact of the virus on the community and health system to inform public policy. As people start to move about the City more and increase activities, San Francisco will likely experience increases in cases and hospitalizations. The City will also address the disparities already identified for low-wage workers, people who must leave home to work, and workers who live in crowded conditions as San Francisco continues to reopen.

San Francisco's health indicators are an important tool to monitor the level of COVID-19 in the community and the ability of our health care system to meet the needs of residents. The Health Indicators monitor cases, hospital system, testing, contact tracing and personal protective equipment. The Health Indicators are not an on/off switch for the reopening, but instead measure the pandemic in San Francisco and the City's ability to manage it. They are posted on the San Francisco COVID-19 [Data Tracker](#) so that San Franciscans can stay informed.

###

From: [CPC-Commissions Secretary](#)
To: [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Support for Whole Foods at 2675 Geary Blvd.
Date: Monday, June 22, 2020 9:33:25 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](#)

From: kbccong@aol.com <kbccong@aol.com>
Sent: Sunday, June 21, 2020 5:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; sue.diardeland.chan@sfgov.org
Subject: Support for Whole Foods at 2675 Geary Blvd.

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

Dear Commission Members,

I am writing in support of your approving the location of a Whole Foods Market at the old Best Buy location on Geary Blvd. I am a long-time resident of San Francisco - almost 50 years - and believe Whole Food offers our citizens another shopping venue and experience with a total focus on healthy, fresh food.

Thank you for considering my opinion.

sincerely

Kathy Burkett Congdon

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 56 Scenic Way - Variance Application # 2020-002440VAR- Objection- June 24th hearing
Date: Monday, June 22, 2020 9:32:20 AM
Attachments: [56 Scenic Way Variance Request Objection 21 June 2020.docx](#)
[56 SCENIC WAY DRAWING SET 20200619 REV.pdf](#)

Josephine O. Feliciano
Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: derek reisfield <digidr@yahoo.com>
Sent: Sunday, June 21, 2020 2:53 PM
To: Fung, Frank (CPC) <frank.fung@sfgov.org>
Cc: Dito, Matthew (CPC) <matthew.dito@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fw: 56 Scenic Way - Variance Application # 2020-002440VAR- Objection- June 24th hearing

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

Dear Mr. Fung:

I am resending this with your correct email address.

Sent: Sunday, June 21, 2020, 02:50:27 PM PDT
Subject: 56 Scenic Way - Variance Application # 2020-002440VAR- Objection- June 24th hearing

Dear Mr. Dito:

Attached is a letter objecting to the Variance Application # 2020-002440VAR for 56 Scenic Way. Unfortunately we received new plans for this on Friday and the owners reduced the setback from the prior plans.

You should be aware that we have an objection to having the hearing on two grounds. One, the notice was not properly posted. Two, there is a new set of plans as of Friday, June 19th. There are material changes to the plans as the property lines were moved based on a recently completed survey, as well as other changes.

While we had hoped to reach a reasonable compromise with the owners of 56 Scenic Way, we have been unable to. Unfortunately the latest plans increased the size of the requested variance, and therefore we are opposed to any variance being granted.

I have copied the Commission Secretary and the members of the SF Planning Commission. If there is anyone else I should copy on this, please let me know.

Sincerely,

Derek Reisfield

CA

Derek Reisfield
50 Scenic Way

San Francisco,

94121

June 21,

2020

Matthew Dito
Senior Planner
San Francisco Planning Department
1660 Mission Street
San Francisco, CA 94103

Dear Mr. Dito:

I am writing to you concerning the application for a variance at 56 Scenic Way (#2020-002440VAR). This application has a hearing scheduled for June 24, 2020.

My wife and I are the owners of the property at 50 Scenic Way. This property is directly adjacent to the property that has applied for the variance #2020-002440VAR.

We wish to categorically object to the granting of any variance for this property in the most forceful terms.

The applicant has discussed various plans with us and we have objected to those

plans as they were proposed. We had hoped to come to an agreement with the property owners, but at this point we have been unable to do so. We are concerned with loss of open space, loss of privacy, diminution of light, increased fire hazard, amongst other issues.

There are two fundamental issues for today's hearing. One, the hearing should not take place today as scheduled because it was not properly noticed and new plans were created just 5 days ago that have not been made available to the public. Two, the variance requested should be rejected as it is unnecessary as it adds about 5 feet of deck space to over 550 square feet of outdoor deck space, and several neighbors object to it.

The posting of the hearing notice the property owner did for this meeting was improper, and therefore invalid. The hearing notice was posted in a window that is set back more than 15 feet from the property line and is obstructed by heavy metal bars. The poster is not plainly visible or readable from the sidewalk in front of the house. (Please see attached photographs). Therefore, we ask the commission to require the property owner to reapply for a hearing date and properly post the public notice as required under the rules.

In addition, the plans we have been provided with differ from the plans provided to the SF Planning Department as of this writing. We were provided with new plans just last Friday, June 19th, (See attached plans dated June 19, 2020). These brand new plans are supposedly based on a new property survey that was completed last week. There are material changes. Therefore, we are not sure what are being discussed at the June 24th meeting. The May 22nd plans, which are posted on the planning department web site at this writing, or the June 19th plans?

If it is the former, they have faulty property lines which would affect the plans and the variances requested. It would seem improper to discuss old plans with known material inaccuracies. It would also be improper to have a hearing on the new plans, which were not properly posted and circulated. Certainly, the concerned parties *and* the Planning Department have not had time to properly review plans that were created on June 19th. As of this writing, the new plans are not available to

the concerned parties on the SF Planning Department web site. In either case it is not proper to hold a hearing June 24th on this matter.

As of this writing, I know of at least two neighbors who were not provided with the new plans by the property owners of 56 Scenic Way. I would expect there are many more.

Many things are changing in each edition of the plans, and the representations made by the owners of the property do not match the plans. In the case of the setback of the additional portion of the entry level deck in the new plans – which requires the variance, there is now a 2' 6' setback from the existing eastern wall of the house. The prior plans had a 3' 2" setback. The owner of the property has indicated to us, incorrectly, the setback is now 3 feet. These changes were made without consulting us. (See attached photos of the June 19th and May 22nd plans).

Therefore, I would urge that the hearing on this proposed variance to be cancelled for June 24th, and either that it be rescheduled with proper notice provided to all concerned parties as per the rules, or that this variance request be referred for Design Review as it contains many issues, including the shifting sands of the property lines that need to be properly reflected in the plans, and the opposition of several neighbors.

The basic issue is that with the current allowance, the property owner will have plenty of deck space in the back of their house. By a rough calculation, the owners of 56 Scenic way currently have approximately 425 square feet of outside deck space. The June 19th plan provides for an increase of over 125 square feet of deck space to more than 550 square feet of outdoor deck space. Their variance request adds a little over 5 square feet of deck space. It is simply an unnecessary addition. This variance is the exact type of thing the zoning rules are trying to prevent. Variances should be granted in situations that have merit and neighbors agree. This situation has neither.

Further, the applicant's statement of exceptional or extraordinary circumstances applying are without merit. For example, there is mid-block open space. As is typical

for the city, it is relatively small and therefore all the more precious. The variance requested would reduce it.

The variance would allow construction that would cast additional shade on our kitchen, which is the principal room we use each day in the afternoons and early evenings, and our kitchen deck and our back yard as well- where our son plays after school. It would reduce ambient light considerably. We believe the dates selected for the light studies do not present an accurate depiction of the shade and ambient light issues.

We also have a privacy concern as the variance would extend the deck closer to our master bedroom and also our kitchen enabling people to better look through our windows.

We also know that other neighbors object to this application for a variance.

We plan to attend the hearing and would like the opportunity to speak in opposition to this variance request.

Sincerely,

Derek Reisfield

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: SER and CEQA
Date: Monday, June 22, 2020 9:30:27 AM

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

From: Elizabeth Mayer <eamayer2@gmail.com>
Sent: Friday, June 19, 2020 6:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SER and CEQA

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

To Whom it May Concern,

My name is Elizabeth Mayer and I am a San Francisco property holder and resident writing in opposition to the SER (Standard Environmental Requirements) proposal submitted by the SF City Planning Department to streamline planning processes.

CEQA was enacted to require public agencies to document and to consider the environmental implications of their actions and it now functions to allow communities impacted by building projects the opportunity to monitor and have input into these projects. It is invaluable in allowing the people who actually know and live in an area to contribute and improve land use decisions affecting them.

The Planning Department's proposal to allow developers to do an end run around CEQA by giving Planning Department staff the power to unilaterally approve projects that might otherwise require extensive review under CEQA is misguided and further disenfranchises our communities from participation in projects that affect them, including removing the indirect influence communities can have via District Supervisors to whom they can voice their concerns. It removes an important mechanism by which many projects have been substantially improved and is a regressive move back into closed door government policy.

Currently in my own neighborhood there is a project under review by the Planning Department that is dangerous to public health and safety on a number of scores and it is only due to CEQA that the owner and developer have been obligated to keep the community informed to the minimal extent they have done which has then allowed the community to organize a constructive and thoughtful

response and to push for and achieve more open communication between involved parties.

I urge you not to take away the public's voice and rights as regards development projects in our own back yards. SER is wrong and would take SF in the wrong direction.

Thank you for your attention.

Elizabeth Mayer

Elizabeth A. Mayer, MD
233 Kensington Way,
San Francisco, CA 94127
eamayer2@gmail.com
415-516-0022

From: [May, Christopher \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#); [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Chan, Deland \(CPC\)](#)
Subject: 2675 Geary Blvd - Whole Foods
Date: Monday, June 22, 2020 9:12:45 AM
Attachments: [Transportation Coordination Memo.pdf](#)

Good morning, Commissioners.

The project sponsor for the proposed Whole Foods at the City Center at Geary Blvd and Masonic Avenue has asked me to forward you the internal memo prepared by Transportation Planning staff outlining their review conducted as part of the environmental review of the project. The key findings were summarized in my executive summary and explain that the scope of the project, being a change of use from one large formula retail to another, does not trigger a more complex transportation analysis for CEQA purposes.

If you have any questions, please do not hesitate to contact me.

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | 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: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods: 2675 Geary
Date: Friday, June 19, 2020 4:18:59 PM

Commission Affairs

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

From: Lisa Congdon <lisa_congdon@hotmail.com>
Sent: Friday, June 19, 2020 11:45 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: Whole Foods: 2675 Geary

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

Dear San Francisco Planning Commission,

As a Laurel Heights neighbor and SF resident for 45 years I strongly support bringing a Whole Foods Market to 2675 Geary Blvd location. I love and appreciate the convenience of Laurel Village, Trader Joe's and the addition of Whole Foods would be a great benefit to our neighborhood. Please approve!

All the best, Lisa Congdon

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for June 25, 2020
Date: Friday, June 19, 2020 4:03:06 PM
Attachments: [20200625_cal.docx](#)
[20200625_cal.pdf](#)
[20200625_closed.docx](#)
[20200625_closed.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20200625.xlsx](#)

Commissioners,
Attached are your Calendars for June 25, 2020.

Please note the 11:30 am start time for the Closed Session.

Commissioner Johnson,
Please review the previous hearing and materials for the Irving Street DR.

Enjoy the fine weather,

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: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: "Save Our Small Businesses" Initiative
Date: Friday, June 19, 2020 12:07:23 PM

Jonas P. Ionin,
Director of Commission Affairs

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From: Dan Sider <dan.sider@sfgov.org>
Date: Thursday, June 18, 2020 at 5:36 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, Sue Diamond <SuediamondSF@gmail.com>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>
Cc: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>
Subject: "Save Our Small Businesses" Initiative

Good afternoon Commissioners

As Director Hillis mentioned during his Director's Report earlier in today's hearing, on Tuesday Mayor Breed submitted a proposed initiative for the November election. [Here is the link to the full text of the initiative](#). We recognize that at 98 pages this may not be the most readily-digestible of proposals. We're working to develop an objective summary of the initiative that we would of course be happy to share with you when complete. Until then, please don't hesitate to contact me or Aaron Starr, cc'd, if you have any questions.

All the best.

dan

Daniel A. Sider, AICP
Director of Executive Programs
San Francisco Planning Department
dan.sider@sfgov.org | www.sfplanning.org

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Reform the ADU that is hurting African Americans
Date: Friday, June 19, 2020 11:09:35 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: ROGER DAWSON - CPOST <roger@cpost.com> on behalf of ROGER DAWSON - CPOST <roger@cpost.com>

Date: Friday, June 19, 2020 at 10:55 AM

To: Marcelle Boudreaux <marcelle.boudreaux@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Fewer, Sandra (BOS)" <sandra.fewer@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Walton, Shamann (BOS)" <shamann.walton@sfgov.org>, "Yee, Norman (BOS)" <norman.yee@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Lewis, Victoria (CPC)" <victoria.lewis@sfgov.org>, Kate Conner <kate.conner@sfgov.org>, "Kwiatkowska, Natalia (CPC)" <natalia.kwiatkowska@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Johnson, Milicent (CPC)" <milicent.johnson@sfgov.org>, "Joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Breed, Mayor London (MYR)" <mayorlondonbreed@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "deland@stanford.edu" <deland@stanford.edu>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>

Subject: Reform the ADU that is hurting African Americans

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

Dear Members of the Board of Supervisors, Planning Commission and Mayor Breed,

On this day please consider doing your part and reform the ADU legislation that has caused so much misery for African American families here in San Francisco. The ADU has become a weapon used by wealthy white developers to drive out established rent control families by subjecting them to intolerable construction disruption and then re-renting their apartments to privileged tech professionals at substantially higher rents. Then they reap enormous profits by flipping the buildings having increased the unit count.

For over a year I have been hearing horror stories from the tenants rights organizations about how developers have been abusing the ADU and the tenants in those buildings. I know that the tenants rights organizations have met with some of you over the last year, **but absolutely nothing has been done to stop this abuse**. In fact, the lack of action on this has been so demoralizing that I know of one tenants rights leader who has given up and resigned her position because of the frustration.

The Board of Supervisors needs to implement immediate measures reforming this defective legislation, and concurrently give the Planning Commission the authority to reject ADU applications that are disproportionately negatively impacting African American tenants here.

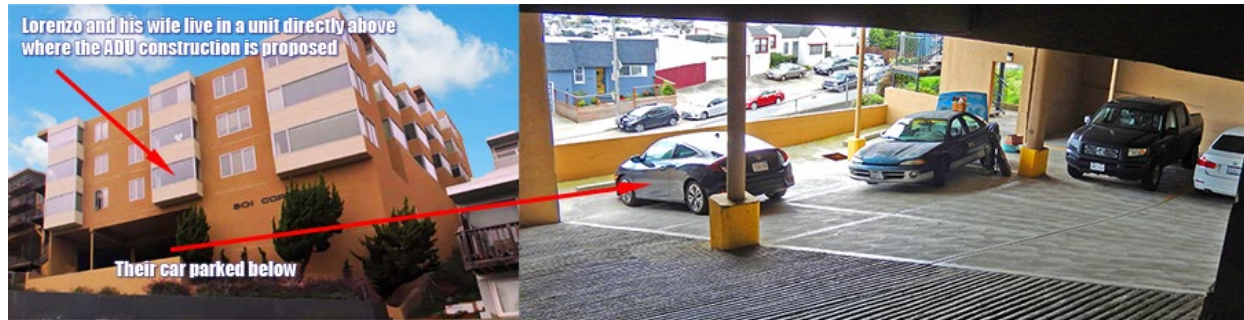
Three actions should immediately be implemented to restore San Francisco to a peaceful, respectful place for renters to live.

1. Give the Planning Commission the necessary and immediate authority that they can consider the well-being of tenants as the most important factor in approving or disapproving ADU projects here in the city.
2. Add protections to the ADU for current residents of rent controlled buildings:
No amenities relied upon by existing residents shall be infringed for the purpose of adding additional units to include: access, parking, laundry and storage. Additional units shall be properly insulated for sound to minimize disturbing adjacent units. Construction of additional units shall respect the current residents and not disrupt their access, parking or other amenities. Residents shall be protected from the noise, vibration and dust of demolition & construction. Construction shall be completed within a reasonable length of time.
3. Put a stop to greedy Landlord's abuse of renters by instituting a \$250,000 fine for any landlord caught harassing tenants, not responding to

their needs in a timely manner or otherwise negatively affecting the quality of their life at their residence. We need to change their attitude from one of arrogance to one of walking on eggshells in consideration of their tenant's well being.

Look at the situation in our building at 801 Corbett. Those of us who can afford to live here (with rent control and on fixed/low income) are primarily on the first floor above the garage because these are the most affordable units. Consequently the majority of racial and economic diversity exists on this first level: African American, Hispanic, Indian, and the elderly. It is this group that will suffer the greatest damages should an ADU be allowed at 801 Corbett.

Racial injustice is being addressed today nationwide, it is completely unacceptable that an African American family will get hurt the most if an ADU is allowed to proceed here. My friend Lorenzo and his wife live in a unit directly above where the ADU construction is proposed.



If an ADU is allowed to proceed they will lose their parking place making it much more difficult to get to their jobs. The construction noise (which will be unbearable directly below them) going on for two years or more will make it impossible for them to relax while off work. Jackhammers, nail guns and heavy machinery working directly underneath their floor will shake their unit like an earthquake every day and fill it with acrid dust and toxic fumes. With nerves rattled and in a constant state of fatigue from all the construction combined with the burden of a more difficult commute, this disruption could inevitably lead to their losing their jobs and their housing here.

It is no wonder why our nation is so angry. How does a black man feel when a rich white man living far away in another city takes away his parking and subjects him to years of noise, dust and toxic fumes? It is awful what African Americans sometimes have to deal with when they step out of their homes, but it is truly unforgivable that Our City has allowed this ADU legislation to open the door for harm in the place where families come home after work to seek peace and quiet.

Eliminating racial inequality starts by taking definitive action so that the life of this African American family is not harmed so that an obscenely rich Orange County developer can get even richer.

Mark E. Hyatt (a wealthy Newport Beach developer, aka: MEH Pioneer, LLC) bought our building on 10/3/2018 with the sole intention of cramming it with ADU's and flipping it for profit. We all lived in peace here until he became our landlord and made our lives a living hell. Now he's getting ready to file for an ADU that will cause great harm, it must not be allowed to proceed.

Because of my efforts to prevent the disruption of tenants lives at our building, I have faced constant retaliation by new owner/speculator Mark E. Hyatt (aka: MEH Pioneer, LLC) and Joe Peters his ADU developer.



Wealthy Newport Beach Mark E. Hyatt is extremely secretive and there are no images of him anywhere. However, his wife "Honeybee" (yes, her real name) loves flaunting their wealth (and CO2 emissions) for the news in Republican-rich Orange County. Mr. Hyatt has never returned any of the dozens of calls made and emails I have sent him regarding building problems and harassment by his developer Joe Peters.

Because of my outspoken opposition to the ADU plans that they have here, I have been the victim of an ever increasing amount of harassment by Joe Peters, the developer hired by Mark Hyatt. Joe Peters recently moved here from NY and has made it his full time activity to exploit the ADU law for the quick enrichment of out-of-town speculators. **Developer Joe Peters is the worst human being I've ever encountered in my entire life.** I have been the victim of an ongoing campaign of abuse that has left me (a senior citizen with disabilities) terrified at times and a nervous wreck.

- He has followed me with a camera taking pictures of me and then sends me printouts letting me know he is "watching" me.



- He has come to the building late at night knocking on my door, waking me up and taunting me. I have had to call the police to escort him off the property.
- In collusion with the owner Mark Hyatt they have conspired to isolate me by not responding to my requests/concerns. When I confronted him about this he just looked at me with a sickly smile and acknowledged that no one is going to talk or respond to me. My requests go unanswered and the building continues to deteriorate.
- Despite my emotional pleading with him, he deliberately removed the security system protecting our cars in the garage. It had been keeping us safe for years preventing burglaries and even helping the police catch gang suspects that were doing crime all over the city. As soon as he tore it down we had a rash of burglaries in the garage and no more protection for our vehicles. This was intentionally inflicting emotional distress upon myself and the other tenants.
- He has repeatedly threatened me with eviction in an arrogant and abusive manner. He takes every opportunity to remind me of the eviction power he has because of his employment by the owner.

Newport Beach based Mark E. Hyatt (aka MEH Pioneer, LLC) has a bad history of building ownership and fire, just reference this newspaper article (also note his use of many corporate aliases: MEH Pioneer LLC, KDF Hallmark LP, KDF Communities LLC, etc.):

The San Mateo County Times - 2013

The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents “suffered displacement, fear, emotional trauma, and the loss of most of their life’s possessions” because of the fire. The building’s owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to “properly inspect, maintain and safeguard the property from a foreseeable unit fire.” KDF founder Mark Hyatt said in a phone interview that he can’t comment on the pending legal action.



We now live in fear because of Mark E. Hyatt's (aka MEH Pioneer, LLC) troubled history with his Woodside building burning and causing death. Mr. Hyatt has never returned any of the dozens of calls made and emails I have sent to him regarding harassment by his developer Joe Peters, neglected building maintenance issues, or flooding emergencies. Not even a response regarding a large dripping water damage hole in the **fire sprinkler section** of our garage ceiling that wasn't repaired for 10 months.



The Fire Department has had to respond here because of failing smoke alarms:



This person Mark E. Hyatt (aka MEH Pioneer, LLC) cannot be trusted with the well-being of tenants here in San Francisco. If he can't properly manage this building or the one in Woodside, then it is highly likely that his ADU plans for our garage will become a disaster, he will ruin this building. His history speaks for itself.

Please do not allow the life of this African American family here to be ruined for the benefit of a wealthy Newport Beach developer. I pray that you will do the right thing.

Please help me stop this.

Sincerely,

Roger Dawson
801 Corbett, # 15
San Francisco, CA 94131

Cell: (650) 218-5431



This email has been checked for viruses by AVG antivirus software.
www.avg.com

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose 2019-017309CUA - 1700 Lombard
Date: Friday, June 19, 2020 10:02:09 AM

Commission Affairs

San Francisco Planning Department
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From: Andrew kronk <kronkandrew@hotmail.com>

Sent: Thursday, June 18, 2020 2:28 PM

To: Ajello, Laura (CPC) <laura.ajello@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>; catherine.stefani@sfgov.gov

Subject: Re: Oppose 2019-017309CUA - 1700 Lombard

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

From the CDC

Marijuana Fast Facts and Fact Sheets

Fast Facts

- Marijuana is the most commonly used illegal drug in the United States, with approximately 22.2 million users each month.¹
- Research shows that about 1 in 10 marijuana users will become addicted. For people who begin using before the age of 18, that number rises to 1 in 6.²⁻⁴
- Marijuana use directly affects the brain — specifically the parts of the brain

responsible for memory, learning, attention, decision making, coordination, emotions, and reaction time. Developing brains, like those in babies, children, and teens, are especially susceptible to the adverse effects of marijuana.⁵⁻⁶

- Eating foods or drinking beverages that contain marijuana have some different risks than smoking marijuana, including a greater risk of poisoning.⁷⁻⁸
- Long-term or frequent marijuana use has been linked to increased risk of psychosis or schizophrenia in some users.¹⁰⁻¹²
- Using marijuana during pregnancy may increase the baby's risk for developmental problems.¹³⁻¹⁹

From: Andrew kronk

Sent: Thursday, June 18, 2020 9:03 PM

To: Ajello, Laura (CPC) <laura.ajello@sfgov.org>; joel.koppel@sfgov.org <joel.koppel@sfgov.org>; kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>; sue.diamond@sfgov.org <sue.diamond@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>; commissions.secretary@sfgov.org <commissions.secretary@sfgov.org>; catherine.stefani@sfgov.gov <catherine.stefani@sfgov.gov>

Subject: Oppose 2019-017309CUA - 1700 Lombard

Planning Commission and Supervisor -

During these uncertain times, this immediate neighborhood has many home-schooled students from public and private schools.

This location is between an elementary, middle and high school in the Marina district along with many other pre-school/day-care establishments.

With Health & Safety being our number 1 priority of the neighborhood/city - not clear why you would approve another establishment that promotes a known healthy risk.

We kindly request for your consideration not to allow for this location to move forward - Thank you - Andrew

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: CORRECTION Re: Valuation of Balboa Reservoir--Still scandalous
Date: Friday, June 19, 2020 10:01:05 AM

Commission Affairs

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From: Hood, Donna <DHood@sfgov.org>
Sent: Friday, June 19, 2020 8:24 AM
To: aj <ajahjah@att.net>
Cc: Major, Erica (BOS) <erica.major@sfgov.org>; Defend City College Alliance <madelinenmueller@gmail.com>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; SNA BRC <sna-brc@googlegroups.com>; Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; ccsfheat@gmail.com; CCSF Collective <kien.eira@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Laura Waxmann <lwaxmann@bizjournals.com>; JK Dineen <jdineen@sfchronicle.com>; Roland Li <roland.li@sfchronicle.com>; Tim Redmonds <timredmondsf@gmail.com>; megan.cassidy@sfchronicle.com; Phil Matier <pmatier@sfchronicle.com>; Joe Fitzgerald Rodriguez <fitzthereporter@gmail.com>; Ida Mojada <imojada@sfgov.com>; Joshua Sabatini <jsabatini@sfgov.com>
Subject: RE: CORRECTION Re: Valuation of Balboa Reservoir--Still scandalous

Thanks AJ. Your "corrected" email has been forwarded to the Commission.

Best,
Donna

From: aj <ajahjah@att.net>
Sent: Thursday, June 18, 2020 6:34 PM
To: Hood, Donna <DHood@sfgov.org>
Cc: Major, Erica (BOS) <erica.major@sfgov.org>; Defend City College Alliance <madelinenmueller@gmail.com>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>;

SNA BRC <sna-brc@googlegroups.com>; Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; ccsfheat@gmail.com; CCSF Collective <kien.eira@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Laura Waxmann <lwaxmann@bizjournals.com>; JK Dineen <jdineen@sfchronicle.com>; Roland Li <roland.li@sfchronicle.com>; Tim Redmonds <timredmondsf@gmail.com>; megan.cassidy@sfchronicle.com; Phil Matier <pmatier@sfchronicle.com>; Joe Fitzgerald Rodriguez <fitzthereporter@gmail.com>; Ida Mojada <imojedad@sfexaminer.com>; Joshua Sabatini <jsabatini@sfexaminer.com>

Subject: CORRECTION Re: Valuation of Balboa Reservoir--Still scandalous

CAUTION: This email originated from **outside** of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

correction to Table to show: 16.4 ACRES (instead of 17.6 acres)

On Thursday, June 18, 2020, 06:08:26 PM PDT, aj <ajahjah@att.net> wrote:

Hi Donna,

Thank you for taking care of this submission for Item 10 of the 6/23/2020 agenda.

Best,
aj

PUC Commissioners:

The estimated valuation for the PUC Reservoir was released in documents provided for the Planning Commission's May 28, 2020 meeting.

The valuation was very well hidden. The \$11.2 Million valuation was contained deep within the 2,256-page PDF document provided to the Planning Commission. Curiously, the valuation was not contained in any of the Executive Summaries.

There's another curious point in the 2256-page PDF document. The 2256-page PDF contains the proposed Ordinance for the approval of the Development Agreement. The proposed Ordinance curiously "waives" Administrative Code 23.3's requirement for an appraisal.....as being unneeded.

JUNE APPRAISAL

Apparently, 'the powers-that-be' have figured out that it would be better to have an appraisal to justify the Reservoir Project Privatization Scam, since the estimated valuation and the waiver of Section 23.3 had been uncovered/exposed.

The material released today (6/18) for the June 23 PUC meeting now shows that an appraisal was just done in June--this month. This more recent valuation shows a

valuation of \$11.4 Million for 16.4 acres (714,637 sq ft.) This hurry-up June appraisal kicks up the valuation somewhat: From \$14.61/sq ft. to \$15.95/ Sq ft.

\$15.95/ Sq ft. is still ridiculously and scandalously low. Whatever lame "community benefits" that are touted as justification for the low price can't legitimize the giveaway price that benefits the private for-profit developer.

FRANCISCO RESERVOIR

PUC Resolution 14-0113 (7/8/2014) authorized the sale of Francisco Reservoir to the Park & Rec Dept. This was a sale of PUC property to another **public agency**.

Francisco Reservoir's 3.29 acres was sold to Rec & Park for \$9.9 Million. This equated to \$69.06/sq ft in 2014.

BALBOA RESERVOIR vs. FRANCISCO RESERVOIR

Does it make any sense that a **private developer would**, on a price per square foot basis, **pay only 23.1% of what a public agency had to pay 6 years ago?!** Can you spell "corruption"?

CURRENT COMPARABLES

I've already documented in detail how the Reservoir Project is actually a privatization scam. It's a Bait & Switch scam in which the marketing hype and PR diverges from the actual terms contained in the Development Agreement. Please review those earlier submissions.

For your convenience, I will just provide herein a comparative Table that was contained in an earlier submission. It has been updated to reflect the newer information contained in the 6/23 PUC meeting material.

The updated \$15.95/sq ft price is still a 98% discount off the market.

I, along with many others, urge you to vote against this giveaway of Public land to the private sector.

Do not subsidize Avalon Bay with public land and public monies.

LOCATION	PRICE	AREA	PRICE/SQ FT
PUC Reservoir (updated 6/18/2020)	\$ 11.4 Million	714,637 sq ft (16.4 acres)	\$ 15.95
SFCCD Reservoir (Lee Ext, North Street), Ceded to Reservoir Project in 2020	\$ 3.8 Million	15,032 sq ft	\$253.
636 Capp Street	\$ 2.5 Million	4,046 sq ft	\$618.

16 th Street/Shotwell	\$ 10 Million	13,068 sq ft (0.30 acre)	\$768.

Sincerely,

Alvin Ja, District 7

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comment June 18, 2020
Date: Friday, June 19, 2020 9:57:55 AM

Commission Affairs

San Francisco Planning Department
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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Thursday, June 18, 2020 3:08 PM
To: Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: General Public Comment June 18, 2020

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Dear Commissioners Johnson and Chan:

Good afternoon.

I hope you are both well and safe.

I am writing to you because you were absent today from the Remote Hearing and I wanted to summarize my comments.

(As I was writing you both, I decided to cc everyone else.)

[Here are my comments:](#)

There is a linkage between the fact that the [Demolition Calculations](#) have never been adjusted since

Section 317 was implemented in 2008 and the speculative outcome of these extreme Alterations that I have plagued the Commission with during General Public Comment for the past six years or so. The Project at 565 29th Street had a 311 Notification which expired on April 3, 2020. There was no DR.

Apparently the adjacent neighbors had the roofline changed to a peak because it is smack in the middle of a bunch of peaked roof houses. (It is actually a very nice group of post-1906 San Francisco-style homes, including 565.)

The Demo Calcs for this project exceeded the threshold in two of the categories, were very close to the threshold in another and required extra scrutiny by the Staff. Under this scrutiny the Calcs moved even closer to the thresholds.

As it exists, 565 29th Street is a very nice, very livable house on the inside as well, but could probably use a few updates, but not necessarily something that has Demo Calcs like these.

It sold to the developers, Pacific Bay Ventures LLC in November 2018 for \$1.365 Million.

Although the Site Permit has not been issued, the entitlement is now for sale at \$1.895 Million.

Selling entitlements accelerates the ultimate sales price upon completion of the work. This has occurred with other projects I have followed, primarily in Noe Valley.

If you go online you can see the original web ads which show the condition of the house as it is, as well as the current web ads with renderings of the proposed interior. I attached the original web ad below from 2018 and hopefully it will arrive with this email.

The project as approved in the 311 Notification was to add a second unit.

The current web ads selling the entitlement touts that when completed it could be used as one unit. (Or condo'ed.)

If the Demo Calcs had been adjusted, even one time in the past 11 years, this project *could not* have moved forward as an Alteration, really an extreme Alteration that is fundamentally no different from a Demolition. And is also a speculative project.

Perhaps the Project Sponsor would have completed a more modest Alteration, that could have added a second unit to the basement? Or in the rear yard? (This project also has a huge excavation with removal of 400 cubic yards of soil). Perhaps it would be occupied and provide housing today with a more modest Alteration?

The Site Permit which is still with DBI is valued at \$400K, which seems to be low for an extreme Alteration such as this.

As I said today over the telephone, I think the story of this project at 565 29th Street illustrates in micro what is a macro problem.

The Demolition Calculations in Section 317 have never ever been adjusted.

The purpose of allowing them to be adjusted was *"to conserve existing sound housing and preserve affordable housing"* as written in Section 317 (b) (2) (D).

Back in March 26, 2009 at a follow-up hearing on the newly instituted Section 317, the Staff told the Commission that it may be necessary to *"adjust the threshold....specifically the definition where a project becomes Tantamount"*. The Staff said they would *"return in a couple of months"*. That obviously never happened.

After two unsuccessful attempts to deal with this issue since 2016 and everyone spending a great deal of time and energy it seems reasonable to hope that the Commission could adjust the Demo Calcs as allowed by the Planning Code in Section 317 (b) (2) (D). (My new mantra is: "Just Adjust".)

In any event, everyone please take very good care and be well and stay safe.

Sincerely,

Georgia Schuttish

<https://zephyrre.com/properties/565-29th-street-san-francisco-ca-94131/102544816>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$1.5 MILLION TO ESTABLISH CITY'S FIRST AFRICAN AMERICAN SMALL BUSINESS REVOLVING LOAN FUND IN RESPONSE TO COVID-19
Date: Friday, June 19, 2020 9:36:28 AM
Attachments: [06.19.20 African American Small Business Revolving Loan Fund.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 19, 2020 at 9:32 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$1.5 MILLION TO ESTABLISH CITY'S FIRST AFRICAN AMERICAN SMALL BUSINESS REVOLVING LOAN FUND IN RESPONSE TO COVID-19

FOR IMMEDIATE RELEASE:

Friday, June 19, 2020

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

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

MAYOR LONDON BREED ANNOUNCES \$1.5 MILLION TO ESTABLISH CITY'S FIRST AFRICAN AMERICAN SMALL BUSINESS REVOLVING LOAN FUND IN RESPONSE TO COVID-19

A partnership with the San Francisco African American Chamber of Commerce and Main Street Launch to establish a new loan fund to support Black-owned businesses that have been deeply impacted by the pandemic

San Francisco, CA — Mayor London N. Breed, the Office of Economic and Workforce Development (OEWD), Main Street Launch, and the San Francisco African American Chamber of Commerce today announced the establishment of the African American Small Business Revolving Loan Fund, supported by an initial investment of \$1.5 million from Give2SF donations. The Fund will provide access to capital and financial assistance for African American entrepreneurs and Black-owned small businesses impacted by COVID-19.

The new loan program complements Citywide efforts to support micro-enterprises and small businesses historically underserved by private banks and other traditional sources of financing,

as well as OEWD's standing commitments to invest in the City's historically Black neighborhoods.

"For generations, Black-owned businesses have been marginalized and discriminated against, all too often having difficulty securing the financing they need to open and operate," said Mayor Breed. "In the wake of COVID-19, businesses all over San Francisco are struggling to survive, and Black-owned businesses in particular have been especially hard hit. This new loan fund is a step in the right direction to right past wrongs and help San Francisco businesses stabilize and thrive."

The purpose of the African American Small Business Revolving Loan Fund is to help stabilize San Francisco's Black-owned small businesses by meeting urgent capital needs brought on by sudden revenue loss from business disruption resulting from COVID-19. As the City recovers from the current recession, it has made a commitment to ensuring a more equitable recovery and inclusive future economy.

"Our Black owned small businesses have suffered for years trying to survive through high rents, outmigration of community, gentrification and isolation," said Supervisor Shamann Walton. "This fund will provide much needed resources for Black businesses to survive this pandemic and continue to pay their employees. I am most excited about the loan forgiveness options available to recipients of the fund. Without this support, we would be complicit in the possible complete eradication of Black businesses in San Francisco."

San Francisco recognizes the oppressive history of racial injustice, the structural inequities that remain today, and the trauma those inequities perpetuate. Specifically, Black-owned businesses were in a perilous environment pre-COVID-19 and that environment has resulted in disproportionate financial impacts due to the pandemic both locally and nationally, creating further uncertainty as the City moves into recovery. Black-owned businesses are over-represented in the hardest hit sectors of the economy and tend to be smaller, with only a third of the revenue of non-black businesses. Black-owned businesses also face more hurdles in accessing liquidity and support services, and are 60 percent less likely to receive all of the financing they need, which puts them at additional risk for closure.

"Equitable access to economic opportunity is critical for the ongoing cultural and economic vitality of San Francisco," said Joaquín Torres, Director of the Office of Economic and Workforce Development. "Black-owned businesses provide important services to our community, are a consistent source of employment for Black workers, and spur meaningful local investments. By providing an opportunity to positively and proactively change the socioeconomic impacts that race still plays in the lives of Black San Franciscans, this new fund is a part of the solution. We can and must do more as a City to build wealth and generate wholeness for San Francisco's Black community."

"As we transition to reopening, we need to look beyond the requirement to wear face coverings," said Sheryl Davis, Director of San Francisco's Human Rights Commission. "What we defined as 'normal' was not working for so many in our City before COVID-19. Going forward, we must normalize investing in our most vulnerable community members and disrupting systems of inequity that have been perpetrated for centuries. This fund represents that shift to supporting business owners that have been overlooked and disadvantaged, while others profited unfairly. It's great to see them now rewarded for their innovation, creativity and hard work."

San Francisco's African American Small Business Revolving Loan Fund will function as a rapid deployment fund to support Black-owned businesses in San Francisco, including those businesses that provide needed services in historic African American neighborhoods. The goal is to enable businesses to sustainably maintain or advance their business operations while building African American community wealth in San Francisco, meeting essential needs, expanding opportunity and reducing structural barriers to equity.

Funding will be disbursed to eligible businesses by Main Street Launch. The \$1.5 million will support zero-interest loans up to \$50,000, with flexible repayment terms, loan forgiveness options, and wide-ranging technical assistance. The goal is to ensure that loan eligibility criteria are driven by need and that the loan product is structured to minimize barriers to access, including no personal guarantees or collateral requirements. Loans will be prioritized for long-standing San Francisco Black-owned businesses, especially those whose business operations are most heavily impacted by ongoing Shelter in Place restrictions.

"We are proud to partner with OEWD to support the honorable Mayor London Breed in her efforts to strengthen and reimagine African American small businesses in San Francisco during these turbulent COVID-19 times," says Jacob Singer, President and CEO, Main Street Launch. "We are looking forward to working with our community partners to deepen our impact and support of African American businesses in San Francisco."

"The compelling urgency of an African American Small Business Revolving Loan Fund has long been overdue; now it is amplified due to COVID-19," says SFAACC President, Dr. Matthew Ajiake. "This equity opportunity fund gives Black businesses the essential financial assistance required to curtail the historic and systemic inequalities of opportunity, now exacerbated by inadequacy of federal stimulus programs that have funded less than 12% of Black businesses. This absence of adequate federal focus and financial assistance have handicapped a disproportionate number of black businesses, forcing many owners to eventually close their doors forever. It is against this backdrop that we truly welcome our new partnership and thank Mayor Breed for her support and leadership." Dr. Ajiake continued, "The SFAACC believes this fund would disrupt systemic racial inequities in funding mechanisms and strengthen Black businesses in this great City as their survivability and sustainability have cascading impacts on every aspect of our shared San Francisco experience and future."

The African American Small Business Revolving Loan Fund is a result of public and private partnerships that leverage various resources, including 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.

"It's really hard for my business right now, still paying rent and not having any income," said Hudari "Coach" Murray, owner of NewBills Barbershop at 781 Divisadero Street. "I have applied for three grants but haven't received any help. So I'm relieved and gratified to hear news of this new funding opportunity. Thank you to Mayor Breed and the City for listening."

"COVID-19 has wreaked havoc on the African American community from both a health and economic standpoint. As a Black Business Owner in the Fillmore, it's been virtually impossible to get assistance," said Cheree Scarbrough, co-owner of Phenix Hair Designs

formerly Winfred's. "This new Fund will help businesses like mine implement necessary changes in order to keep our doors open and our clients safe. Mayor Breed has been a world leader during these unprecedented times, and I'm grateful for her leadership and knowing that we haven't been forgotten."

Interested small businesses can visit oewd.org/covid19/business to learn more about how to apply for the new loan program, as well as existing loan and grant programs.

Additional Support for Small Businesses

Mayor Breed's initiatives to support small businesses during the COVID-19 pandemic include:

- Deferring business registration fees businesses totaling \$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.
- \$9 million Emergency Loan Fund providing up to \$50,000 in zero-interest loans for individual small businesses.
- \$2.5 million Resiliency Grants providing up to \$10,000 grants to over 300 small businesses.
- \$1 million for Neighborhood Mini-Grants to Support 300 Small Businesses in Underserved Communities.
- \$2.5 million in support for working artists and arts and cultural organizations financially impacted by COVID-19.
- Supporting nonprofits funded by the City so workers don't lose their incomes;
- Issuing a Moratorium on Commercial Evictions for small and medium sized businesses that can't afford to pay rent.
- Capping the commission at 15% on 3rd party food delivery companies;
- Advocating for additional resources for small business and workers through the federal CARES Act.
- Establishing City Philanthropic www.Give2SF.org Fund, where donations will support housing stabilization, food security, and financial security for workers and small businesses impacted by coronavirus.
- Launching a one stop City website for businesses and workers seeking resources, contacts, and updates during the COVID-19 emergency: www.oewd.org/covid19.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON JUNETEENTH
Date: Friday, June 19, 2020 9:00:05 AM
Attachments: [06.19.2020 Juneteenth.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 19, 2020 at 8:53 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON JUNETEENTH

FOR IMMEDIATE RELEASE:

Friday, June 19, 2020

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

***** STATEMENT *****
MAYOR LONDON BREED ON JUNETEENTH

“Growing up in the Fillmore, I always looked forward to the Juneteenth Festival, right in the heart of the Western Addition community.

The Black Cowboys would ride their horses through the crowd. Performers, both young and old, would discuss and re-enact the history of Juneteenth. We gorged ourselves on wonderful homemade food – including that delicious barbecue – which didn’t just fill the belly, it fed the soul. And folks would sell all manner of handmade items celebrating the Black community and illustrating our culture and experience.

Yes, Juneteenth has always been a special time for me, as an African American woman – this tradition, here in my own neighborhood, celebrating my people WITH my people ... it made me feel part of something larger than myself, and it made me feel valued.

It wasn’t just about the celebration. Juneteenth has always been so much more than a festival – it’s a reminder of our history, a reminder of the bonds of slavery, of our long struggle for equality. And it’s a reminder that, despite our progress, we continue to face so many challenges. There are still so many barriers to equality, to equity and to justice.

When we came together during Juneteenth, we were empowered to celebrate,

unapologetically, our community, our culture, and our significance to this country. As we celebrate Juneteenth this year, at a time when there is a renewed call – an awe-inspiring DEMAND – for justice, and for change, we must recommit ourselves to the work we have to do. Our charge is to create a more equitable society for all of us, because all lives can't matter unless BLACK lives matter!"

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Item G.17 June 18, 2020 - 2017-002545DRP-03 - 2417 Green Street - Take DR and Deny the Project
Date: Thursday, June 18, 2020 12:35:35 PM
Importance: High

Josephine O. Feliciano
Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
San Francisco Property Information Map

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

From: Kathleen Courtney <kcourtney@rhcasf.com>
Sent: Thursday, June 18, 2020 12:15 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Commissioner Theresa Imperial <TheresaImperial@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Director Rich Hillis <richhillissf@yahoo.com>; Jamie Cherry RHCA <jcherry@rhcasf.com>; Michele Sudduth <michelesudduth@earthlink.net>; Linda Marks <lindamarkssf2@gmail.com>; Robyn Tucker PANA <venturesv@aol.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Supervisor Aaron Peskin <aaron.peskin@earthlink.net>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Mike Buhler <Mbuhler@sfheritage.org>; Courtney Damkroger <cdamkroger@hotmail.com>
Subject: Item G.17 June 18, 2020 - 2017-002545DRP-03 - 2417 Green Street - Take DR and Deny the Project
Importance: High

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

Attached and pasted below is the request of the RHCA that the Commission take DR and deny the proposed project at 2417 Green Street.

Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.co

June 18, 2020

President Joel Koppel and

Members of the San Francisco Planning Commission

Re: Item G.17 June 18, 2020 – 2017-002545DRP-03 – 2417 Green Street

Dear President Koppel and Members of the Planning Commission,

The Russian Hill Community Association urges the Planning Commission to take Discretionary Review and deny the proposed project at 2417 Green Street.

This is another example of a disregard for historical facts and San Francisco Building Code that the community experienced with the demolition of Neutra's Largent House and the Willis Polk property at 841 Chestnut/948-950 Lombard, the settlement of which was eventually appealed to the Board of Supervisors.

The RHCA is respectful of the pressure that the Planning Department, the Planning Director and the Planning Commission are under to keep the process moving forward during this period of pandemics and protests.

However, we respectfully ask the Commission, the Director and the Department to be mindful of their individual and joint responsibility to be aware of the need for the protection of historic resources. This is such an instance. For all the facts and circumstances which will be detailed at today's hearing, the proposed project at 2417 Green Street deserves to be denied.

Sincerely,

Kathleen Courtney

Kathleen Courtney

Chair, Housing & Zoning Committee

kcourtney@rhcasf.com <<mailto:kcourtney@rhcasf.com>>

(510) 928-8243

Cc: RHCA: Jamie Cherry, Michele Sudduth, Linda Marks; PANA: Robyn Tucker; SFLUC: Ozzie Rohm; SF Heritage: Mike Buhler, Courtney Damkroger; BOS: Aaron Peskin, Catherine Stefani

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Snyder, Mathew \(CPC\)](#)
Subject: FW: Comment 2014.1441GPR MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS
Date: Thursday, June 18, 2020 12:12:47 PM
Attachments: [Mission Bay Amendment CEQA June 18.docx](#)

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](#)

From: John Elberling <johne@todco.org>
Sent: Thursday, June 18, 2020 11:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment 2014.1441GPR MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS

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

Please forward the attached letter to the Commission and keep for the legal record.

Thanks!

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: oppose 15. 2020-001158CUA June 18 hearing
Date: Thursday, June 18, 2020 12:11:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

From: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Sent: Thursday, June 18, 2020 10:52 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Subject: FW: oppose 15. 2020-001158CUA June 18 hearing

FYI

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409
Email: aaron.starr@sfgov.org
Web: www.sfplanning.org



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

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From: "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>
Date: Thursday, June 18, 2020 at 9:25 AM
To: Teevee Foole <tfoole123@gmail.com>
Cc: Aaron Starr <aaron.starr@sfgov.org>, "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>
Subject: Re: oppose 15. 2020-001158CUA June 18 hearing

I am passing this on to the Planning Department as this project requires approval of the Planning Commission.

Aaron

From: Teevee Foole <tfoole123@gmail.com>

Sent: Wednesday, June 17, 2020 5:15:44 PM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; PeskinStaff (BOS) <peskinstaff@sfgov.org>

Subject: oppose 15. 2020-001158CUA June 18 hearing

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

Although I appreciate that storefronts should not be kept empty so landlords can get a tax break that doesn't mean that anything goes.

I appreciate your work in trying to save Cafe Sappore.

please do not share my e-mail with anyone without asking me. If you share your contacts with any social media facebook,linked in etc then please keep my address separate. Thanks

I'm hoping you will oppose oppose 15. 2020-001158CUA at June 18 hearing

PLEASE REJECT THEIR CONDITIONAL USE APPROVAL OR AT LEAST any consideration / hearing / decision should be postponed for at least two months for the following reasons:

San Francisco Planning Commission

We strongly oppose the establishment of a cannabis retail store at 899 Columbus Ave. The hearing for conditional use approval is June 18,2020 item 15 2020-001158CUA.

PLEASE REJECT THEIR CONDITIONAL USE APPROVAL OR AT LEAST Any approval should be postponed for at least two months for the following reasons:

- There has not been proper notification of neighbors under the Good Neighbor policy. The owners are making a mockery of it. Although they joined some online groups there was no notification posted in the Telegraph Hill Dwellers website for example. The only notification was mailed by the planning commission on May 29,2020 only 11 business days before the hearing. **The sponsor and the building owner made no effort to notify their immediate neighbors-taking advantage of the Covid-19 pandemic lockdown and the financial distress people are experiencing. It is impossible to make contact and get timely response with the district supervisor, library staff, Park staff, etc.due to pandemic.**

The May 29th,2020 notice from the Planning Commission was the first we heard

of this although they have apparently been working on this secretly since August at least.

They gave no notice to the community and had no community meetings -I do not count zoom meetings of pro-cannabis activists. Doing this only online is discriminatory - if you are not tech savvy, if you do not belong to their social media group, if you are older, if you don't have an internet connection then you would have no notice of their plans.

- We have received no communications from the community liason - have not been informed of the name and contact information of this person as required by law.

- **This is not an appropriate location being within 600**

feet of a school: North Beach Kids, the

NorthBeach Library, Tel-Hi Community Center, Joe DiMaggio Park which has very popular children's park, and their Rec center and the North

Beach pool. This location is a nexus for young people - students attending North Beach Kids School, students from nearby schools that are slightly out of the arbitrary 600" radius but who pass by every day, students participating in activities at the pool,the Rec center, Tel-Hi, students going to the bus stop from Francisco Middle School etc. etc.

- There are many more appropriate empty storefronts on Columbus Avenue between Greenwich and Vallejo Streets where there is more action, more stores, more nightlife.
- A DELIVERY-ONLY CANNABIS RETAILER would be more appropriate for that site.
- Neither the sponsor nor the building owner live in the neighborhood or even in San Francisco. The landlord lives in Oakland and the sponsor lives in Hayward. (Why do his children attend school in SF-and are they in SF schools just so he can qualify for Equity classification?) How can he qualify for Equity, and how long does he have to maintain those qualifying criteria?
- There is no commitment not to apply for permission to have on site smoking - once the store is established they can add that any time with minimal effort. They will allow people to consume edibles in the store.
- There is a large homeless population - many buildings in the immediate area have had to install gates because of aggressive homeless people. Jansen alley - behind the store - is narrow and poorly lit - it attracts homeless and police patrols ignore it. Now that the police are not supposed to deal with the homeless as per London Breed, there is no one to call to manage them 24/7 and with an immediate response.
- They have not specified what security measures they will provide- a staff member checking ID at the door is not the same as a security guard. A cheap Nest camera is not the same as a real security system that reliably stores footage for more than 72 hours or preferable more. A guard should be there

24/7.

- The hours for now are until 10 PM but there is nothing to stop them from extending until 2 AM whenever they want.
- The neighborhood is quiet after 10 pm when food mart closes. Neighbors have infants and young children. How late will he be open?
- They have made no commitment to quiet- they have not committed to no outside speaker and no loud music emanating from the store.

(b) **Commercial And Industrial Property Noise Limits.** No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on commercial or industrial property over which the person has ownership or control, a **noise level more than eight dBA above the local ambient at any point outside of the property plane.** DON'T BE SNEAKY AND MEASURE THE AMBIENT NOISE LEVEL WHEN A BUS AND CABLE CAR ARE GOING BY AND THE CHURCH BELLS ARE RINGING!!! THOSE ARE TRANSIENT SOUNDS THAT LAST 2 MINUTES MAX.

- They have not revealed where they will put the 2 required bicycle parking spaces - there is a # 30 bus stop in front, the alley behind has a narrow sidewalk, the sidewalk where Jansen and Columbus meet is small and if bicycles are parked there they will obstruct the pedestrians walking on Lombard Street.
- There is a bus stop in front of the store that is used by students from Galileo HS - I know from substitute teaching there years ago when cannabis was only available for medicinal purposes that students can and do easily buy it.
- There needs to be a commitment not to host events at this location - it's just a sneaky way to circumvent the limitations on smoking and vaping and having groups hanging around the store.
- What insurance do they have and what will it cover?
- Guarantee that their guard will keep people out of the alley and off people's doorsteps 24/7.
- Patricia Cardenas has owned the building for years. We've never seen the place being shown. Obviously she preferred the tax advantages of having an empty store. Now that she can't do that anymore... Obviously she wants to charge a high rent - we spoke to her when she first bought the building and she was very bitter that she wasn't allowed to have a liquor store there because two others are located nearby and because of the proximity to schools and community centers. If she really wanted a tenant she could have made an effort - improved the space - and reduced her expectations for rent.

Non problematic tenants: Art supply-2 large art schools are located within 3 blocks and the nearest art supply store is a half mile away on Pacific Street./ shoe store /cosmetic supply / bike/scooter store-citizen chain nearby closed needs a new location.

Nowadays storefronts aren't worth what they were 20 years ago because of the internet. Landlords can no longer expect the storefronts to pay the landlords' mortgages.

- How can they be remodeling when they haven't even been approved yet?
signed - Neighbors afraid of repercussions - please respect privacy
thanks, stay safe!

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES AUDIT OF LAW ENFORCEMENT EMPLOYMENT EXAMINATION AND HIRING PRACTICES
Date: Thursday, June 18, 2020 11:55:41 AM
Attachments: [06.18.20 Law Enforcement Exam Audit.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

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www.sfplanning.org

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, June 18, 2020 at 11:02 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES AUDIT OF LAW ENFORCEMENT EMPLOYMENT EXAMINATION AND HIRING PRACTICES

FOR IMMEDIATE RELEASE:

Thursday, June 18, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES AUDIT OF LAW
ENFORCEMENT EMPLOYMENT EXAMINATION AND
HIRING PRACTICES**

New program will identify and implement processes to screen for bias in hiring and promotion of law enforcement officials

San Francisco, CA — Mayor London N. Breed today announced the San Francisco Department of Human Resources will conduct a targeted audit of all upcoming law enforcement job examinations. Changing the way San Francisco hires and promotes law enforcement officers is a key part of Mayor Breed's vision to fundamentally change the nature of policing and address structural inequities.

The Department of Human Resources will lead a process in collaboration with the Civil Service Commission, the Police Department, and the Sheriff's Office to review current entry-level and promotional exams to ensure that the City's testing process helps identify candidates who possess the requisite ethics, judgment, and temperament to serve as a San Francisco law enforcement officer.

On June 11, Mayor Breed announced a set of public safety reforms, including policies to address police bias and strengthen accountability. Mayor Breed directed the Department of Human Resources, Department of Police Accountability, and San Francisco Police Department (SFPD) to identify and screen for indicators of bias, improve training systems, improve data sharing across Departments, and strengthen the SFPD's Early Intervention System in order to enhance the tools being used to root out bias within law enforcement agencies. Today's announcement addresses Mayor Breed's request to identify and screen law enforcement officials for indicators of bias during the hiring and promotion process.

"We want our law enforcement officers to reflect the best of our City and our values. While most do, we can improve how we are identifying the qualities that we want as well as those we know we don't," said Mayor Breed. "I thank the Department of Human Resources for being a partner to reduce the influence of implicit and explicit bias, which will strengthen the relationships between law enforcement and our communities and ultimately save lives."

The pending examination for Police Sergeant will be canceled, until after the conclusion of the audit and adoption of any necessary modifications. The Police Captain exam, scheduled for July 2020, and any hiring from existing police promotional lists will incorporate an assessment for these critical job-related principles in the final selection procedures used by the Police Department. The Department of Human Resources will also suspend the continuous entry-level police officer and deputy sheriff exams until the audit is completed. The underlying job analyses will also be reviewed to give proper weight to these important job-related factors.

There are inequities at every level of the criminal justice system. Many studies show that often unconscious or implicit bias plays a significant role in the split-second decisions that lead to the disproportionate policing, incarceration, and use of force. The Department of Human Resources seeks to use the hiring process to proactively identify candidates through the examination process who possess the values, skills and abilities that match those of a law enforcement agency that is grounded in reform, has the tools to manage bias, and respects the sanctity of life.

"It is our responsibility as a City to use the tools we have available to identify candidates for law enforcement positions who would not be too quick to use force, who are patient and compassionate, or who would not be likely to let racial bias drive their attitudes and actions," said Micki Callahan, Human Resources Director. "This is an opportunity to implement the most modern and enlightened assessment systems available. When it comes to selecting peace officers, the stakes are too high for us to make mistakes."

"The San Francisco Police Department stands for safety with respect for all, and there should be no place in law enforcement in our City for candidates who fall short of our values," said San Francisco Police Chief Bill Scott. "I'm grateful to Mayor Breed for her leadership in ordering this audit to identify and implement all necessary improvements to our examination, hiring and training practices. Recruitment and hiring are critical elements in SFPD's groundbreaking, voluntary, department-wide Collaborative Reform Initiative. Although recent CRI reforms are already making measurable strides to reduce uses of force and eliminate bias, Mayor Breed's bold initiative will speed our progress and help us to fulfill CRI's promise to make the San Francisco Police Department a national model in 21st Century Policing."

The audit will: bolster the City's on-going commitment to the Collaborative Reform Initiative (CRI), which began in 2016; is in line with recommendations from the Obama

Administration's 21st Century Policing Task Force; and meets the urgency of the movement for reform in law enforcement practices. The Task Force encouraged states to elevate hiring standards for those who seek to become police officers, and it recommended that agencies ensure that the officers they hire possess "the character traits and social skills that enable effective policing and positive community relationships."

Screening for bias in the hiring process is an extension of implicit bias training that the Department of Human Resources developed and has led citywide, including for both the Police Department and the Sheriff's Office, for the last five years. To date, 1,712 sworn Sheriffs and Police Departments employees have taken implicit bias training delivered by the Department of Human Resources. Citywide, the Department of Human Resources has delivered over 3,900 in-person trainings to City employees.

"The San Francisco Sheriff's Office has been a national leader in supporting change that has reduced the city's incarceration rate to one of the lowest levels in the country," said Sheriff Paul Miyamoto. "Our use of force policy is a living document we continually reassess and update. We are committed to hiring, training and implicit bias reforms that reflect our promise to treat everyone fairly and keep the community safe. With one of the most ethnically diverse departments in the city, we are still ever mindful that we reflect not just the people of the community, but the values of the City that we serve."

The Civil Service Commission recently asked for a high-level report on the various practices in place to raise awareness about bias and the preventative efforts underway to ensure that the City does not recruit, hire, or promote individuals who have a high propensity for bias in policing or abuse of power in their careers as a San Francisco law enforcement officers. The Department of Human Resources agreed and determined that a larger scale audit and process reevaluation was appropriate.

"I asked for a report on how we are ensuring we do not hire or promote police officers and deputy sheriffs who would perpetuate racism, the abuse of power, and the abuse of People of Color," said Elizabeth Salveson, President of the Civil Service Commission. "I am looking forward to that report and the Commission's participation in this audit."

The Department of Human Resources will work with experts in bias to define the characteristics needed in a San Francisco peace officer that go above and beyond what is minimally required in California Commission on Peace Officer Standards and Training (POST) mandates. Testing practices are expected to be evaluated and changed as necessary to screen for values and skills such as integrity, problem solving, and community-oriented skills. The audit is expected to be completed within three months.

###

From: [CPC-Commissions Secretary](#)
 To: [Michael Christensen](#)
 Subject: [2020.001158CUA, 899 Columbus](#)
 Date: Thursday, June 18, 2020 10:41:07 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 Planning Department](#)

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

From: Marsha Garland <marshagarland@att.net>
 Sent: Thursday, June 18, 2020 9:53 AM
 To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
 Subject: 2020.001158CUA, 899 Columbus

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

This poster is improperly posted. Name of company applying blocked out. Bad location for such a business due to nearby libraries, schools, day cares, playground

Marsha garland, U

SAN FRANCISCO PLANNING DEPARTMENT
 1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 18, 2020**
 Time: **Not before 1:00 PM**
 Location: **Visit www.sfplanning.org for details**
 Case Type: **Conditional Use**
 Hearing Body: **Planning Commission**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 899 Columbus Avenue Cross Street(s): Lombard Street Block/Lot No.: 0074/055 Zoning District(s): North Beach NCD/40-X Area Plan: Record Number: 2020-001158CUA	Applicant: Henry Chan Company: Address: City, State: 4153352602 Telephone: E-Mail: henrychan614@gmail.com

PROJECT DESCRIPTION

The proposal is for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 722 to establish an approximately 940 sq ft Cannabis Retail Use in the first floor of the subject property within the North Beach NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sfplanning.org/notice and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at sfplanning.org/hearings.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Michael Christensen** Telephone: **415-575-9742** E-Mail: **Michael.Christensen@sfgov.org**

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**SAN FRANCISCO
PLANNING DEPARTMENT**
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 18, 2020**
 Time: **Not before 1:00 PM**
 Location: **Visit www.sfpplanning.org for details**
 Case Type: **Conditional Use**
 Hearing Body: **Planning Commission**

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 899 Columbus Avenue	Applicant: Henry Chan
Cross Street(s): Lombard Street	Company:
Block/Lot No.: 0074/055	Address:
Zoning District(s): North Beach NCD/40-X	City, State:
Area Plan:	Telephone: 4153352602
Record Number: 2020-001158CUA	E-Mail: henrychan614@gmail.com

PROJECT DESCRIPTION

The proposal is for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.2, 303, and 722 to establish an approximately 940 sq. ft. Cannabis Retail Use on the first floor of the subject property within the North Beach NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit sfpplanning.org/licenses and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at: sfpplanning.org/hearings.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
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9/23/2018 4:15:27,9010 | Para información en Español llamar al: 415.575.8010 | Para más información en Tagalog llamar al: 415.575.8121