

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1145 Mission Street / VOTE NO OR CONTINUE
Date: Thursday, July 09, 2020 12:38:20 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: Raquel Redondiez <raquel@somapilipinas.org>
Sent: Thursday, July 09, 2020 11:56 AM
To: David Woo <david@somapilipinas.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: 1145 Mission Street / VOTE NO OR CONTINUE

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July 9, 2020

Re: 1145 Mission Street / VOTE NO OR CONTINUE

Dear President Koppel and Commissioners:

Thank you for continuing the hearing on 1145 Mission Street to allow time for the developers to do additional outreach to the community. While SOMA Pilipinas did have one meeting with the developers, we felt there was not a good-faith effort to hear and address community

concerns regarding affordability. And now in light of the information on the developers' history of contributing to displacement of tenants, the Planning Commission should consider this project in light of your expressed commitment to racial and social equity in the City.

SOMA Pilipinas Filipino Cultural Heritage District urges the Planning Commission to vote NO on the 1145 Mission Street Project or continue the item.

As you know, within SOMA Pilipinas, rampant speculation, never ending evictions, and acts such as conversion of units to short term rentals have caused the widespread displacement of community members. As this project is within the boundaries of SOMA Pilipinas, and right next to the Youth and Family Special Use District, we demand that the Planning Commission act on the Racial and Social Equity resolution that was unanimously passed on June 11th 2020 and analyze this project from such a lens. This project does not support working class communities of color, and instead works to further trends of speculation, displacement, income inequality, and the forced exodus of black and brown communities.

It is also important to note that the project would cast a shadow on two-thirds of a lot that the Recreation and Parks Department has committed to purchasing when funds become available to create a new public open space in the South of Market (a core equity issue).

Since the last Planning Commission hearing, the project sponsor has stated that they will only provide one additional affordable unit, representing a still inadequate and unacceptable level of affordability at only 16%. Current inclusionary requirements for residential ownership projects are over 20%. Further, this project does not provide affordable community serving ground floor commercial space, something that is desperately needed in the South of Market. This market-rate project will continue a pattern of gentrification and displacement in the South of Market, raising land values and serving the highest earning residents of San Francisco, and fails to meet even the minimum standards for current inclusionary affordable housing.

The terms under which this project has come forward, and the background of the developer, further underscore why this project should be denied. In 2006 the current developer illegally demolished the building that currently stood at this site. The developer then submitted an application for the current project in 2007, and is only seeking approval 13 years later. In the meantime, the project sponsor Darren Lee (along with his wife Valerie Lee), have participated in a long string of illegal conversions of residential units into short term rentals, which at one point included evicting a family and a disabled resident from one of their buildings so that it could be illegally converted. This pattern of illegal behavior resulted in two lawsuits by the City against the Lees. The first suit in 2014 resulted in an injunction prohibiting the Lees from using any of their many properties across San Francisco as short term rentals. Within 11 months the Lees had violated the injunction over 5,000 times, resulting in a second lawsuit by the City, which was settled in 2018 and included the extension of the injunction until 2025. The 1145 Mission Street site is named as part of this injunction.

Illegal demolitions, skirting of inclusionary laws, illegal evictions, and illegal conversions to short term rentals should not be rewarded with development rights. To bestow on the Lees the ability to build extremely lucrative housing and continue to profit off of displacement and gentrification is wrong. We urge the Planning Commission to work through a lens of racial and social equity, weighing the impacts to working-class communities of color that the actions of the Lees have had and the resulting development will have. Vote no on this project or

continue the item.

Thank you,

SOMA Pilipinas
Raquel Redondiez
Director

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 853 Jamestown - memo with supplemental documents to commissioners
Date: Thursday, July 09, 2020 12:27:01 PM
Attachments: [853 Jamestown memo and supplemental documents.pdf](#)
Importance: High

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: "Liang, Xinyu (CPC)" <xinyu.liang@sfgov.org>
Date: Thursday, July 9, 2020 at 12:16 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Richard Sucre <richard.sucre@sfgov.org>, "Li, Michael (CPC)" <michael.j.li@sfgov.org>, Joy Navarrete <joy.navarrete@sfgov.org>, KATE STACY <Kate.Stacy@sfcityatty.org>
Subject: 853 Jamestown - memo with supplemental documents to commissioners

Hi Jonas,

Can you forward this attached document to Commissioners? This is for the item today at 853 Jamestown.

Thanks!

Xinyu Liang, AICP, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9182 | Fax: 415-558-6409
[Website](#) | [Hours of Operation](#) | [Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Whole Foods Conditional Use Permit at City Center - June 25th Planning Commission Meeting
Date: Friday, June 26, 2020 12:46:07 PM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Gina Snow <ginasnow1@yahoo.com>
Sent: Thursday, June 25, 2020 2:08 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: RE: Whole Foods Conditional Use Permit at City Center - June 25th Planning Commission Meeting

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Greetings Planning Commissioners,

As a consumer and San Francisco resident of over 40 years living one block from City Center, I am once again writing to support a Conditional Use Permit for Whole Foods.

"Do we really need another Whole Foods?" (a comment made by a commissioner in the last meeting). My reply is YES!

I found there are 15 Safeway stores in San Francisco and only 7 Whole Foods. Why the bias against Whole Foods?

My points to consider before making a final decision are:

- 1) It is not objective to deny a Conditional Use permit based upon Union demands just to ensure 200 union jobs compared to the thousands of consumers who would benefit by a Whole Foods in City Center.
- 2) A grocery store in this central location would be a great service not only to the AnzaVista neighborhood, but the entire San Francisco community at-large.
- 3) A grocery store in this strategic location would be on major MUNI bus lines (38 Geary & 43 Masonic). With a large parking lot for those who drive, it would be easily accessible for all forms of transportation, including for those within walking distance.
- 4) As an essential grocery store, Whole Foods would have greater longevity compared to other retail stores who have occupied that same space, but have closed their brick and mortar store with lost business due to increased online purchases.
- 5) Whole Foods offers a variety of healthy, fresh and organic groceries compared to other grocery stores.
- 6) A fully stocked grocery store in City Center would provide another grocery shopping option and be extremely helpful during unexpected crises like we are experiencing.

Without a car, I have had to shop via online delivery services during the ongoing mandatory stay-at-home orders. Not only is it far more expensive, there have been very limited supplies of many essential household and food items at all stores including Target, Smart & Final, Safeway and Lucky's. Another centrally located grocery store in City Center would provide another essential food source.

As Planning Commissioners, planning for the future is essential as you know. Please do not let any personal bias against Amazon, the company that owns Whole Foods, or Union demands cloud your decision of what is best for the citizens of San Francisco.

Once again, I reiterate my support of issuing a Conditional Use Permit to Whole Foods.

Thank you.

Sincerely,

Gina Snow
Resident of San Francisco

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Follow-up RE: City Center and Target - June 25th Planning Commission Meeting
Date: Friday, June 26, 2020 12:45:40 PM

Commission Affairs

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From: Gina Snow <ginasnow1@yahoo.com>
Sent: Thursday, June 25, 2020 2:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: Follow-up RE: City Center and Target - June 25th Planning Commission Meeting

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I found there are 15 Safeway stores in San Francisco and only 7 Whole Foods. Why the bias against Whole Foods?

My points to consider before making a final decision are:

- 1) It is not objective to deny a Conditional Use permit based upon Union demands just to ensure 200 union jobs compared to the thousands of consumers who would benefit by a Whole Foods in City Center.
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- 5) Whole Foods offers a variety of healthy, fresh and organic groceries compared to other grocery stores.
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Without a car, I have had to shop via online delivery services during the ongoing mandatory stay-at-home orders. Not only is it far more expensive, there have been very limited supplies of many essential household and food items at all stores including Target, Smart & Final, Safeway and Lucky's. Another centrally located grocery store in City Center would provide another essential food source.

As Planning Commissioners, planning for the future is essential as you know. Please do not let any personal bias against Amazon, the company that owns Whole Foods, or Union demands cloud your decision of what is best for the citizens of San Francisco.

Once again, I reiterate my support of issuing a Conditional Use Permit to Whole Foods.

Thank you.

Sincerely,

Gina Snow
San Francisco, CA 94115

From: Gina Snow <ginasnow1@yahoo.com>

To: commissions.secretary@sfgov.org <commissions.secretary@sfgov.org>

Cc: jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>; joel.koppel@sfgov.org <joel.koppel@sfgov.org>; kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>; milicent.johnson@sfgov.org <milicent.johnson@sfgov.org>; sue.diamond@sfgov.org <sue.diamond@sfgov.org>; frank.fung@sfgov.org <frank.fung@sfgov.org>

Sent: Thursday, May 28, 2020, 12:22:36 PM PDT

Subject: RE: Planning Commission Hearing on Whole Foods Conditional Use Permit, Thursday, May 28, 2020

Greetings Planning Commission Members,

I'm writing to you today regarding the Planning Commission hearing for Whole Foods to obtain their Conditional Use Permit.

Please note that as a neighbor who has lived one block from the City Center complex for over 40 years, I have seen several stores come and go in the proposed location beginning with the original Sears Roebuck store. I feel that a Whole Foods grocery store would be a very welcome addition that would have longevity.

We need a grocery store in this neighborhood that is within walking distance for those of us who either don't have a car or don't drive. While Target has a grocery section, it offers a limited supply of items and certainly not the healthy, fresh and organic food choices of Whole Foods.

I've understood that there is some opposition to the Whole Foods proposal by a union that wants only union workers in the store. As we have been experiencing the past several months, grocery stores and grocery store employees are essential workers, especially during a pandemic or crisis situation.

Although perhaps well-meaning for its union members, I do not

believe it would be fair to any of us if it was required for Whole Foods to have only union workers with limiting rules and regulations for both the store and employees. It is certainly not a reason to delay the construction of a store that would be a great service not only to the AnzaVista neighborhood, but also to the greater San Francisco community.

While I heartily support the addition of Whole Foods to City Centre, I am somewhat concerned about potential increased traffic issues. For several years, we have had an ongoing wrong-way driver issue from cars coming out of parking lots onto O'Farrell which is a one-way street. I do not believe the City of San Francisco nor the City Center management has done enough to solve this dangerous issue. This is an issue that needs to be seriously addressed.

Once again, I want to reiterate my support of issuing a Conditional Use Permit to Whole Foods.

Sincerely,

Gina Snow
Vega Street
San Francisco, CA 94115

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Home-SF Project Authorization
Date: Friday, June 26, 2020 12:44:46 PM

Commission Affairs

San Francisco Planning Department
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From: Bryan Zhang <bryanyzhang@gmail.com>
Sent: Thursday, June 25, 2020 1:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Home-SF Project Authorization

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Hello,

We have a few concerns about the new project that is going to be built on 3601 Lawton Street. The original project plan was to have a 4-story building with 18 units and 2 commercial units. Now the new plan is to have a 5-story building with 41 units. We support the original plan of the 4-story building but have some concerns about the new plan.

The foundation in the Outer Sunset District is made of sand and soft soil, so we are unsure if such a tall building would be safe, especially since the lot is currently a gas station, with underground storage tanks that would need to be removed. With frequent earthquakes, we are afraid that this new proposed building may be a safety concern.

We are also concerned about the increase in traffic so close to a nearby elementary school, Francis Scott Key. The current gas station does not see much traffic due to its location in a residential area. An increase of 41 units in the area would significantly increase traffic, especially during rush hours when children are heading to school.

Compared to a similar building on Noreiga and 44th Ave, the streets on Lawton are significantly narrower than the Noriega Streets. 42th Ave is also narrower than 44th Ave. This may also affect the traffic by causing hold-ups during the rush hours.

We hope you will reconsider the plan for the 5-story building and instead pursue the original plan for the 4-story project. Thank you.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)
Subject: FW: 1336 Chestnut Street -- Proposed Development
Date: Friday, June 26, 2020 12:37:26 PM
Attachments: [Letter Regarding 1336 Chestnut Street.pdf](#)

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From: Phil Faroudja <phil@faroudja-inc.com>
Sent: Thursday, June 25, 2020 1:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1336 Chestnut Street -- Proposed Development

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Phil Faroudja
Presidio Station
PO Box 29086
San Francisco, CA 94129

June 25, 2020

Dear San Francisco Planning Commission:

Hello, my name is Phil Faroudja and I reside in Cow Hollow. I am writing regarding the proposed development of the home at 1336 Chestnut Street.

Basically, I do not support the plan. The owners propose to demolish the current building and

replace it with a large, multi-floor modern structure. However, the current house has a distinct architectural style and was erected in 1922.

What is unique about this neighborhood and our city, are the many older buildings which have a distinctive architectural character. Increasingly, many of these decades-old homes are being either razed or remodeled. The problem is, this chips away at the unique look of our city.

San Francisco is known for areas such as the Painted Ladies, which hearken to an earlier era. Regarding the Marina district (where this house is located), most of it was built from 1915 to 1925. So if we are to preserve its character, it is vital that all these structures remain intact. Any new buildings at the very least, should consider the architectural character of the surrounding community and incorporate that in their designs.

I urge the Planning Commission to reject the proposed development at 1336 Chestnut.

Respectfully yours,

Phil Faroudja

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: 4333 26th Street
Date: Friday, June 26, 2020 12:36:29 PM

Commission Affairs

San Francisco Planning Department
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From: Lisa Olson <lisaxh@gmail.com>
Sent: Thursday, June 25, 2020 1:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4333 26th Street

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I request that construction hours be limited to 9-5 M-F. This is a residential neighborhood where the noise carries throughout the square block. With the uncertainty of continued SIP and more people being forced to work from home (with nowhere else to go) the construction is even more disruptive to our lives. Another nearby project on Cesar Chavez is ongoing and we've been subjected to that noise on a constant basis including Saturdays. The hours available for construction (every day 7am to 8pm) do not adequately take into account the needs of the neighbors. Thank you, Lisa Olson, 1214 Diamond St

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Concerning safety of my children
Date: Friday, June 26, 2020 12:35:41 PM

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

From: king C <chea7061928@gmail.com>
Sent: Thursday, June 25, 2020 11:48 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Concerning safety of my children

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

I m Chhay chea, I m against any new construction or any new planning at 3601 Lawton st, I lived 42nd and Lawton, I m concerning safety of my children and parking my neighbors, any questions you can call me at 4157061928.
Thank you for your consideration.

Chhay

From: [CPC-Commissions Secretary](#)
To: [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Voicing My Support for a Whole Foods at 2675 Geary Blvd
Date: Friday, June 26, 2020 12:34:35 PM

Commission Affairs

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From: Dan Brooks <dbrooks83@gmail.com>
Sent: Thursday, June 25, 2020 11:22 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: Voicing My Support for a 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 wanted to email you all today to let you all know of my strong support for opening a Whole Foods Market at 2675 Geary Blvd. As a San Francisco resident of 8 years, and a Western Addition resident for 6, I believe it's imperative that we increase our access to additional natural, organic, and healthy food that is found at Whole Foods. While I do have access to the Safeway on Webster Street, I've discovered through my many shopping trips there that the store often does not supply local residents with the quantity and quality of healthy options that I know Whole Foods provides. Additionally, a Whole Foods on Geary Blvd would be

extremely convenient for me, and I believe it would be a huge benefit to the local neighborhood, its residents, and to the city as a whole. I'd ask that you please approve this project without the usual delay, that unfortunately, many of us in San Francisco, have come to expect!

Sincerely,

Dan Brooks

--

Dan Brooks
202.288.4949
@dbrooks83

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supervisor Mar's position on Item 15 4326-4336 Irving (File 2019-016969)
Date: Friday, June 26, 2020 12:34:04 PM
Attachments: [Mar Letter - 4326 Irving Proposal.pdf](#)

Commission Affairs

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From: Quan, Daisy (BOS) <daisy.quan@sfgov.org>
Sent: Thursday, June 25, 2020 11:19 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>
Subject: Supervisor Mar's position on Item 15 4326-4336 Irving (File 2019-016969)

Hello all,

Please see attached letter urging the rejection of the fourth floor proposal and zoning variance. Please feel free to reach out if you have questions.

Thank you!

Daisy Quan
Legislative Aide
Supervisor Gordon Mar
415.554.7462

For Covid-19 updates | WWW.SF.GOV | Dial 311 | Text COVID19SF to 888-777

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: A Solution at 4326 Irving
Date: Friday, June 26, 2020 12:33:50 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](#)

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From: Barbara Delaney <barbarabdelaney@gmail.com>
Sent: Thursday, June 25, 2020 10:17 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: A Solution at 4326 Irving

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

Dear Commissioners, Supervisor Mar and Mr. Weissglass,

The developer of this project has been a very bad actor. He managed to get his permit fast tracked by DBI (thankfully this got caught by Planning), made a deal with neighbors to support his 2 and floors and then broke it when he determined he didn't need their support and deceived Supervisor Mar into supporting his project by misrepresenting every aspect of it,

including the permit delays (and Supervisor Mar's support was one of the reasons he felt he didn't need neighborhood support). He should not be rewarded for this behavior by getting any kind of a fourth floor where he can build luxury units with ocean views and roof decks. However, what he should get is an opportunity to atone for his bad behavior in gaming the system..

He gets no fourth floor and no roof decks. His 2nd and 3rd floors are turned into mixed use housing where half the units will be for young people just starting out in life (the roommates that Brian Veit expects) and the other half will be for homeless and low income seniors at the end of their lives (some modifications will have to be made to some of the units for this). The experience of living together in such close quarters will foster empathy and compassion between the two groups as they share the difficulties and successes of their lives and Brian will have his experiment in residential housing (just not the more profitable one he wanted). The neighbors will be happy with this as there will be fewer tenants who are likely to have cars and we will be happy to know that one of the most vulnerable groups in San Francisco will get housing as a result of our protests.

Please consider this as an option for this currently odious project that is designed only to create investor equity and return high profits. . Help to make it a valuable part of our neighborhood.

Sincerely,

Barbara Delaney

--

Barbara Delaney

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for July 2, 2020 - Canceled
Date: Friday, June 26, 2020 10:44:42 AM
Attachments: [20200702_cancel.docx](#)
[20200702_cancel.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20200702.xlsx](#)

Commissioners,
Attached are your Calendars for the Canceled July 2, 2020 hearing.

Enjoy the well-deserved break,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LEASE FOR 145 UNITS OF HOUSING FOR HOMELESS AND FORMERLY HOMELESS HOUSEHOLDS
Date: Tuesday, June 30, 2020 4:45:12 PM
Attachments: [06.30.20 Permanent Supportive Housing 833 Bryant Street.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, June 30, 2020 at 3:40 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LEASE FOR 145 UNITS OF HOUSING FOR HOMELESS AND FORMERLY HOMELESS HOUSEHOLDS

FOR IMMEDIATE RELEASE:

Tuesday, June 30, 2020

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

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

MAYOR LONDON BREED ANNOUNCES LEASE FOR 145 UNITS OF HOUSING FOR HOMELESS AND FORMERLY HOMELESS HOUSEHOLDS

Board of Supervisors today approved Mayor Breed's resolution to lease a new building at 833 Bryant Street to provide 145 permanently affordable homes

San Francisco, CA — The Board of Supervisors today approved Mayor London N. Breed's resolution to lease 833 Bryant, which will provide 145 units of Permanent Supportive Housing (PSH) for people experiencing homelessness. These new units are part of the City's effort to open up over 1,000 new permanent supportive housing units by the end of 2024. PSH provides long-term affordable housing with on-site social services to people exiting chronic homelessness. Currently, over 10,800 people live in the City's PSH.

“We need to keep creating more housing in San Francisco and doing so as quickly as we can, because housing is the solution to homelessness,” said Mayor Breed. “These new homes will not only provide permanent housing for formerly homeless people, they will also open up more spaces in our shelter system for people who are currently living on the streets. I want to

thank all our partners on this project for their work to create this new building and for working with the City to create these much-needed homes.”

“This project not only provides much needed permanent supportive housing, but also takes an innovative approach in reducing time and costs,” said Abigail Stewart- Kahn, Interim Director of the San Francisco Department of Homelessness and Supportive Housing. “The 833 Bryant Street public private partnership demonstrates that supportive housing can be developed rapidly and effectively to serve chronically homeless people in our community.”

833 Bryant, previously a surface parking lot in SoMa, is currently under construction. When complete in fall 2021, it will provide 145 permanently affordable homes with in-unit kitchens and bathrooms. The resolution would allow the City to lease the building to provide ongoing housing to households exiting homelessness.

The master lease resolution that Mayor Breed introduced and that was approved today is competitive relative to other City PSH master lease projects with fewer amenities. At the end of the lease term, the City will have the option to purchase the land for \$1, and the building will be permanently affordable.

833 Bryant represents a new approach to financing 100% affordable housing in San Francisco. No City funds are used to construct the project. Instead, the Housing Accelerator Fund (HAF) invested \$35 million of a larger philanthropic donation from Tipping Point Community to acquire the surface parking lot, fund project design, entitlements, and start construction, now well underway. The project developer, Mercy Housing California, is securing low-income housing tax credits and tax-exempt bonds in partnership with Citibank and the State of California to finish construction, which will return a portion of the philanthropic funds to the HAF to invest in additional supportive housing projects. The City’s agreement to enter into a long-term lease, which will support debt service on the project’s permanent loan, allows for the tax-exempt bond rating to be linked to the City’s credit rating, resulting in more advantageous pricing and lower overall project costs.

The City’s Department of Homelessness and Supportive Housing will ensure that the new homes permanently serve homeless households through the long-term lease and by providing operating subsidies. The goal of all these partners, on its way to full success, is to reduce the time and cost of building the supportive housing people experiencing homelessness so urgently need.

“Philanthropy has the ability to act quickly and take risks to identify bold solutions to some of our community’s greatest challenges,” said Daniel Lurie, Chairman of the Board of Tipping Point Community. “This project is a great example of how private donors can provide risk capital for a proof of concept, and work with government to sustain the solution for the long run.”

“Two years ago, the Housing Accelerator Fund set out on an ambitious mission: to cut the time it takes to build permanent supportive housing in half and to significantly reduce production costs,” said Rebecca Foster, CEO of the Housing Accelerator Fund. “In partnership with Mercy Housing, Tipping Point Community, and the City of San Francisco, we are thrilled to be achieving these goals. Many thanks to our partners for helping advance the innovations that will soon result in 145 new, beautiful homes for people experiencing homelessness.”

“By deploying modular construction and an entrepreneurial financing approach, this project demonstrates the potential for time and costs savings for developing affordable housing in San Francisco,” said Doug Shoemaker, President, Mercy Housing California.

The COVID-19 pandemic has demonstrated, now more than ever, that housing is essential to good health care and that all of our health and wellbeing is intertwined. Protecting the health of people experiencing homelessness is essential to safeguard the health of all. With this in mind, the City has not stopped the housing placement process and continues to connect people with PSH and rapid rehousing.

The City is also actively aligning local and state resources and strategies to acquire hotels for long-term housing options. While there are many devastating impacts of COVID-19, the City plans to continue working with the public and private partners to grow and improve the housing solutions to homelessness.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Tuesday, June 30, 2020 3:05:03 PM

Commission Affairs

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

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From: Marty Cerles Jr <corey@sfhac.org>
Sent: Tuesday, June 30, 2020 2:51 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,
Marty Cerles Jr
martycerles@gmail.com

94115

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ENCOURAGES SAN FRANCISCANS TO CELEBRATE FOURTH OF JULY WEEKEND SAFELY AND LIMIT SPREAD OF COVID-19
Date: Tuesday, June 30, 2020 12:08:41 PM
Attachments: [06.30.20 4th of July.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, June 30, 2020 at 12:00 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ENCOURAGES SAN FRANCISCANS TO CELEBRATE FOURTH OF JULY WEEKEND SAFELY AND LIMIT SPREAD OF COVID-19

FOR IMMEDIATE RELEASE:

Tuesday, June 30, 2020

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

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

**MAYOR LONDON BREED ENCOURAGES SAN
FRANCISCANS TO CELEBRATE FOURTH OF JULY
WEEKEND SAFELY AND LIMIT SPREAD OF COVID-19**

The City's Fourth of July celebration and fireworks show are canceled this year; San Francisco Fire Department reminds residents of fireworks dangers

San Francisco, CA — Mayor London N. Breed and City officials today encouraged San Franciscans and Bay Area residents to celebrate the Fourth of July weekend safely to limit the spread of COVID-19 and to prevent fires in the city.

San Francisco typically hosts a Fourth of July Waterfront Celebration with a fireworks show, which usually attracts hundreds of thousands of visitors to the city. This year, the celebration is canceled and residents are reminded to follow all San Francisco Public Health Orders, including the requirement to wear face coverings and stay at least six feet apart, if they leave their homes or visit San Francisco. San Francisco law prohibits the discharge of fireworks except for public displays. San Franciscans are reminded that fireworks remain illegal and pose a real danger to residents.

“The Fourth of July is normally a time to gather and celebrate with family, friends and neighbors. Unfortunately these are not normal times, and these types of gatherings are the environments in which COVID-19 spread,” said Mayor Breed. “It is critical that all of us continue to follow the Health Orders designed to protect our safety. Please think carefully and act responsibly this weekend.”

“Each year, more than 12,000 fireworks-related injuries are treated in hospital emergency rooms and half of them are children,” said Fire Chief Jeanine Nicholson. “Firework accidents cause millions of dollars in property loss each year, including vegetation fires that threaten homes and whole communities.”

“At Fisherman’s Wharf and in our northeastern neighborhoods, we are working to responsibly reopen,” said Supervisor Aaron Peskin, who represents the northeastern waterfront. “How we act this weekend will have a direct impact on our recovery so it is critical that residents and visitors abide by all Health Orders, including wearing facial coverings.”

“The City and County of San Francisco annually welcomes families from areas near and far for our waterfront celebration and fireworks show,” said City Administrator Naomi M. Kelly. “This year we are canceling the celebration and fireworks show to keep our communities safe. We encourage families and individuals to stay home and celebrate with members of their immediate households.”

Over the weekend, residents are encouraged to call 9-1-1 only for police, fire, or medical emergencies. Calling 9-1-1 for fireworks calls may delay calls for service, and residents are encouraged to use 3-1-1 instead.

“We want to make sure our officers can respond quickly and effectively to protect public safety in San Francisco,” said Police Chief William Scott. “Please reserve 9-1-1 for emergencies, such as crimes in progress or emergency medical needs. Calls about noise and noncriminal activity will only delay priority police, fire and medical response, so please use 3-1-1.”

Residents and visitors should call 3-1-1, rather than 9-1-1, for the following calls:

- Information about activities during the Fourth of July weekend
- Fireworks noise
- Illegal fireworks locations
- Potential violations of the City’s Public Health Orders

3-1-1 services can also be accessed at sf311.org or via the 3-1-1 app.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Removing Confederate Monuments
Date: Tuesday, June 30, 2020 11:39:01 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Pearlman, Jonathan (CPC)" <jonathan.pearlman@sfgov.org>
Date: Tuesday, June 30, 2020 at 11:36 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Removing Confederate Monuments

Jonas,

Please distribute to the HPC and Planning Commissioners.

With our own experience of removing the Early Days sculpture from the Pioneer Monument, the current efforts to remove Confederate statues around the country can provide further guidance to us for other statues that we may have to consider for removal. This article gives a perspective from two national preservation organizations.

https://www.architecturalrecord.com/articles/14705-architectural-preservationists-and-historians-consider-confederate-monument-removal?oly_enc_id=1339|680|8|2H3F

Jonathan

Jonathan Pearlman
ELEVATION architects
1159 Green Street, Suite 4
San Francisco, CA 94109

439 Healdsburg Avenue
Healdsburg, CA 95448

(v) 415.537.1125 x101 San Francisco
(v) 707.433.2509 x101 Healdsburg
(c) 415.225.3973

From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Lights at St. Ignatius Field
Date: Tuesday, June 30, 2020 9:45:43 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: Pineda, Michelle <MPineda@ortc.com>
Sent: Monday, June 29, 2020 4:29 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Subject: Lights at St. Ignatius Field

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Dear Commissioners:

I am a 37-year resident of the Outer Sunset and have lived in and raised my children in the same house I grew up in. I attended public school in San Francisco, and my husband and I chose to send our two daughters to Catholic school where they never left the 12 blocks below Sunset Blvd. attending St. Gabriel School and then St. Ignatius.

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

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

St. Ignatius College Preparatory has been an excellent center of learning for both of my daughters in the classroom and on the field in their extracurricular activities. Many lessons are learned through the shared experience on the field. Even the students who participate as spectators gain a strong feeling of community by supporting their friends and fellow classmates.

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

Sincerely,

Michelle Pineda,
Vice President, Assistant Branch Manager
Senior Escrow Officer | Special Projects

T: 415.248.7121 | F: 415.397.0199 | Shoretel: 47121
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON CITY ATTORNEY AND CONTROLLER RECOMMENDATIONS ON PUBLIC WORKS REFORMS
Date: Monday, June 29, 2020 1:30:37 PM
Attachments: [06.29.2020 City Attorney and Controller Recommendations.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 29, 2020 at 12:52 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON CITY ATTORNEY AND CONTROLLER RECOMMENDATIONS ON PUBLIC WORKS REFORMS

FOR IMMEDIATE RELEASE:

Monday, June 29, 2020

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

***** STATEMENT *****

**MAYOR LONDON BREED ON CITY ATTORNEY AND
CONTROLLER RECOMMENDATIONS ON PUBLIC WORKS
REFORMS**

San Francisco, CA — Mayor London N. Breed today issued the following statement committing to implement the initial recommendations made by City Attorney Dennis Herrera and Controller Ben Rosenfield, resulting from their investigation into wrongdoing by San Francisco Public Works:

“From the beginning of the federal investigation into San Francisco Public Works, I have said that nothing matters more than restoring public trust in government. I am committed to doing the work to strengthen oversight and accountability in all our departments to prevent future wrongdoing and corruption.

Starting today, we will immediately take action to begin implementing the reforms recommended by the City Attorney and Controller. If we can take Executive action, we will do so immediately. If we need to pass laws, we will work with the Board of Supervisors to do so. To that end, I am rescinding the delegation of authority that was granted to the Director of

Public Works in 2011 relating to various approval and contracting actions, as recommended in this initial report. I know these are the first in a series of recommendations, and we need to continue to identify problematic issues that erode public trust across our city. We have work to do, but we will do that work. Our residents and City workers deserve nothing less.

I want to thank the City Attorney and Controller for their work on these important reforms, which is a critical step to restoring the public trust. They have done this even as their offices have been integral in helping to meet the challenges facing our city during the COVID-19 pandemic.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for July 9, 2020
Date: Thursday, July 02, 2020 5:51:48 PM
Attachments: [20200709_cal.docx](#)
[20200709_cal.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20200709.xlsx](#)

Commissioners,
Forgot we had the day off tomorrow...Attached are your Calendars for July 9, 2020.

Enjoy the 4th of July weekend,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 3832 18th St
Date: Thursday, July 02, 2020 3:55:00 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: Patrick Chang <patricknchang@gmail.com>
Sent: Thursday, July 02, 2020 3:11 PM
To: MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for 3832 18th St

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Hi Supervisor Mandelman and Planner Jeffrey Horn,

I want to email you guys supporting 3832 18th St. I am a resident of SF and I know how hard neighborhood residents push to block units. However, This is a much needed construction in the Castro district.

The lies that Thanos has been presenting about the project and the resources he has put behind is what is wrong with this city and all the housing limitations. SF desperately needs more housing. This would be housing for 19 more units that is desperately need. It also diversifies neighborhoods as most of these SROs are in district 6. More SROs and other building needs to happen in all neighborhoods of SF.

Please do what is right in this city and develop as much housing as possible. We need to stop the anti housing sentiment. All housing needs to get build from SROs to large constructions with BMR units.

This is the prime opportunity to build while the economy is down and we need more business and investment dollars in the city.

Best,
Patrick

Patrick Chang
patricknchang@gmail.com
832-746-3378

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)
Subject: FW: UCSF Comprehensive Parnassus Heights Plan
Date: Thursday, July 02, 2020 3:54:43 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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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: Donald Luu <dluu@meiarchitects.com>
Sent: Thursday, July 02, 2020 11:45 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Cc: Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Jones, Allie (UCSF) <Allie.Jones@ucsf.edu>
Subject: UCSF Comprehensive Parnassus Heights Plan

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Dear Members of the Board of Supervisors:

I am a neighbor and member of the Advisory Committee. I write this letter in support of the UCSF Comprehensive Parnassus Heights Plan. Over the last two years, UCSF has engaged in an open and transparent process with me and my neighbors regarding the plan. The plan was developed with the input from myself and neighbors like me and is reflective of both the University's mission and priorities and the community interests and benefits for my community.

My experience in this process has been tremendously positive. The UCSF Team has committed to an inclusive and responsive process. As a leading, world renowned medical center and teaching university campus, I strongly feel it is vital for UCSF to implement this master plan to grow and attract doctors and researchers. The vision of the campus is beautiful and exciting, transforming this site into a true university hospital and research campus.

Thank you for your considerations and please support UCSF's goals of this campus.

Regards,

Donald Luu

MEI ARCHITECTS

949 Grant Avenue, San Francisco, CA 94108

P 628.201.4026 M 415.613.3483

www.meiarchitects.com | dluu@meiarchitects.com

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITY HAS BEEN AWARDED OVER \$130 MILLION IN STATE FUNDS FOR AFFORDABLE HOUSING DEVELOPMENT, TRANSPORTATION, AND INFRASTRUCTURE IMPROVEMENTS
Date: Thursday, July 02, 2020 11:48:56 AM
Attachments: [07.02.20 AHSC Funding Awards.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, July 2, 2020 at 11:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CITY HAS BEEN AWARDED OVER \$130 MILLION IN STATE FUNDS FOR AFFORDABLE HOUSING DEVELOPMENT, TRANSPORTATION, AND INFRASTRUCTURE IMPROVEMENTS

FOR IMMEDIATE RELEASE:

Thursday, July 2, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES CITY HAS BEEN
AWARDED OVER \$130 MILLION IN STATE FUNDS FOR
AFFORDABLE HOUSING DEVELOPMENT,
TRANSPORTATION, AND INFRASTRUCTURE
IMPROVEMENTS**

California Strategic Growth Council's Affordable Housing and Sustainable Communities and Infill Infrastructure Grant Programs will expedite the construction of crucial affordable housing and infrastructure projects

San Francisco, CA — Mayor London N. Breed today announced the City has received more than \$130 million in State funding for affordable housing, transportation, and infrastructure projects. Over \$80 million in funding will support three affordable housing developments and associated transportation improvements at Potrero Block B, 266 4th Street, and Balboa Park Upper Yard. These three projects are supported by the California Strategic Growth Council's Affordable Housing and Sustainable Communities Program with funds from California

Climate Investments—Cap-and-Trade Dollars at Work. Additionally, the City was granted \$51.7 million in financing for the construction of crucial infrastructure at Sunnydale and Potrero HOPE SF sites, Treasure Island and Yerba Buena Island, as well as work related to the BART Plaza redesign at Balboa Park.

“This \$130 million in grants from the State could not have come at a more critical time as we continue to deal with the ongoing COVID-19 pandemic. The funds will allow us to accelerate construction on more than 350 affordable homes and undertake major infrastructure improvements,” said Mayor Breed. “This will help us free up financing capacity for other badly needed affordable housing developments across San Francisco and put people back to work with well-paying construction jobs.”

The grants for these projects are provided by the California Strategic Growth Council’s Affordable Housing and Sustainable Communities Program (AHSC) with funds from California Climate Investments. California Climate Investments is a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment, particularly in disadvantaged communities.

The AHSC funding will support three housing developments. Potrero Block B is part of the HOPE SF revitalization effort, the nation’s first large-scale community development and reparations initiative aimed at creating vibrant, inclusive, mixed-income communities without mass displacement of the original residents. Of the nearly \$30 million the project was awarded by AHSC, \$20 million will fund the 157-unit affordable housing project developed by BRIDGE which is expected to break ground in summer 2021. An additional \$6 million will fund improvements to the Third Street Transit project as well as bike and pedestrian safety upgrades on Cesar Chavez Street. \$1.5 million will fund street improvements on Minnesota Street between 22nd and 25th Streets in partnership with San Francisco Public Works. Potrero Block B was also successful in securing \$11.7 million of funding for crucial infrastructure work on site.

“I am thrilled that these important projects will receive state funding, and applaud our City’s efforts to build affordable housing,” said Senator Scott Wiener (D-San Francisco), Chair of the California Senate Housing Committee. “Now more than ever, due to COVID-19 and the economic fallout, people are suffering financially. Housing insecurity and homelessness are spiking, and we need long term solutions that get people housed. This is great news in a challenging time, and I look forward to seeing these projects serve our community.”

266 4th Street will be located on a San Francisco Municipal Transportation Agency (SFMTA)-owned site located directly above the Yerba Buena/Moscone Center SFMTA subway station, which is currently under construction. Of the approximately \$20 million the project was awarded by AHSC, \$13.6 million will go to fund the 70-unit affordable housing project developed by the Tenderloin Neighborhood Development Corporation with half the units designated for formerly homeless families. Additional funding will go to fund transportation projects—approximately \$3.3 million will fund the purchase of new BART cars, and approximately \$2.7 million will help fund the Better Market Street Project.

“I am so happy to see San Francisco receive this funding to further our affordable housing goals,” said Assemblymember David Chiu (D-San Francisco). “As COVID-19 continues to impact our communities, adding to our affordable housing stock and ensuring San Franciscans

have access to secure housing will keep us all healthy.”

Balboa Park Upper Yard will be located on a Mayor’s Office of Housing and Community Development (MOHCD)-owned site located adjacent to the Balboa BART Station. In addition to 131-units of affordable housing, of which 39 are subsidized by San Francisco Housing Authority, the ground floor of the project boasts almost 10,000 square feet of community space, including an early childhood education center, family resource center and neighborhood-serving serving retail. Construction on the project, developed by Mission Housing and Related California, is expected to begin in spring 2021. Of the nearly \$30 million the project was awarded by AHSC, \$20 million will fund the affordable housing component, with an additional \$3.3 million allocated to purchase three new BART cars, \$5 million to construct the southern Balboa Park BART Plaza and nearly \$1.2 million for Ocean Avenue bike and pedestrian safety improvements, in partnership with the SFMTA. In addition, the Balboa Park Upper Yard project successfully secured an additional \$3.5 million from the State grant to fully fund the BART Plaza redevelopment.

“This is exciting news for San Francisco. These state funds enable us to address two pressing issues: affordable housing and climate change. More residents will reduce their carbon emissions by ditching their cars if they live near reliable public transit and safe bike/pedestrian routes. These projects put us on track to having more inclusive and sustainable communities in our city,” said Assemblymember Phil Ting (D-San Francisco), Chair of the Assembly Budget Committee.

The Treasure Island Development Authority, a City agency, was awarded a \$30 million State grant to widen a key segment of Hillcrest Road on Yerba Buena. The road project will dramatically improve access to the San Francisco – Oakland Bay Bridge for current and future Treasure Island and Yerba Buena Island residents and provide a dedicated eastbound lane that will serve new AC Transit bus service to and from Oakland. The project will be integrated with other roadway and ramp improvements planned or currently under construction by Treasure Island Community Development and the San Francisco County Transportation Authority to enhance transit and traffic circulation.

Sunnydale Block 3B was awarded \$6.5 million for the construction of infrastructure by the state grant for the next phase of Sunnydale HOPE SF, further decreasing the City’s contribution to these crucial infrastructure improvements on site. Once complete, Block 3B will be a mixed-use family residential project, developed by Mercy Housing and Related California, with ground floor community serving spaces and retail located at the intersection of Sunnydale Avenue and Hahn Street. The project will contain 92 units of affordable family housing, including 69 set aside as public housing replacement units subsidized by Project Based Section 8 Vouchers from the San Francisco Housing Authority.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, July 01, 2020 10:37:05 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: Stephen Fiehler <corey@sfhac.org>
Sent: Tuesday, June 30, 2020 10:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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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,
Stephen Fiehler
swf5007@gmail.com

94131

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: Support Housing at 4512 23rd St!
Date: Wednesday, July 01, 2020 10:36:37 AM

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Sullivan McIntyre <corey@sfhac.org>
Sent: Tuesday, June 30, 2020 5:43 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Housing at 4512 23rd St!

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Commission:

Hi all,

I write as a resident of 23rd St in Noe, 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,
Sullivan McIntyre
sullmcintyre@gmail.com

94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED AND SUPERVISOR SHAMANN WALTON ON THE DEATH OF SIX-YEAR-OLD JACE YOUNG
Date: Monday, July 06, 2020 3:58:50 PM
Attachments: [07.06.20 Statement from Mayor Breed and Supervisor Walton Jace Young.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: Monday, July 6, 2020 at 3:47 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED AND SUPERVISOR SHAMANN WALTON ON THE DEATH OF SIX-YEAR-OLD JACE YOUNG

FOR IMMEDIATE RELEASE:

Monday, July 6, 2020

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

***** STATEMENT *****

**MAYOR LONDON BREED AND SUPERVISOR SHAMANN
WALTON ON THE DEATH OF SIX-YEAR-OLD JACE YOUNG**

San Francisco, CA – “There are no words that will ease the pain of the senseless killing of a six-year-old boy. Our prayers are with the family of Jace Young at this moment, along with his friends and his entire community.

But make no mistake: thoughts and prayers are not enough.

We must do more. The surging Black Lives Matter Movement is about ending police violence, but it's also about more than that. It's about investing in our Black children's lives and ending the gun violence that continues from generation to generation, because a boy like Jace Young should have been able to grow up safely in his own community. We must hold ourselves accountable and end this viscous cycle. We must talk to our children, talk to our extended families, talk to our loved ones, talk about the cruel death of a six-year-old boy. We must address the systemic factors that continue to perpetuate this senseless loss of life.

Because the loss of any life is tragic, but losing a six-year-old child to gun violence rips at the heart of our city. Jace Young was at the very beginning of his life. A resident of Huntersview,

he was a bright light in the neighborhood. He was a little boy who should have been given the opportunity to go to school, play with his friends, and lead a life that would make his family proud. Instead, he was brutally gunned down on the Fourth of July. This Black child's life mattered!

Growing up in San Francisco, we both saw too many people killed by gun violence. We saw the anger, despair and hopelessness that swallowed our communities in the wake of this irreparable damage. We saw mothers weeping and fathers broken. We both dedicated our lives to changing the circumstances that systematically put Black people in harm's way. Clearly, we must do more.

When we talk about supporting the African-American community, we have to remember the young people like Jace who have the right to live their lives in peace. Black kids deserve the opportunities to grow up and thrive just like every other kid. But as long as the weapons and the violence – and the complacency – continue to disproportionately bear down on the Black community, those opportunities will too often drown in our own blood.

We have to take a closer look at how we are investing in our communities so that we are actually making a difference in the lives of Black people. It's not just about marching. It's about doing the hard work after the march, engaging practically and constructively to lift people up out of the cycle of poverty and violence that has ripped us apart for far too long.

This cannot be business as usual. We must put down the guns – everyone must put down the guns – and turn our sights on the long, hard work ahead. We must change the conditions and the institutions that have failed the Black community. And that starts with us. We must be the change.”

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: property located at 1222 Funston Ave - 2018-015239DRP
Date: Monday, July 06, 2020 3:42:23 PM
Attachments: [Comments - 1222 Funston Ave Project.pdf](#)
[Plan simulation.pdf](#)
[Current View.pdf](#)

Commission Affairs

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From: rose feng <rose_ye_feng@yahoo.com>
Sent: Monday, July 06, 2020 3:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: property located at 1222 Funston Ave - 2018-015239DRP

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Dear Mr. or Mrs.,

Attached is my comments regarding property located at 1222 Funston Ave - 2018-015239DRP.

Thank You!
Rose

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: SF Land Use Coalition: CEQA/SER
Date: Monday, July 06, 2020 12:59:26 PM
Attachments: [SF Land Use Coalition CEQASER.msg](#)

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

From: Gary Weiss <info@sfluc.org>
Sent: Monday, July 06, 2020 12:39 PM
To: 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stephanie Peek <stephanie@stephaniepeek.com>; Jerry Dratler <dratler@sonic.net>; kcourtney@rhcasf.com; Chris Bigelow <cgbigelow@gmail.com>; Marlayne Morgan <marlayne16@gmail.com>; Tes Welborn <tesw@aol.com>; George Wooding <gswooding@gmail.com>; Karen Breslin <kbsmail@sbcglobal.net>; Karen Wood <karenmillerwood@gmail.com>; Bruce Bowen <bruce.r.bowen@gmail.com>; Junona Jonas <junonajonas@yahoo.com>; Matt McCabe <matthewtmccabe@gmail.com>; Gary Weiss <garysfx@gmail.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>
Subject: SF Land Use Coalition: CEQA/SER

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES MALIA COHEN TO SERVE ON THE POLICE COMMISSION
Date: Monday, July 06, 2020 12:45:17 PM
Attachments: [07.06.20 Police Commission.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: Monday, July 6, 2020 at 12:40 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES MALIA COHEN TO SERVE ON THE POLICE COMMISSION

FOR IMMEDIATE RELEASE:

Monday, July 6, 2020

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

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

**MAYOR LONDON BREED NOMINATES MALIA COHEN TO
SERVE ON THE POLICE COMMISSION**

*Cohen, member of the California State Board of Equalization, would bring experience
advocating for social justice and police reform to the Commission*

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

“I am proud to nominate Malia M. Cohen to the Police Commission. The recent high-profile killings of Black Americans by police officers has focused the nation’s attention on the urgent need to rethink the role that police play in our communities, and this is an issue that Malia has been a leader on her whole career,” said Mayor Breed. “Whether it was fighting to create the Department of Police Accountability or pushing to end the use of chokeholds by the Police Department, Malia has consistently advocated for, and won, significant reforms to policing in San Francisco in order to keep people safe. I’m confident that she’ll continue to move this issue forward on the Police Commission.”

“It is an honor to partner with Mayor Breed and our communities to rethink and improve the delivery of law enforcement services in San Francisco,” said Malia Cohen. “I look forward to joining with our Board of Supervisors, SFPD Chief William Scott, the men and women of his Department, and all who have fought to bring about decent and reformed law enforcement that puts the lives and well-being of all San Franciscans first. My hope is that all who come into contact with the SFPD, particularly African Americans and persons of color, will be treated with respect, and that the Mayor’s reforms will build bridges and become a model for our country during these troubled times.”

Cohen served as the Chair of the California State Board of Equalization (BOE) in 2019, and she is the first African-American woman to serve on the Board. As a member of the BOE, Cohen represents nearly 10 million constituents in Northern and Central California. Prior to serving on the BOE, she was President of the San Francisco Board of Supervisors, where she represented District 10 for eight years and was Chair of the Budget and Finance Committee.

Throughout her life, Cohen has fought for diversity and inclusion. As a member of the Board of Supervisors, Cohen was instrumental in banning the use of chokeholds by the San Francisco Police Department. In 2016, she led the effort to create the independent Department of Police Accountability, with expanded powers to audit the police department and investigate all police shootings. In addition to her leadership on police reform, Cohen has championed policies and programs that protect public health, foster economic development, promote new affordable housing, and that create good jobs.

Cohen was born and raised in San Francisco. She earned a Bachelor of Arts degree in Political Science from Fisk University, a historically Black university in Nashville, Tennessee, and a Masters in Science in Public Policy and Management from Carnegie Mellon University in Pittsburgh, Pennsylvania. She resides in the Bayview neighborhood with her husband, attorney Warren Pulley.

Earlier this month, Mayor Breed announced a roadmap to fundamentally change the nature of policing in San Francisco and issued a set of policies to address structural inequities. She proposed four priorities to achieve this vision: ending the use of police in response to non-criminal activity; addressing police bias and strengthening accountability; demilitarizing the police; and promoting economic justice. These policies build on the City’s ongoing work to meet the standards contained in President Obama’s 2015 Task Force on 21st Century Policing.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: Re: CPC Correction for July 9, 2020
Date: Monday, July 06, 2020 12:15:05 PM

Commissioners,

It has been brought to my attention that 590 2nd Avenue has some issues with the case report and was incorrectly placed on this week's Agenda. Therefore, it will be continued to July 16th.

Apologies,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Monday, July 6, 2020 at 12:08 PM
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>, KATE STACY <Kate.Stacy@sfcityatty.org>, "YANG, AUSTIN (CAT)" <Austin.Yang@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>
Subject: CPC Correction for July 9, 2020

Commissioners,

Attached is the Corrected Notice of Hearing for Irving Street, under your Consent Calendar this week. The CEQA analysis was incorrect.

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2005 17th Street, San Francisco | Our client: Erik M. Terreri
Date: Monday, July 06, 2020 9:09:08 AM
Attachments: [image001.png](#)
[Declaration of Erik M.Terreri Exhibits 11-25.7z](#)
[2005 17th Street San Francisco Our client Erik M. Terreri.mso](#)
[2005 17th Street San Francisco Our client Erik M. Terreri.mso](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Paralegal <paralegal@terreriilaw.com>
Sent: Thursday, July 02, 2020 5:06 PM
To: Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>; Cityattorney <Cityattorney@sfcityatty.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: bert@terreriilaw.com; frontdesk@terreriilaw.com
Subject: 2005 17th Street, San Francisco | Our client: Erik M. Terreri

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Good afternoon,

Please find attached exhibits 11-25 to the Declaration of Erik M. Terreri. PLEASE NOTE, that due to the voluminous nature of the exhibits, several successive emails will be provided containing the exhibits to the Declaration. There are a total 42 Exhibits. Accordingly, please advise if you do not receive all of these exhibits.

Sincerely,

Laurie A. Colestock
Paralegal

/lc
Attachment(s)

The Law Offices of Herbert L. Terreri
A Professional Corporation
235 Foss Creek Circle
Healdsburg, CA 95448
Tel: 707-431-1933, ext. 100
Fax: 707-431-2769

THE LAW OFFICES OF
HERBERT L. TERRERI
A Professional Corporation



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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2005 17th Street, San Francisco, CA | Our client: Erik M. Terreri
Date: Monday, July 06, 2020 9:06:24 AM
Attachments: [image001.png](#)
[Brief.pdf](#)
[2020.07.02 Ltr to Durandet.pdf](#)
[2005 17th Street San Francisco Our client Erik M. Terreri.msg](#)
[2005 17th Street San Francisco Our client Erik M. Terreri.msg](#)

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From: Paralegal <paralegal@terreriilaw.com>
Sent: Thursday, July 02, 2020 4:52 PM
To: Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Cityattorney <Cityattorney@sfcityatty.org>
Cc: bert@terreriilaw.com; frontdesk@terreriilaw.com
Subject: 2005 17th Street, San Francisco, CA | Our client: Erik M. Terreri

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Good afternoon,

Please find attached our correspondence of today's date directed to Ms. Kimberly Durandet, together with Mr. Terreri's brief relative to the above matter. The declaration referenced in this brief will follow in a series of emails to accommodate the large exhibits.

Sincerely,

Laurie A. Colestock
Paralegal

/lc
Attachment(s)

The Law Offices of Herbert L. Terreri
A Professional Corporation
235 Foss Creek Circle
Healdsburg, CA 95448
Tel: 707-431-1933, ext. 100
Fax: 707-431-2769

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Snyder, Mathew \(CPC\)](#)
Subject: FW: 1145 Mission Street (2007.0604X)
Date: Monday, July 06, 2020 9:02:55 AM

Commission Affairs

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From: Jessie Fernandez <jfernandez@caasf.org>
Sent: Friday, July 03, 2020 9:19 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>
Subject: Re: 1145 Mission Street (2007.0604X)

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Communities United for Health and Justice



July 8, 2020

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

Dear Commissioners,

We ask that you vote no on the 1145 Mission Street project. The proposal and background of the project, in combination with the harm inflicted upon communities by the project sponsor, make this project unacceptable to the community in the South of Market and the larger city of San Francisco. We cannot reward some of the worst landlords and property owners in San Francisco with the approval of a lucrative market-rate housing project.

The project sponsor Darren Lee, along with his wife Valerie Lee, were twice sued by the City of San Francisco, once in 2014 and again in 2018, for illegal conversion of residential units into short term rentals. The first case in 2014 against the project sponsor involved the eviction of tenants from their rent controlled units, including a family and a disabled tenant, from one of their properties at 3073-3075 Clay Street, and the illegal conversion of the units to short term rentals. This resulted in a settlement of \$276K with the city and a court ordered injunction that prohibited them from using any of their 45 apartments in their 17 properties as short-term rentals.

The Lees then proceeded to ignore the injunction and continued to illegally operate short term rentals in various properties across the city, violating the injunction over 5,000 times in the first 11 months, making over \$700K in profit from the rentals, under an “elaborate scheme” as described by the city attorney’s office. This resulted in a 2018 case against the Lee’s to enforce the existing injunction and resulted in a \$2.25 million settlement with the city. The current injunction involving their 17 properties, which includes the 1145 Mission Street site, is in effect until 2025. The director of the Office of Short-Term Rentals in 2018 described the Lees as, “some of the most egregious, repeat violators of the City’s short-term rental laws. They have taken units off of the market that should be reserved for long-term San Francisco residents.”

The proposed project at 1145 Mission Street, much like the conduct of the project sponsor, does not benefit those most in need of housing in San Francisco. The project is within the boundaries of the SOMA Pilipinas Filipino Cultural Heritage District, and in very close proximity to the Youth and Family Special Use District. The market-rate residential project proposes 25 units of housing, the majority of which are one-bedroom units. Based on an application submitted thirteen years ago in 2007, the project only provides 3 BMR units (12%). Even if this is increased by one unit to 4 BMR units, that still only achieves 16% affordability. This is to be contrasted against the inclusionary requirement for ownership projects submitted by 1/1/20 at 22% or even 1/1/18 at 20%. This project does not even provide the baseline amount of BMR housing that should be required. Further, the site was illegally demolished in 2006 by the current developer.

This project also casts a shadow on the site of a proposed new public open space. The site that is two lots to the left of 1145 Mission Street has a commitment from the Recreation and Parks Department to be purchased when funds become available to create a new public open space for South of Market residents. The current project would cast a shadow on two-thirds of this site. There is a deep need for new public open space in the South of Market, and community members have been working for years to get this site secured for a new park.

Racial and social equity cannot be a concept that exists in the abstract, or just in words. It must be formalized and put into practice. We ask that the Commission take a racial and social equity approach to this project, and to planning in the South of

Market where there has been a history of gentrification and displacement of low-income residents and communities of color. Racial and social equity in planning means planning for affordable housing, affordable family-sized units, public open space, affordable commercial space for local community serving businesses and organizations. It means recognizing patterns of displacement and gentrification, and the individual projects that directly contribute to this process. Market-rate projects increase land values, increase rents, and displace residents. We ask that instead of rewarding those who evict our residents and gentrify our neighborhoods, and seek to continue to do so through getting into the business of developing luxury high-end housing, you stand with community.

Please reject this project and take a stance that is informed by racial and social equity and community-based planning.

Thank you,

--

Excelsior vive! La lucha sigue!

Jessie Fernandez

Program Manager

Communities United for Health and Justice (CUHJ)

(mobile) 415.832.0386

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2005 17th Street, San Francisco | Our client: Erik M. Terreri
Date: Monday, July 06, 2020 9:02:42 AM
Attachments: [image001.png](#)
[Declaration of Erik M.Terreri Exhibits 26-27.zip](#)
[RE 2005 17th Street San Francisco Our client Erik M. Terreri.msg](#)
[RE 2005 17th Street San Francisco Our client Erik M. Terreri.msg](#)

Commission Affairs

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From: Paralegal <paralegal@terreriilaw.com>
Sent: Friday, July 03, 2020 3:45 PM
To: Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>; Cityattorney <Cityattorney@sfcityatty.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: bert@terreriilaw.com; frontdesk@terreriilaw.com
Subject: RE: 2005 17th Street, San Francisco | Our client: Erik M. Terreri

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Good afternoon,

Please find attached an updated set of exhibits 26-27 to the Declaration of Erik M. Terreri. PLEASE NOTE, that The original set was compressed with a different program that might not work on all systems. Please advise if you are unable to open the attached compressed files.

From: Paralegal <paralegal@terreriilaw.com>
Sent: Thursday, July 2, 2020 5:08 PM
To: 'Durandet, Kimberly (CPC)' <kimberly.durandet@sfgov.org>; 'cityattorney@sfcityatty.org' <cityattorney@sfcityatty.org>; 'commissions.secretary@sfgov.org' <commissions.secretary@sfgov.org>
Cc: 'bert@terreriilaw.com' <bert@terreriilaw.com>; 'frontdesk@terreriilaw.com' <frontdesk@terreriilaw.com>
Subject: 2005 17th Street, San Francisco | Our client: Erik M. Terreri

Good afternoon,

Please find attached exhibits 26-27 to the Declaration of Erik M. Terreri. PLEASE NOTE, that due to the voluminous nature of the exhibits, several successive emails will be provided containing the exhibits to the Declaration. There are a total 42 Exhibits. Accordingly, please advise if you do not receive all of these exhibits.

Sincerely,

Laurie A. Colestock
Paralegal

/lc
Attachment(s)

The Law Offices of Herbert L. Terreri
A Professional Corporation
235 Foss Creek Circle

Healdsburg, CA 95448
Tel: 707-431-1933, ext. 100
Fax: 707-431-2769

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2005 17th Street, San Francisco | Our client: Erik M. Terreri
Date: Monday, July 06, 2020 9:01:12 AM
Attachments: [image001.png](#)
[Declaration of Erik M.Terreri Exhibits 1-10.zip](#)
[RE 2005 17th Street San Francisco Our client Erik M. Terreri.msa](#)

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Good afternoon,

Please find attached an updated set of exhibits 1 – 10 to the Declaration of Erik M. Terreri. PLEASE NOTE, that The original set was compressed with a different program that might not work on all systems. Please advise if you are unable to open the attached compressed files.

From: Paralegal <paralegal@terreriilaw.com>
Sent: Thursday, July 2, 2020 5:04 PM
To: 'Durandet, Kimberly (CPC)' <kimberly.durandet@sfgov.org>; 'cityattorney@sfcityatty.org' <cityattorney@sfcityatty.org>; 'commissions.secretary@sfgov.org' <commissions.secretary@sfgov.org>
Cc: 'bert@terreriilaw.com' <bert@terreriilaw.com>; 'frontdesk@terreriilaw.com' <frontdesk@terreriilaw.com>
Subject: 2005 17th Street, San Francisco | Our client: Erik M. Terreri

Good afternoon,

Please find attached exhibits 1-10 to the Declaration of Erik M. Terreri. PLEASE NOTE, that due to the voluminous nature of the exhibits, several successive emails will be provided containing the exhibits to the Declaration. There are a total 42 Exhibits. Accordingly, please advise if you do not receive all of these exhibits.

Sincerely,

Laurie A. Colestock
Paralegal

/lc
Attachment(s)

The Law Offices of Herbert L. Terreri
A Professional Corporation
235 Foss Creek Circle
Healdsburg, CA 95448
Tel: 707-431-1933, ext. 100
Fax: 707-431-2769

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: Proposed Standard Environmental Requirements
Date: Tuesday, July 07, 2020 4:52:36 PM
Attachments: [SER to SFCP from PHA.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "PIC, PLN (CPC)" <pic@sfgov.org>
Date: Tuesday, July 7, 2020 at 4:23 PM
To: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, CTYPLN - COMMISSION SECRETARY
<CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Fw: Proposed Standard Environmental Requirements

FYI

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

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

From: Lucia Bogatay <lucia.bogatay@gmail.com>
Sent: Tuesday, July 7, 2020 3:47 PM
To: PIC, PLN (CPC) <pic@sfgov.org>
Cc: Paul Wermer <paul@pha-sf.org>; PHA Board <pha-board@pha-sf.org>; Samantha Davis <samantha@pha-sf.org>
Subject: Proposed Standard Environmental Requirements

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I attach a letter on the above subject. Please see that it reaches the director. Thank you. I will be

mailing a hard copy with my signature.

Lucia Bogatay, President of the Presidio Historical Association

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public comments - 853 Jamestown Ave.
Date: Tuesday, July 07, 2020 3:34:27 PM
Attachments: [TDMPlan SupplementalApplication - Jamestown 6.18.20 - Copy.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>
Sent: Tuesday, July 07, 2020 11:15 AM
To: Michael Stanton <mstanton@agitpropolis.com>
Cc: James Abrams <jabrams@jabramslaw.com>; Nik Krukowski <NKrukowski@stradasf.com>; Bryan Fat <BFat@stradasf.com>
Subject: Public comments - 853 Jamestown Ave.

Hi Michael,

Thanks for your comments, which will be forwarded to the Planning Commission for their considerations.

Currently, the Planning code does not require any use type anywhere in the city to provide off-street parking spaces. This project proposes a total of 170 parking spaces, including 153 private and 17 guest parking spaces. The project will also propose a total of 130 bicycle parking spaces, including 122 private and 8 Class 2 parking spaces in the common open space. In addition, the project would also implement a Transportation Demand Management (TDM) plan, which would further reduce its vehicle travel demand (see attachment). I have cc'd the applicant team here. Please feel free to reach out if you have any other questions you may have.

Thanks,

Xinyu Liang, AICP, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9182 | Fax: 415-558-6409
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From: Michael Stanton <mstanton@agitpropolis.com>
Sent: Tuesday, July 7, 2020 10:32 AM
To: Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>
Subject: Project number 2019-002743PRJ; 853 Jamestown Ave.

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Good day,

I am writing because I am concerned with the number of parking spaces provided per housing unit for this development. According to the plans, each building has one parking space per unit, with 15 guest parking spaces. Yet each unit has two to three bedrooms, and there is no indication in the plans that there is a limit on the number of people who can live in each unit. Therefore, it is possible that each unit could need 4-6 parking spaces based on the number of people living there, if two people are in each room. At the very least, there are likely going to be at least two parking spaces needed for each unit.

Excluding the 15 guest parking spaces which I am sure the residents are not supposed to use, that means 122 cars are going to have to find somewhere in the vicinity to park. There is no place in the neighborhood for 122 more cars to park. At that end of Jamestown Avenue, cars line the street on both sides every day. There are no free spaces to park. If there is not a car parked in a legal space on the street, then someone simply dumps their garbage there in the street, creating a huge nuisance. Further, at any given moment, residents on Jamestown Avenue double park, abandoning their cars in the through lane, treating it like a parking space, causing traffic hazards.

Not only is there no place to park, but as Jamestown Avenue continues East towards the water and Harney Way, there is almost nowhere to drive. The single lane going Eastbound is cracked and raised, making it impossible to drive on, causing drivers to drive Eastbound in the Westbound lanes.

The result of increasing the need for parking, moreso than already exists, is that drivers are going to be forced to park their cars on neighboring streets where there is already insufficient parking for the residents. Because each house generally already only has one designated space in its driveway, residents of each street already fight to find some place to park near their home.

In short, there is no room in this neighborhood for 122 additional cars to park on the street, nor are the current conditions of Jamestown Avenue able to support that kind of increased traffic. Please reconsider the plans for this development and increase the number of parking spaces for each unit to a minimum of two per unit. Thank you for your consideration.

Sincerely,
Michael Stanton
Bayview resident

Michael Stanton
Agitprop
401 Terry Francois Blve. Ste. 120
San Francisco, CA 94158

phone 415-227-4001
mobile 415-420-6611

or visit us at www.agitpropolis.com

Do you have a friend or colleague who could use my services? Send them my contact info!

<https://www.linkedin.com/in/michaellstanton/>

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Durandet, Kimberly \(CPC\)](#)
Subject: FW: Front Desk shared "Terrerri - 2005 17th Street, San Francisco" with you
Date: Tuesday, July 07, 2020 9:41:22 AM

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From: Front Desk (via Dropbox) <no-reply@dropbox.com>
Sent: Tuesday, July 07, 2020 9:37 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Front Desk shared "Terrerri - 2005 17th Street, San Francisco" with you

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Hi there,

Front Desk (frontdesk@terrerilaw.com) invited you to edit the folder "Terrerri - 2005 17th Street, San Francisco" on Dropbox.

Front said:

"Good morning, Pursuant to Ms. Durandet's request, we have downloaded and shared, via dropbox, all of the documents previously provided to you on Thursday and again on Friday of last week. Sincerely, Laurie A. Colestock Paralegal /lc"

[Go to folder](#)



Enjoy!
The Dropbox team

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Property located at 1222 Funston Ave - 2018-015239DRP
Date: Tuesday, July 07, 2020 8:32:53 AM
Attachments: [Owner's Comments.pdf](#)

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1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: Rongrong Zheng <rongrong.zheng.usa@gmail.com>
Sent: Monday, July 06, 2020 3:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Property located at 1222 Funston Ave - 2018-015239DRP

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Dear Mr. or Mrs,

Attached is a letter from Zheming Feng, owner of 1218 Funston Ave., regarding property located at 1222 Funston Ave - 2018-015239DRP.

Thanks!
Rong Rong Zheng

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed 4th Floor at 4326-4336 Irving St
Date: Thursday, July 09, 2020 11:42:50 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: larrydelaney1@aol.com <larrydelaney1@aol.com>

Sent: Thursday, July 9, 2020 11:24 AM

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>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; aeboken@gmail.com; kathyhoward@earthlink.net; barbarabdelaney@gmail.com; jimphilliou@gmail.com; patricialee168@gmail.com; Lary.Ma49@gmail.com; sandra1750@yahoo.com; lauriecharkins@yahoo.com; megan@zaziesf.com; dbrohard@sbcglobal.net; abeaupied@earthlink.net; wkardas@mac.com; tom@zimeroff.com

Subject: Proposed 4th Floor at 4326-4336 Irving St

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

Dear San Francisco Planning Commission Secretary and Members of the Commission,

As you already know, on April 3rd the owners of 4326-4336 Irving St proposed 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. Our neighbors immediately agreed to this compromise with the developers and 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 which was then relayed to us by the Planning Dept on May 11th. They got what they wanted from us in the agreement and then reneged on what they had committed to do in exchange.

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 fairly that way and the SF Planning Commission should not allow it. The Planning

Dept and Planning Commission actively encourage developers and neighbors to try to come to agreement on projects. Therefore it surely has a responsibility to not reward those who break them - and most especially after one side has already fulfilled their part of the agreement.

At the hearing on 6/25 the developer said, in response to a question from Commissioner Sue Diamond, that the neighbors continued with their opposition so that his breaking of the agreement had no impact. This is completely untrue. We neighbors had stopped our opposition as we promised in the agreement. That in fact was the benefit that the developers sought in the agreement.

The developer said on 6/25 that the opposition was by "wealthy homeowners". In fact a great many, and perhaps even a majority, of the opposition letters were written by people who rent their houses or apartments. It's also false to say that homeowners in this area are "wealthy".

The impression has been given that this neighborhood is opposed to more housing. This is false. Remember that this building is already doubling in occupancy from its previous capacity even without any 4th floor and that we neighbors had agreed to this density as part of the agreement with the developers.

The phrase "affordable housing" has been thrown around as if the supporters are for it and the neighbors against it. But this proposal has nothing to do with affordable housing and in fact none of this building is being set aside for affordable housing. The 4th floor proposal is all about creating high profit multi-level luxury penthouse units with ocean views.

It's been said that this part of the city is unwelcoming to new community members. But this part of the Outer Sunset, which used to be called Oceanside, is a very welcoming community. The previous owners of this building, Delancey Street, operated it as a halfway house for individuals leaving prison. Neither we, nor my neighbors to my knowledge, ever complained or raised an issue concerning their use of this building. We are a very accepting and caring community and to say otherwise is a very unfair attack on our community.

Since we were informed by the developers on 4/30 that they were going to proceed; and then received confirmation from the Planning Dept on 5/11 that they had proceeded; and were told on 5/11 that the deadline for filing our own DR was 5/22; that this timing did not give us adequate notification or time to file our own DR.

By the 6/25 hearing there were 118 letters of opposition and 50 letters in support. The letters of opposition to any 4th floor were almost all from immediate neighbors and showed an understanding of what was being proposed and the valid reasons why it should be rejected. No letters of support were sent by any immediate neighbor and none of them showed an understanding of what was actually being proposed by the developers i.e. the addition of a 4th floor to enable multi-level penthouse units with ocean views. The supporters seemed to think this 4th floor proposal was about creating affordable housing.

We ask the members of the commission to join the very large and unanimous neighborhood opposition, Supervisor Gordon Mar, and the Sunset-Parkside Education and Action Committee (SPEAK), in opposing ANY 4th floor addition as had been agreed to by the developers. To do otherwise would be to make the City a party to a great wrong.

Sincerely,

Larry Delaney and the neighbors of 4326-4336 Irving St

To: demolition@cityofhouston.org
From: demolition@cityofhouston.org
Date: Thursday, July 9, 2020 11:43 AM

Demolition Calculations
City of Houston
1000 Main Street, 21st Floor, Houston, TX 77002
713-554-3333

FROM: demolition@cityofhouston.org

RE: Thursday, July 9, 2020 11:43 AM

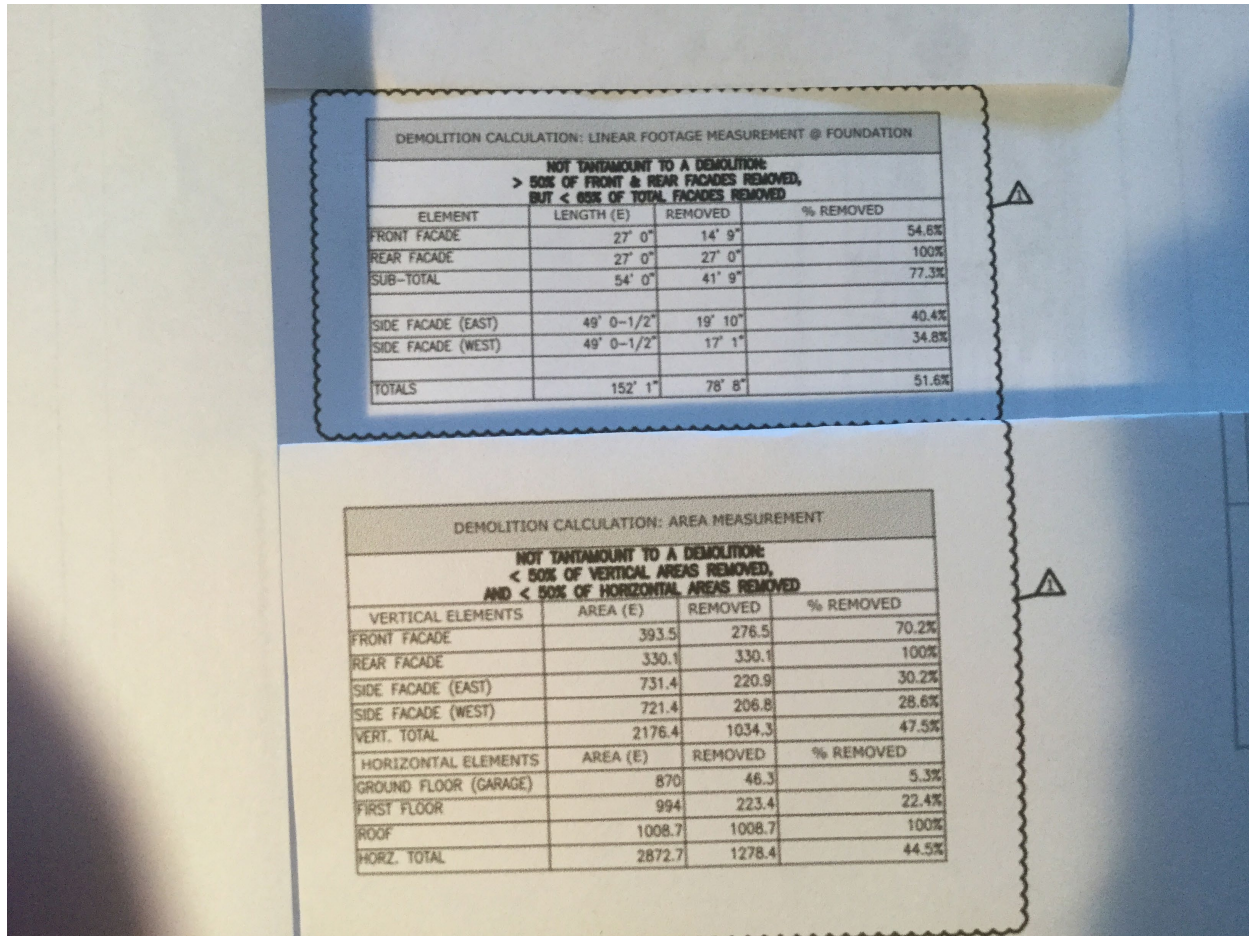
TO: demolition@cityofhouston.org, Sarah.Moore@cityofhouston.org, Heather.Hopwood@cityofhouston.org, Theresa.Duffy@cityofhouston.org, Erin.Crawford@cityofhouston.org, Christine.Lewis@cityofhouston.org, Kevin.McCarty@cityofhouston.org, Timothy.McCarty@cityofhouston.org, Chad.Schmitt@cityofhouston.org, Chad.Schmitt@cityofhouston.org, Chad.Schmitt@cityofhouston.org

DATE: July 9, 2020 General Public Comment - Section 317

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

Dear Commissioners,
This is a comparison of the Demolition Calculations for two exterior Alterations that are actually rear door to one another in New Valley. The first demolition of Demo Calc 6 for a project that was approved as a DR housing in 2012 and completed in 2014. The second demolition of Demo Calc 6 for a project that was approved as a DR housing in 2019.
Demolition Calculations of Demo Calc 6
1. The 2012 project was a 500-unit project and originally submitted for DRDR in 2011 and upon completion in 2014 was valued at \$4.5 Million, a price increase of \$2.152 Million. This original house was valued. The 2019 project valued for \$14.65 Million in 2017 and is currently occupied by the owners. The original pre-entitlement house are similar in size, mass and age.
2. The 2012 project was a 500-unit project and originally submitted for DRDR in 2011 and upon completion in 2014 was valued at \$4.5 Million, a price increase of \$2.152 Million. This original house was valued. The 2019 project valued for \$14.65 Million in 2017 and is currently occupied by the owners. The original pre-entitlement house are similar in size, mass and age.
3. The Demo Calc 6 were put into Section 317 in 2008, nearly seven years ago.
4. The Code allows for the Demo Calc 6 to be submitted to the Planning Commission. Demolition Calculations of Demo Calc 6 However the value for Demolition Calculations for the 814 and 814-10 was adjusted four times from the original 2009 value of \$1,362 Million before being removed from the Code this year after a six year rapid appreciation ending at \$2.2 Million value.
5. Both the 2012 and 2019 Alterations had 50%+ of the adjacent neighbors, but this is an unusual scenario. The majority of exterior Alterations like these have not had a Request for Disciplinary Review.
6. Exterior Alterations like these are projects on generally large projects.
7. Staff has revised the "Notes and Clarifications" for the Demo Calc 6 in the June 2020 Demolition Calculations of Demo Calc 6 for the 814 and 814-10. Demolition Calculations of Demo Calc 6 7th. 7-8
8. The Demo Calc 6 should be removed by the Planning Commission but Code compliance with 50% of the "Vertical existing ground housing and ground adjacent housing".
9. The Demo Calc 6 should be removed by the Planning Commission for most exterior Alterations, which are usually projects with horizontal and vertical expansion as well as facade changes. Sometimes they also include fairly extensive excavation similar to an actual Demolition.
10. If the Demo Calc 6 had been submitted one time prior to 2012 or prior to 2019, one of the items both of these programs would have been "DR". This is certainly true if the Calc 6 had been submitted more than once... and the DR is a valid fact.
Thank you,
Demolition,
George Schmitt

Demolition Calculations 2019 Alterations



Demolition Calculations 2019 Alterations

B-1 FRONT & REAR FACADES - BY AREA			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	575 SF	324 SF	
REAR FACADE	358 SF	288 SF	
TOTAL	933 SF	612 SF	
PERCENT REMOVED		66% > 50%	NON-CONFORMING
B-2 ALL EXTERIOR WALLS - BY LINEAR FOOT			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	25 LF	15.5 LF	
REAR FACADE	25 LF	22 LF	
RIGHT WALL	47 LF	6.25 LF	
LEFT WALL	47 LF	3.5 LF	
TOTAL	144 LF	47.25 LF	
PERCENT REMOVED		33% < 65%	CONFORMS
C-1 ALL VERTICAL ENVELOPE ELEMENTS - BY AREA			
ELEMENT	EXISTING	REMOVED	
FRONT FACADE	575 SF	461 SF	
REAR FACADE	328 SF	288 SF	
RIGHT WALL	819 SF	99 SF	
LEFT WALL	789 SF	165 SF	
TOTAL	2541 SF	1013 SF	
PERCENT REMOVED		40% < 50%	CONFORMS
C-2 ALL HORIZONTAL ELEMENTS - BY AREA			
ELEMENT	EXISTING	REMOVED	
BASEMENT FLOOR	NA	NA	
1ST FLOOR	1042 SF	13 SF	
ROOF	1042 SF	1042 SF	
TOTAL	2084 SF	1055 SF	
PERCENT REMOVED		50.6% > 50%	NON-CONFORMING

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-016969DRM 4326-4336 IRVING STREET Planning Commission 7/9
Date: Thursday, July 09, 2020 11:42:11 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: MM <mm_urizon@yahoo.com>
Sent: Wednesday, July 8, 2020 1:13 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2019-016969DRM 4326-4336 IRVING STREET Planning Commission 7/9

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

Commissioners and Secretary Ionin,

I respectfully request that item 2019-016969DRM 4326-4336 IRVING STREET be removed from the consent calendar for the Thurs. July 9th meeting of the Planning Commission.

This item should be considered at as a separate item at the July 9th hearing or at another time. At the June 25th hearing, Commissioners expressed concerns about what they were voting on and amended plans were submitted to them by the project sponsor on the same day.

Removal of this item from the consent calendar and reconsideration as a separate item would allow for some reasonable clarity in the public record. I live two blocks from the proposed development and would appreciate the opportunity to hear what Commissioners have to say about this proposed development given more than a moment's notice about revisions in plans.

My concerns are that the developer has not acted in good faith in weighing neighbors' concerns about the proposed development and that the proposed 4th story addition may not conform to Staff Recommendations (and what those recommendations may be at this time). Original plans for this proposed development

included split-level, 3 bedroom/3 bath, 4 bedroom/3 bath, and 5 bedroom/4 bath units on the third and fourth stories, a configuration that suggests short-term rental usage rather than stable rent-controlled housing. The variance requested on this project site, which already exceeds its open-space requirement, is excessive as the project is likely purely speculative.

Thank you for taking the time to consider my request to remove this item from the consent calendar to inform the public and enforce good land use practices.

Best regards,
Mike Murphy
Director, San Francisco Watershed Protection Alliance
Member, Outlands Planning Council

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: 1145 Mission St. Opposition Letter (2007.0604X)
Date: Thursday, July 09, 2020 11:41:32 AM
Attachments: [1145 Mission Street Opposition Letter \(2007.0604X\).pdf](#)

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

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

From: acabande@somcan.org <acabande@somcan.org>
Sent: Wednesday, July 8, 2020 1:02 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>
Cc: Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>
Subject: 1145 Mission St. Opposition Letter (2007.0604X)

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

Dear Planning Commissioners,

We ask that you stand with the undersigned communities and vote no on the 1145 Mission Street project. The proposal and background of the project, in combination with the harm inflicted upon communities by the project sponsor, make this project unacceptable to the community in the South of Market and the larger city of San Francisco. We cannot reward some of the worst landlords and property owners in San Francisco with the approval of a lucrative market-rate housing project.

Please reject this project and take a stance that is informed by racial and social equity and community-based planning.

Thank you,

Angelica Cabande

Angelica Cabande
Organizational Director
South of Market Community Action Network (SOMCAN)
1110 Howard Street
San Francisco, CA 94103

www.somcan.org

Office: (415) 255-7693

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3537 23rd St. Discretionary Review Planning Commission hearing date
Date: Thursday, July 09, 2020 11:25:02 AM

Commissioners,

Apologies, but it does not appear I forwarded this to you yesterday. 23rd Street DR has been withdrawn and along with San Jose needing to be continued you will not have a DR Calendar today.

Cheers,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, July 8, 2020 at 6:16 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: 3537 23rd St. Discretionary Review Planning Commission hearing date

Withdrawn.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

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

From: Antonio Mezquiriz <antoniomezquiriz@yahoo.com>
Sent: Wednesday, July 08, 2020 12:59 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: 3537 23rd St. Discretionary Review Planning Commission hearing date



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

Hi David,

Based on an agreement with the building owner at 3537 23rd Street (Permit application 2019.01.07.9729) I'm withdrawing my request for a Discretionary Review on July 9, 2020.

Thank you,
Antonio Mezquiriz
415.971.0997

On Thursday, May 7, 2020, 06:28:17 PM PDT, Winslow, David (CPC) <david.winslow@sfgov.org> wrote:

Dear DR Applicant,

Your Application for Discretionary Review for the Building Permit Application #2019.0107.9729 has been received. The date for the **Planning Commission hearing** has been set for **7.9.2020**. Public notification will be sent 20 days prior to the hearing date. The project has been initially found to be compliant with the Department's Residential Design Guidelines by the Residential Design Advisory Team (RDAT). In light of your claim that this project involves exceptional or extraordinary circumstances, an additional review will be conducted by the Department's design review team prior to the hearing.

I offer to convene one meeting between you and the project sponsor regarding this project prior to the Commission hearing date to allow a chance for any reconciliation. If interested, please indicate by responding to this email by May 21 and a date will be scheduled.

Please note that all materials must be received three weeks before the hearing date to be included in the Planning Commissioners' packets.

Thank you.

David Winslow

Principal Architect

Design Review | Citywide and Current Planning

San Francisco Planning Department

1650 Mission Street, Suite 400| San Francisco, California, 94103

T: (415) 575-9159

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: REVISED Draft Motion - 1145 Mission Street
Date: Thursday, July 09, 2020 11:16:54 AM
Attachments: [1145 Mission Street FINAL revised motion.docx](#)
[1145 Mission Street FINAL revised motion.pdf](#)
Importance: High

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: "Ajello Hoagland, Linda (CPC)" <linda.ajellohoagland@sfgov.org>
Date: Thursday, July 9, 2020 at 11:15 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: REVISED Draft Motion - 1145 Mission Street

Hi Jonas,

Attached is the revised draft Motion for 1145 Mission Street, which is on the agenda today. Can you please forward to the Commissioners? I have attached the marked up version in Word and the clean version in PDF.

Thank you!
Linda

Linda Ajello Hoagland, AICP Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6823 | www.sfplanning.org
[San Francisco Property Information Map](#)

Please note that I am out of the office on Fridays

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES THE FLEXIBLE HOUSING SUBSIDY POOL TO TRANSITION HUNDREDS OF VULNERABLE HOMELESS RESIDENTS INTO PERMANENT HOUSING
Date: Thursday, July 09, 2020 11:07:35 AM
Attachments: [07.09.20 Flexible Housing Subsidy Pool.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, July 9, 2020 at 9:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES THE FLEXIBLE HOUSING SUBSIDY POOL TO TRANSITION HUNDREDS OF VULNERABLE HOMELESS RESIDENTS INTO PERMANENT HOUSING

FOR IMMEDIATE RELEASE:

Thursday, July 9, 2020

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

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

**MAYOR BREED ANNOUNCES THE FLEXIBLE HOUSING
SUBSIDY POOL TO TRANSITION HUNDREDS OF
VULNERABLE HOMELESS RESIDENTS INTO PERMANENT
HOUSING**

As the City pivots from COVID-19 response to recovery, the City partners with non-profits to fund and operate a bold initiative to ensure that hundreds of unhoused residents never return to homelessness

San Francisco, CA — Today, Mayor London N. Breed and the All In Campaign, powered by Tipping Point Community, announced that 200 unhoused San Franciscans who have been temporarily placed in hotels under the City's emergency response to COVID-19 would move into long-term homes by the end of the year through a Flexible Housing Subsidy Pool.

“Even as we have implemented emergency responses to COVID-19, we have remained focused on long term solutions to homelessness, particularly more housing,” said Mayor Breed. “The Flexible Housing Subsidy Pool is an innovative and cost-effective way to get our unhoused residents out of temporary shelters, off the streets, and into permanent homes.”

The “Flex Pool,” as it is commonly known, is a housing strategy that matches people experiencing homelessness to vacant private market apartments across the city, and provides supportive services so that they remain stably housed. This model has proven effective, helping over 8,000 people transition from homelessness to permanent homes with supportive services in Los Angeles since 2014. San Francisco has already started utilizing the Flex Pool on a small scale and will significantly build on these efforts over the course of the year.

The San Francisco Flex Pool is a partnership between the Department of Homelessness and Supportive Housing (HSH), Brilliant Corners, and philanthropy including Tipping Point Community, Dignity Health, and Crankstart. HSH will refer eligible individuals into the Flex Pool. Brilliant Corners will identify landlords and property owners who have vacant units available, support prospective tenants through the leasing process, and provide housing retention services to tenants throughout the duration of their lease. Tenants will contribute 30% of their income towards their rent, while receiving rental subsidies and supportive services that help them stay housed for the long term. Philanthropic dollars will pay for the first 18 months of Flex Pool operations.

“We are committed to securing permanent homes for as many of the people who have been sheltered as a result of COVID-19 as we possibly can. The Flex Pool is an important step in fulfilling that commitment,” said Abigail Stewart-Kahn, Interim Director of the Department of Homeless and Supportive Housing.

“The combination of supportive services and rent subsidies is a sustainable formula for securing the housing people need to be healthy,” said Ashley Brand, system director of community and homeless health for CommonSpirit Health and Dignity Health. “As a health system, we have a mission to improve health, especially for people who are vulnerable, and we’re grateful for partnerships like this that help those struggling to find a safe place to live.”

Data shows that homelessness and COVID-19 both disproportionately impact the Black community. As the City lifts shelter-in-place restrictions, this program will ensure that hundreds of our most vulnerable unhoused residents, many of whom are Black and at greater risk for contracting COVID-19, secure permanent homes where they can better protect their health. The partners are committed to ensuring that the Flex Pool plays a role in reducing the racial disparities among San Francisco’s homeless population.

“To truly demonstrate our commitment to racial equality, we must make good on our promise to secure housing for the many Black people who have been disproportionately impacted by homelessness for years, even decades,” said Chris Block, Tipping Point’s Chronic Homelessness Initiative Director.

Given the current rental market, it is less expensive to lease apartments in many neighborhoods than it is to pay nightly hotel rates. By moving people out of hotels, the program will free up more space for people who are currently on our streets to access hotel rooms, while expanding the supply of supportive housing throughout San Francisco.

“Flexible housing subsidy pools are the most efficient model for matching people to existing housing resources. While it can take three to five years to build a new 50-unit affordable building, a Flex Pool can house 200 people or more in a matter of months – and help them to stay housed,” said William F. Pickel, CEO of Brilliant Corners.

The City has already moved some people into permanent housing through the Flex Pool, including Roland Limjoco, 47, who had been homeless for several years and moved into his new studio in early June.

“I feel less stressed now... I was so stressed every day. It was hard being homeless. I remember the times I was staying on the street, and I had a really bad experience. I was so excited when I moved in. Here in my new place it is great, quiet, and I have a nice view. I never had this before. I also now have an elevator which is great due to my knee problems,” said Limjoco.

About All In

The All In campaign is a diverse coalition focused on solutions to homelessness in San Francisco. The campaign’s first call to action is to secure homes for 1,100 people experiencing homelessness throughout San Francisco’s 11 supervisorial districts. Solving homelessness is a shared responsibility that requires involvement from the entire City. As one of the wealthiest and most innovative cities in the world, we have the resources and ingenuity to address homelessness boldly and compassionately. Now is the moment to go all in.

<https://www.sfallin.org/>

About Tipping Point Community

Tipping Point’s mission is to break the cycle of poverty for people in the Bay Area who don’t have the resources to meet their basic needs. Since 2005, Tipping Point has raised more than \$260 million for early childhood, education, employment, and housing solutions in the region. Our board covers 100% of our operating costs, so every dollar donated goes where it’s needed most. Last year, we helped more than 130,000 people take steps out of poverty.

Visit www.tippingpoint.org to learn more. <https://tippingpoint.org/homelessness>

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW MOBILE TESTING SITE IN THE MISSION AND RIGHT TO RECOVER PROGRAM TO PROVIDE FINANCIAL SUPPORT FOR RESIDENTS WHO TEST POSITIVE FOR COVID-19
Date: Thursday, July 09, 2020 11:06:34 AM
Attachments: [07.09.20 Mission Testing Site Right to Recover.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, July 9, 2020 at 11:03 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW MOBILE TESTING SITE IN THE MISSION AND RIGHT TO RECOVER PROGRAM TO PROVIDE FINANCIAL SUPPORT FOR RESIDENTS WHO TEST POSITIVE FOR COVID-19

FOR IMMEDIATE RELEASE:

Thursday, July 9, 2020

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

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

MAYOR LONDON BREED ANNOUNCES NEW MOBILE TESTING SITE IN THE MISSION AND RIGHT TO RECOVER PROGRAM TO PROVIDE FINANCIAL SUPPORT FOR RESIDENTS WHO TEST POSITIVE FOR COVID-19

Testing site will operate on Thursdays from 10:00am – 3:00pm in coordination with services provided at the Latino Task Force Resource Hub.

Right to Recover program is part of wraparound services provided by the City and community partners, which are vital to tackling inequities within our vulnerable populations and reducing COVID-19 transmissions.

San Francisco, CA — Mayor London N. Breed today announced the launch of a new mobile COVID-19 testing site at the Latino Task Force (LTF) Resource Hub in the Mission. The LTF Resource Hub connects residents with wraparound services, including the new Right to Recover program. Co-locating this testing site with existing resources provides a low-barrier,

accessible testing site the Latino community and members of the Mission community who are regularly visiting the LTF Resource Hub for other services. The City's Right to Recover program encourages residents to get tested for COVID-19 while offering a safety net for people that face financial hardship if they need to isolate following a positive test result.

“Testing and contact tracing are an essential part of our City's ongoing response to COVID-19. Many of the people who are leaving their homes to go to work and keep our city running during this global pandemic are lower-wage workers who can't afford to miss a paycheck, and sadly, this virus has further heightened the disparities that already existed in our city,” said Mayor Breed. “When someone tests positive for COVID-19, we want them to be able to focus on getting the care they need and taking the necessary steps to slow the spread of the virus, without having to worry about how they'll pay their bills. Everyone should have the right to prioritize their health.”

COVID-19 has disproportionately affected communities of color in San Francisco, California, and across the United States. In San Francisco, Latinos make up 50% of reported cases of COVID-19 even though Latinos make up just 15% of the city's population. Many Latino, immigrant, African American, Asian, and low-income communities in San Francisco are further disadvantaged by the fact that they do not qualify for the Coronavirus Aid, Relief, and Economic Security Act, unemployment insurance, or loan programs because of their immigration status. Prior to the global outbreak of COVID-19, rates of chronic illness, poor housing conditions, and low wages were already concentrated in these groups and the virus has disproportionately impacted these communities as well.

“The science is clear, and the facts are straight. In order to reduce the spread of infection, essential workers must get tested at a higher rate, they also need to know that if they volunteer to be tested, and test positive, that they will be able to safely quarantine for their own protection and the health of the public at large,” said Supervisor Hillary Ronen. “This new site at the Latino Taskforce Resource Hub will give essential workers an easy and culturally competent access to testing and all the services available to them, including Right to Recover. I want to thank Latino Taskforce for their advocacy and DPH and the Mayor's Office for responding to this need and making this test site happen. The Mission Community deserves this critical first step to help identify positive cases, help them recover and make our neighborhood healthy again.”

“Thank you to the Mission Hub for continuing to be a vital resource for the Latinx Community in the historic Mission Language Vocational School,” said Supervisor Ahsha Safai. “Not only can families access groceries, but now they can get free testing and resources to safely quarantine. Thank you to the Latino Task Force and all the volunteers who make this great work possible.”

Testing Site

There are currently four other testing sites in the Mission, including Castro Mission Health Center and Mission Neighborhood Health Center. By linking testing with existing resources and trusted community partners, this new mobile site further expands the City's testing outreach and education to the Mission community. The Mission currently has a high rate of positive cases among those who have been tested, with 107.6 positive cases per 10,000 residents. To date, there are 642 positive cases among an estimated 59,639 residents in the Mission neighborhood.

The new mobile testing site is the latest resource expansion at the LTF Resource Hub, and will provide free walk-thru testing on Thursdays. Testing is available for anyone who is leaving home to work, thinks they may have been exposed, or is experiencing at least one symptom on COVID-19. Insurance and identification are not required. The site began operating today and will operate on Thursdays from 10:00am to 3:00pm. People with appointments and drop-ins will be checked in by LTF Resource Hub staff and escorted to the testing tent designated for specimen collection.

DPH will administer the tests, providing tests results by phone, and conducting contact tracing and offering social services if test results are positive. Contact tracing is an essential component of follow up for positive test results, and participants will be informed about the importance of working with contact tracers to slow the spread of the virus.

DPH and the Latino Task Force will work together to provide a comprehensive and culturally integrated community-based approach which will include a Community Wellness Team composed of bilingual, Spanish-speaking community workers.

“We listened to community and responded when identifying the next location for mobile testing in San Francisco,” said Dr. Grant Colfax, Director of Health. “Our partnership with the Latino Task Force recognizes the disproportionate impact of COVID-19 on the Latinx community and that equity must be front and center in our guiding our efforts. The addition of mobile testing to the Resource Hub will offer low-barrier testing to community residents in a safe and supportive environment with wraparound services.”

“Contact tracing is completely voluntary and all the information we collect from the individual will be protected and confidential,” said Dr. Tomás Aragón, San Francisco Health Officer. “The phone call we make to you is about building trust. It’s about explaining what we are doing with the information you help provide to us and why we are asking for it. We are public health and we are here to connect you to wraparound services that will minimize disruptions and ensure your safety and health.”

Latino Task Force Resource Hub

The LTF Resource Hub has been operating over the past few months and provides food distribution and other services. On Mondays, Wednesdays, and Fridays, the center distributes food, and serves approximately 6,000 families per week. On Wednesday and Thursdays from 10:00am to 4:00pm, the LTF Resource Hub provides services including:

- Connecting people with income relief programs,
- Helping people file for unemployment,
- Helping people find employment,
- Assisting people sign up for health care,
- Assistance applying for affordable housing.

For more information about the Resource Hub and the Latino Task Force, visit <https://www.ltfrespuestalatina.com/>

Right to Recover Program

The City’s \$2 million “Right to Recover” program works hand-in-hand with COVID-19 testing sites across the City. It provides those who qualify with a wage replacement while they recover. Based on San Francisco minimum wage, a two-week wage replacement amounts to \$1,285. The program’s financial support will serve up to 1,500 San Franciscans who test

positive for COVID-19 to focus on their health and recovery regardless of their immigration status.

The purpose of Right to Recover and the City's other relief programs, including the Family Relief Fund and the Immigrant Workers Fund program, is to fill the gaps of federal funding by putting money in the hands of the people that need it the most. The goal is to encourage residents and workers to get tested for COVID-19 and not worry about economic hardship during isolation. The programs aim to remove barriers to allow access to relief for those who may not trust government programs due to their immigration status and experience in the criminal justice system.

Under the Right to Recover program, when a person tests positive for COVID-19, the Department of Public Health (DPH) conducts an interview with that person. During the interview, DPH will ask if they have access to replacement wages while they isolate. If not, they will connect the individual to the Right to Recover program. The City will not ask or record any questions about citizenship or immigration status. In addition to this relief program, DPH will also share other wraparound services to support residents around food security, housing assistance, and workforce services.

The Right to Recover program is designed to ensure that those who qualify also receive a comprehensive and culturally competent assessment of their ability to isolate and properly self-care by community partners. This program is made possible by community partners including the Mission Economic Development Agency (MEDA), Young Community Developers (YCD), Central City Hospitality House, and Self-Help for the Elderly in collaboration with the Office of Economic and Workforce Development (OEWD), DPH, and the Human Rights Commission.

“We need workers to feel secure in getting tested, without concern for how they are going to make rent or put food on the table if they test positive. The Right to Recover program ensures that workers who live in San Francisco and struggle to make ends meet have a safety net to make the very best health decisions,” said Joaquin Torres, Director of the Office of Economic and Workforce Development. “By increasing access to testing, we’re proactively promoting the health of workers and our City’s recovery.”

“The virus has impacted the Mission community and we are at Ground ZERO. We have to protect our families because you may have coronavirus and not know it. Expanding testing in our community is urgent to ensure the safety and wellness of the Latino population in San Francisco,” said Roberto Hernandez, Latino Task Force Co-Founder. “We are proud to launch this new mobile testing site here at the Latino Task Force Resource Hub. From weekly food distribution and home deliveries, supporting individuals who need healthcare or help signing up for Medi-Cal, to assisting with filing for unemployment or finding a job, we strive to continue offering vital services that serve the essential needs of each person and our families.”

“As an organization we are elated to work alongside community partners regarding all San Franciscans Right to Recover,” said Dion-Jay Brookter, Executive Director of Young Community Developers, Inc. (YCD). “We have already been engaging, strategizing and meeting with one another on how to address the challenges of our community residents most in need through this initiative.”

“As proven by April’s in-depth UCSF public health study, there is a high concentration of positive tests for COVID-19 in the Mission’s Latino community, as our families are more likely to be essential workers in the food industry, at construction sites and the like,” said Luis Granados, CEO, MEDA. “Additionally, our families live in overcrowded conditions, making social distancing a challenge. The Right to Recover program will allow some of these Latino essential workers to quarantine as needed, without fear of income loss: This is an essential first step to eradicating the virus not just in the Mission, but in San Francisco overall. MEDA looks forward to working with the City and philanthropy on other innovative programs to address the systemic, long-term obstacles faced by our Latino community around housing, food, health care and jobs.”

The City’s relief programs are made possible from the Give2SF COVID-19 Response and Recovery Fund. In March, Mayor Breed announced three priority areas for the Give2SF Fund: food security, access to housing, and support for workers and small businesses, with a focus on assisting undocumented people and mixed-status households who otherwise may not have access to social safety net programs; seniors and people with disabilities; and small businesses. To donate to Give2SF, go to www.Give2SF.org.

For more information on the Right to Recover program, call the Office of Economic and Workforce Development (OEWD) Workforce Hotline at (415) 701-4817 where representatives are available 7 days a week to answer calls in multiple language, or email workforce.connection@sfgov.org. In the meantime, people can also check oewd.org/covid19/workers to learn more or call 311.

For more information about the operations of the mobile COVID-19 testing site at the Latino Task Force Hub, visit sf.gov/GetTestedSF.

Additional Support for Families, Residents, and Workers

Resources to support San Franciscans during COVID-19 include:

Food Security

- **Isolation/Quarantine (IQ) Food Helpline** – The City’s centralized resource for food insecure people in isolation or quarantine due to COVID-19. This resource provides free groceries or prepared meals to people who have been diagnosed as COVID-19 positive, are a Person Under Investigation (PUI) awaiting test results, or are considered a “close contact” and cannot otherwise access food. Individuals may be referred to this resource by a medical provider, public health staff, social services organization, or 3-1-1.
- **CalFresh** – Access to food for low-income individuals and households via EBT card that can be used at retail food, farmers markets, grocery stores and some restaurants. [Learn more.](#)
- **Pandemic EBT** – Children can receive a food benefit while their school is closed, for up to \$365 per eligible child. You can [apply online](#) for P-EBT if your children are eligible for free or reduced-price meals and they did not get a P-EBT card.
- **Great Plates Delivered** – Food delivery of three meals a day to adults 65+ who are sheltering in place and adults 60-64 who are high risk of contracting COVID-19. [Learn more.](#)
- **Home-Delivered Meals and Groceries** – Meal delivery for homebound adults who are unable to shop due to a mental or physical condition. [Learn more.](#)
- **Community-based Take Away Meals** – Offers meals to adults 60+ at site located throughout San Francisco. [Learn more.](#)

- **Food Pantries** – Weekly and bi-monthly groceries at sites located in San Francisco. [Learn more.](#)

Housing

- **COVID-19 Eviction and Rent Increase Moratoriums** – Emergency tenant protections, including more time to pay your rent, suspension of evictions during the pandemic, and a rent freeze in City-subsidized housing. [Learn more.](#)
- **Give2SF Housing Stabilization Program** – Financial help to pay rent, utilities, and other housing costs if you have been financially impacted by COVID-19. [Learn more.](#)
- **COVID-19 Homeowner Emergency Loan Program (HELP)** – No-payment loans of up to \$25,000 to cover HOA dues, property taxes, and lump-sum deferred mortgage payments. [Learn more.](#)

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-012206CUA Conditional Use Authorization (CUA) 1430 VAN NESS AVE ORANGE THEORY
Date: Thursday, July 09, 2020 9:02:47 AM

Commission Affairs

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

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

From: Chris Schulman <chris.schulman@gmail.com>
Sent: Wednesday, July 08, 2020 4:21 PM
To: Young, Sharon (CPC) <sharon.m.young@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2019-012206CUA Conditional Use Authorization (CUA) 1430 VAN NESS AVE ORANGE THEORY

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

Dear Ms. Young and Commission Secretary,

I am writing today to express my support for the Orange Theory's application for 1430 Van Ness Ave. Orange Theory has reached out to myself and our local neighborhood organizations and seeks to activate a vacant commercial space on Van Ness Avenue with a compatible use.

As a resident of Lower Polk and Executive Director of the Lower Polk Community Benefit District (although I am writing in my personal capacity) I know very well the importance of activating a vacant commercial storefront. I know formula retail has had a tepid reception at times in Lower Polk, however myself and my peers in the neighborhood have been consistent in our position that Van Ness is an appropriate location for formula retail uses. This location is desirable for this use.

I am excited to welcome Orange Theory to the neighborhood and I thank you for forwarding

my comments to the honorable Commissioners for their consideration.

Best regards,

Chris Schulman

REDUCED CAPACITY DURING THE REVISION PERIOD - The Planning Department is open for business. Most of our staff are working from home and are [available during our normal business hours](#). We are available 9:00 AM - 5:00 PM, Monday through Friday. We are accepting requests for a small number of other closures. To protect public health, all of our customer services at 1435 and 1440 Mission Street are suspended, and the Planning and Historic Preservation Commission are suspended until further notice.

From: [SIA Consulting](#)
 To: [Development Services](#)
 Subject: [Development Application](#)
 RE: [Development Application](#)
 The City of San Francisco is reviewing your application for a [Development Application](#). Please refer to the [Development Application](#) for more information. If you have any questions, please contact the Planning Department at [\(415\) 774-2200](#).

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

Dear Commissioner,
 Please refer to the attached Development Application for the proposed project. The project is located at 1435 and 1440 Mission Street, San Francisco, CA 94111. The project consists of a two-story residential building with a total floor area of approximately 10,000 square feet. The project is located in the SOMERSET neighborhood, which is zoned R2-2. The project is proposed to be used as a residential building with a total of 10 units. The project is proposed to be used as a residential building with a total of 10 units. The project is proposed to be used as a residential building with a total of 10 units.



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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 27 17th Avenue
Date: Thursday, July 09, 2020 9:01:52 AM

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

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

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

From: deborah@holleyconsulting.com <deborah@holleyconsulting.com>
Sent: Wednesday, July 08, 2020 4:33 PM
To: Scott Emblidge <emblidge@mosconelaw.com>; Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: RE: 27 17th Avenue

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

Hi David,
Thank you for the call just now. As suggested, I am forwarding Scott's email re: 27 17th Avenue and adding Corey Teague.
Please let us know when we can schedule a call to discuss.
Best,
Deborah

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

From: Scott Emblidge <emblidge@mosconelaw.com>
Sent: Tuesday, June 16, 2020 9:39 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Jonas Ionin <commissions.secretary@sfgov.org>
Cc: 'Deborah Holley' <deborah@holleyconsulting.com>
Subject: 27 17th Avenue

David and Jonas,

I am writing about 27 17th Avenue. Deborah Holley and I represent Susan Mac Cormac Taylor who lives at the corner of Lake and 17th Avenue. I have spoken with Jonas about this subject before and Deborah has spoken with

David. I am hoping we can all get on the same page.

The issue is whether a project at 27 17th Avenue would need to be re-noticed and come back to the Commission for review. As you will recall, DRs were filed regarding 25 and 27 17th Avenue. The Commission heard both matters together at its July 25, 2019 meeting.

David did a very thorough summary of the concerns neighbors and staff had regarding both 25 and 27. As to 27 17th Avenue, David explained that the staff recommended taking DR and modifying the project in certain ways. Much of the lengthy hearing dealt with alleged misdeeds of the developer of both properties.

Eventually, Commissioner Richards made the following motion: "move to take DR and have the project [referring to 25 17th Avenue] put back the way it was before; I am happy to entertain a project on the other lot [referring to 27 17th Avenue] should there be another lot coming forward as a different project; I think we just need to be consistent in our application of when we find this time of behavior and it's nothing personal, it's just being consistent and I think it upholds the public trust in the process and in ourselves; so, I move to take DR" At approximately the 6:20:40 mark in the meeting, President Melgar seconded this motion. Discussion ensued and at about the 6:24:18 mark, in response to a question from President Melgar about his motion, Commissioner Richards stated: "I'm fine if they bring a project forward on the other lot [referring to 27 17th Avenue], that's great; let's reconstruct the building, make sure that the new project adheres to the existing site conditions; if they need to get a demolition permit or adjust the lot line, whatever they need to do, I'm happy to entertain it." President Melgar then asked if the Commission could approve the 27 17th Avenue project "today." In response, at approximately the 6:25 mark, Commissioner Richards states "I'd like to see a new project because it doesn't take into consideration the three-story bay that they demolished," and David follows up saying "I don't believe you can approve the project on the other lot today because in rebuilding the three-story bay would encroach on that lot line and physically change the plan of that building on 27 17th Avenue."

DRA 0658 states the following regarding 27 17th Avenue:

ACTION

The Commission finds exceptional and extraordinary circumstances with respect to the project and hereby takes Discretionary Review requested in Record No. 2017-000987DRP-04 and approves Building Permit Application 2018.0625.2842 with the conditions enumerated below:

1. Revert the existing building on the adjacent lot to its previous existing condition by restoring the 3-story bay. The bay would extend over the lot line and encroach onto the subject lot, therefore a new proposal will need to respond to this condition.

When Deborah discussed this matter with David, he informed her that he did not think a project at 27 17th Avenue would need neighborhood notification or be subject to DR. When I asked Jonas a similar question, I understood him to tell me that he believed the Commission intended any project at 27 17th Avenue would have to be resubmitted and would come back before them (assuming, of course, that a DR was filed).

I don't think any of the Commissioners believed that their vote on July 25, 2019 was in any way approving the project at 27 17th Avenue, with or without the staff's recommended modifications. In fact, David told them they could not "approve the project on the other lot today." I think the only reasonable interpretation of the Commission's action was that they were requiring the developer to come back to the Commission with a project at 27 17th Avenue after it was redesigned to address required changes at 25 17th Avenue.

Can we please schedule a time to briefly discuss this matter by phone?

Scott Emblidge

Moscone Emblidge & Rubens LLP
220 Montgomery Street, Suite 2100, San Francisco, California 94104 Phone
415.362.3591 | Fax 415.362.2006 | Email:

emblidge@mosconelaw.com<<mailto:emblidge@mosconelaw.com>>
www.mosconelaw.com<<http://www.mosconelaw.com/>>

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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 552-554 Hill Street, 2019-000013CUA/VAR - Agenda Item #13 - Project Sponsor's response to new assertions
Date: Thursday, July 09, 2020 9:01:09 AM
Attachments: [Response to Planning 7.8.20 - 552-554 Hill Street.pdf](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9111 | www.sfplanning.org
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From: Ryan Patterson <ryan@zfplaw.com>
Sent: Wednesday, July 08, 2020 10:50 PM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sarah Hoffman <sarah@zfplaw.com>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: 552-554 Hill Street, 2019-000013CUA/VAR - Agenda Item #13 - Project Sponsor's response to new assertions

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Dear Commissioners and Zoning Administrator:

Planning Staff has recently raised new objections to this project. On behalf of the project sponsor, we respectfully respond and correct the record in the attached letter.

Thank you,

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

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 350 San Jose 2017-015039DRP-04 to 9.24
Date: Wednesday, July 08, 2020 6:46:21 PM

Please be advised:

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, July 8, 2020 at 6:30 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: 350 San Jose 2017-015039DRP-04 to 9.24

Jonas,

We received 3 new DRs at the end of the re-noticing period, so this will need to be continued from tomorrow's (7.9) agenda to allow enough time for analysis and notification, etc. Please continue this to September 24. I believe this will be the 5th hearing.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

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From: [CPC-Commissions Secretary](#)
To: [Chan, Deland \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#)
Subject: FW: Save CCSF/Stop Balboa Reservoir Project
Date: Wednesday, July 08, 2020 11:01:10 AM

Commission Affairs

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From: Sally Winn <teachersallywinn@gmail.com>
Sent: Wednesday, July 08, 2020 10:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Subject: Save CCSF/Stop Balboa Reservoir Project

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

I'm writing to URGE you to stop the Balboa Reservoir Project. This PUBLIC land is vital to City College of San Francisco. CCSF is a commuter school. MUNI/BART were overwhelmed before the pandemic and now are in shambles. CCSF draws students from all over the Bay Area who train here and either go on to SF State or stay and work in our city. We must not lose this rich source of energy and growth. CCSF needs to expand and grow with SF. The loss of the Reservoir will both prohibit students from attending and restrict future growth to the college. Please, please do not let this happen. STOP the Balboa Reservoir Project and keep public land for public use.

Thank you.
Sally Winn
CCSF faculty (retired)
SF resident and voter

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Jimenez, Sylvia \(CPC\)](#)
Subject: FW: 1222 Funston Ave.
Date: Wednesday, July 08, 2020 11:00:37 AM
Attachments: [Funston1222Planning objections.docx](#)

Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: ttl Par <ttlpar@me.com>
Sent: Wednesday, July 08, 2020 10:28 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1222 Funston Ave.

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Dear Sir or Madam,

Please note here the attached letter containing my considerations for this project.

I definitely intend to follow this procedure thru your processes.

What also concerns me is the lack of any historical perspective here. Some research and thought should be demonstrated for these older (1908?) small home which have graced this neighborhood for so long.

The lot open space here seems to be inappropriately limited by this new proposed construction. More study needs to happen.

Thank you.

Respectfully,

Jim Iwersen

1216 Funston Ave., #1

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CEQA Implementation - Standard Environmental Requirements (SER) Program (Planning Department Case No. 2020-000052PCA)
Date: Wednesday, July 08, 2020 9:22:30 AM
Attachments: [SFPC CEQA SER Letter 7-8-20.pdf](#)

Commission Affairs

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From: SF Preservation Consortium <sfpreservationconsortium@yahoo.com>
Sent: Wednesday, July 08, 2020 5:27 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Angela.Calvillo@SFBOS.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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hyland, Aaron (CPC) <aaron.hyland@sfgov.org>; Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>; Black, Kate (CPC) <kate.black@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Johns, Richard (CPC) <richard.se.johns@sfgov.org>; Pearlman, Jonathan (CPC) <jonathan.pearlman@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Mike Buhler <Mbuhler@sfheritage.org>

Cc: Consortium <sfpreservationconsortium@yahoogroups.com>

Subject: CEQA Implementation - Standard Environmental Requirements (SER) Program (Planning Department Case No. 2020-000052PCA)

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SAN FRANCISCO PRESERVATION CONSORTIUM
P.O. Box 330447
San Francisco, CA 94133-0447
July 8, 2020

President Joel Koppel
San Francisco Planning Commission
and
President Aaron Jon Hyland, AIA, NCARB
San Francisco Historic Preservation Commission
Attn: Jonas P. Ionin, Commissions Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Subject: CEQA Implementation - Standard Environmental Requirements (SER)
Program Amendments to the Planning, Administrative, Environment and Police Codes
(Planning Department Case No. 2020-000052PCA)

Dear President Koppel and President Hyland:

Established in 2001, the San Francisco Preservation Consortium (Consortium) works in partnership with individuals, neighborhood groups and other associations to advocate for effective land use legislation and responsible historic, architectural and cultural preservation practices in accordance with accepted professional standards and best practices. The Consortium's advocacy ensures that the City and its neighborhoods sustain their living history and character as they evolve.

On behalf of the Consortium's 160 members, I ask the Planning Commission (Commission) and the Historic Preservation Commission (HPC) to table adoption of the proposed Standard Environmental Requirements (SER) Program Amendments to the Planning, Administrative, Environment and Police Codes until at least two months after the current COVID-19 emergency shelter-in-place requirements have been lifted to afford the public adequate time to review and comment on these proposed sweeping changes to the implementation of the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (Section 106) in San Francisco. *(The Commission most recently continued this item to their July 30, 2020 meeting and the HPC continued it to their July 15, 2020 meeting.)* We strongly object to the piecemeal adoption of the SER Program Amendments absent the identification of specific SERs and SER Program implementation procedures for the protection of historical resources.

Approximately 75% of the buildings in San Francisco are 50 years old or greater and may be

considered potential historical resources. The use of yet-to-be determined SERs appears to exempt a large class of projects from historical resource evaluation all together because projects that would currently require Mitigated Negative Declarations (MNDs) would, under the SER Program, be categorically exempt. The current system often fails to correctly identify the class of historical resource or potential historical resource at the outset of a project. The SER Program might allow even more historical resources and potential historical resources to slip through the cracks as much of the city remains unsurveyed. The Western Addition and nearly the entire west side of San Francisco still need far more survey work and designation of historic districts and potential historic districts. With the exception of Fort Funston, there is not a single historic district located on the west side of the city. Even most of the east side remains unprotected. Many demolitions are now taking place in the Sea Cliff and Pacific Heights neighborhoods.

We believe the proposed SER Program will place an undue burden on the public to track a much greater volume exemption determinations and approval actions. It will also impose considerable procedural hurdles to evaluating whether alterations to designated historical resources, especially those contributing to historic districts or potential historic districts, would have adverse cumulative effects under CEQA. The Planning Department (Department) already applies the standards unevenly. In some cases, this has meant that demolition of a contributory resource, or alterations that do not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, are deemed significant adverse impacts that cannot be mitigated under CEQA requiring preparation of an Environmental Impact Report (EIR). Whereas in other instances, the Department has allowed demolition of contributing resources without an EIR as long as it determines the overall eligibility of the historic district is maintained. Proposals to alter or demolish a potential contributor to a potential historic district are among the most difficult impacts to evaluate under CEQA and it appears these distinctions and evaluations might be completely lost with the adoption of the SER Program.

Further, the SER Program Amendments do not adequately address the roles of the Commission and the HPC in accordance with the provisions of Articles 10 and 11 of the Planning Code. The City's Historic

Preservation Officer/CLG Coordinator position remains unfilled which calls into question our Certified Local Government (CLG) Program status. Said staff member must meet the minimum professional qualifications defined in 36 CFR Part 61. Moreover, the Department has at least three funded vacant positions for preservation planners slated to work on the Citywide Survey. The Consortium urges the Department to prioritize the Citywide Survey over the SER Program Amendments to streamline the environmental review process for historical resources.

These are just a few of our initial comments which are difficult to make given the inadequate level of detail provided in the attached HPC packet. Again, we urge the Commission and the HPC to hold off on adopting the SER Program Amendments until the public and policy makers have had adequate time to evaluate, comment on and seek appropriate modifications to them.

Sincerely,

Stewart Morton, Chair
San Francisco Preservation Consortium

Individual Signatory Consortium Members Include:

Donald Andreini, District 8

Dennis Antenore, Former Planning Commissioner, Founder of Friends of City Planning, District 5

Lucia Bogatay, President of the Presidio Historical Association

Robert W. Cherny, Former Member of the SF Landmarks Preservation Advisory Board

Courtney Clarkson, District 2

Merle Easton, AIA, Past President of the Victorian Alliance

Erin Farrell, District 10

Steven Haigh, Past President of the Victorian Alliance

Inge Horton, Former Chair of the Sunset Parkside and Action Committee - Historic Resources Inventory Committee

Katherine Howard, Friends of the Music Concourse, Golden Gate Park Preservation Alliance and SF Ocean Edge

Caroline Kleinman, District 1

Stewart Morton, Founding Board Member of SF Heritage, Former Member of the SF Landmarks Preservation Advisory Board appointed by Mayors Moscone, Feinstein & Jordan, Chair of the San Francisco Preservation Consortium, and active advocate of historical architecture for over 50 years

Katherine Petrin, Architectural Historian, District 3

Bradley Wiedmaier, Former Research Assistant to Esther McCoy, Architectural Historian, and to Robert Judson Clark, Princeton University, Professor Emeritus

Steve Williams, Esq.

Howard Wong, AIA, District 3

cc: Mayor London N. Breed
Board of Supervisors
Angela Calvillo, Clerk of the Board
Planning Commission
Historic Preservation Commission
Jonas P. Ionin, Commissions Secretary
Rich Hillis, Director of Planning
Jeff Joslin, Director of Current Planning
Marcelle Boudreaux, Principal Preservation Planner
Rich Sucre, Principal Planner
Elizabeth Gordon-Jonckheer, Principal Planner
Lisa Gibson, Director of Environmental Planning
Allison Vanderslice, Principal Preservation Planner for Environmental Review
Aaron Starr, Manager of Legislative Affairs
Veronica Flores, Legislative Affairs
Andrea Ruiz Esquide, Deputy City Attorney
Mike Buhler, President, SF Heritage

Attachment: Executive Summary - Standard Environmental Requirements Ordinance, 4/15/20
<https://commissions.sfplanning.org/hpcpackets/2020-000052PCA%20HPC.pdf>