

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Weekly Board Report
Date: Thursday, October 01, 2020 6:04:21 PM
Attachments: [2020_10_01.docx](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Commission Affairs

San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)



Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Sent: Thursday, October 01, 2020 1:20 PM
To: Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: Weekly Board Report

Commissioners,

Please see attached.

Aaron Starr, Manager of Legislative Affairs

Legislative Affairs

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: +1628-652-7533 | sfplanning.org

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IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 424-434 Francisco Street
Date: Thursday, October 01, 2020 12:27:25 PM
Attachments: [2019-016420CNDc4-revised 10.1.2020.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
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From: "Fahey, Carolyn (CPC)" <carolyn.fahey@sfgov.org>
Date: Thursday, October 1, 2020 at 11:26 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>
Subject: 424-434 Francisco Street

Dear Commissioners:

Please find attached revised motion with a minor revision to the General Plan findings. The revision is to make the findings consistent with the current General Plan's Housing Element. The removed text is struck out and red, the added text is underlined.

Thanks,

Carolyn Fahey, AICP, EcoDistrict AP, PhD, Planner II

Southwest Team/Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7367 | www.sfplanning.org

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES EFFORTS IN PLACE TO HELP RESIDENTS VOTE SAFELY IN NOVEMBER ELECTION
Date: Thursday, October 01, 2020 12:27:13 PM
Attachments: [10.01.20 Voting in November Election.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, October 1, 2020 at 11:29 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES EFFORTS IN PLACE TO HELP RESIDENTS VOTE SAFELY IN NOVEMBER ELECTION

FOR IMMEDIATE RELEASE:

Thursday, October 1, 2020

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

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

**SAN FRANCISCO ANNOUNCES EFFORTS IN PLACE TO
HELP RESIDENTS VOTE SAFELY IN NOVEMBER ELECTION**

Early voting in San Francisco will begin on October 5, with several options for voting including 588 polling places, ballot drop boxes, and a Voting Center in Civic Center

San Francisco, CA — Mayor London N. Breed today announced how San Franciscans can vote safely in the November 3, 2020 election and encouraged residents to have a plan for voting. Mayor Breed, the Department of Elections, and community leaders held a press conference today at San Francisco's outdoor Voting Center, located at 99 Grove Street, in front of the Bill Graham Civic Auditorium. The Voting Center is one of more than 588 locations in San Francisco where people can vote in the upcoming election.

"We want everyone to feel comfortable voting this November, which is why we have adapted our Voting Center and polling places to make sure San Franciscans still have a safe and accessible place to cast their ballot," said Mayor Breed. "While voting in the November

election will look mostly the same to voters as in years past, there are some differences because of this pandemic. First is the outdoor voting center on Civic Center Plaza instead of inside City Hall. Second, all registered voters will receive ballots in the mail, not just those who request them. But what hasn't changed is that every vote matters. Make your plan now for making sure your ballot gets in on time and is counted. And for those who haven't registered yet, you can register now online or at our Voting Center. So many have given so much to ensure that we all have the right to vote, so let's do our part by voting this November."

"If you vote early in person or by mail, you will avoid possible wait times and crowded public spaces, and your ballot will be reviewed and counted well before Election Day," said John Arntz, Director, Department of Elections. "Voters can track the status of their ballots using the Voter Portal on the Department's website and know when their ballots are counted."

All registered voters in San Francisco and California will be sent a vote-by-mail ballot for the November 3, 2020 election, and should expect to receive their ballot in the mail the week of October 5. The deadline to register to vote is October 19, 2020. Register to vote [online](#) or in person at the Voting Center. Those who miss the voter registration deadline but are still eligible can visit the Voting Center or a polling place to register and cast a provisional ballot.

Over the last few months, the Department of Elections has been working diligently to safely reach voters and potential registrants with a wide range of multilingual, multi-format informational resources about the November 3 election. In collaboration with its non-profit outreach partners and City agencies, the Department is distributing digital presentations and print materials designed to inform all residents, including members of the City's vulnerable and hard-to-reach populations, about upcoming election dates and deadlines, vote by mail, and the new health and safety protocols implemented at in-person voting sites. The Department of Elections has also been informing the public about the November 3 election through several informational mailings, digital notices, and Public Service Announcements.

There are several ways to vote in the election:

- **By Mail** – This is the safest way to vote. The Department of Elections recommends voters return their ballots using a United States Postal Service blue mail collection box. The USPS provides nearly 1,400 collection boxes in the City. Find your nearest mail box [here](#).
- **At the Voting Center** – October 5 through November 3, and open weekends starting October 24.
- **At a Polling Place on Election Day.** There are 588 polling places in San Francisco. Find your polling places on San Francisco's [Voter Portal](#).
- **At Ballot Drop-Off Sites** – Starting October 5 and through November 3, voters can drop-off ballots at the Voting Center.
 - Starting October 31 and through November 3, the Department will provide drop-off sites at the Chase Center, Bayview/Linda Brooks-Burton Library, Excelsior Library, and Portsmouth Square.
- **Accessible Vote-by-Mail System** – allows voters to mark screen-readable vote-by-mail ballots using common internet-connected devices. After marking an AVBM ballot, a voter must download and print the ballot and return the ballot printout by mail or in person in a timely manner, just as vote-by-mail voters who use official paper ballots must do.

Authorizing another person to pick up your ballot – Beginning October 5, any registered voter may authorize a spouse, child, parent, grandparent, sibling, or person residing in their household to pick up a vote-by-mail ballot from the Voting Center and deliver it to them, provided the authorized person is at least 16 years old.

Health and Safety Measures

In compliance with current guidance from public health officials, the Department of Elections has adopted several new health and safety protocols at its in-person voting locations. The Department will offer hand sanitizer, gloves, and facemasks to all voters and post notices asking voters and observers to observe health guidelines, including those regarding facial coverings, hand hygiene, and social distancing rules, at all in-person voting locations.

The Department will also introduce new sanitation and disinfection protocols for the voting supplies and equipment used at all in-person voting locations. The Voting Center and 588 polling places will be set up to maintain 6 foot distances between people in line, computer workstations, voting booths, and ballot return boxes. Although all voters will receive ballots by mail, voters can still use in-person services at the Voting Center or polling places. San Franciscans are reminded to wear a face covering when voting in person or dropping off their ballot to protect public health.

Voting Center

The Voting Center will provide ballots and services to all City residents who wish to pick up or drop off vote-by-mail ballots, register to vote (before or after the registration deadline), obtain personal assistance, use accessible voting equipment, obtain replacement ballots, or cast their ballots in person.

To protect the health of voters wishing to obtain in-person voting services during the 29-day early voting period, the Voting Center will be set up in the area outside of Bill Graham Civic Auditorium on 99 Grove Street, between Polk and Larkin Streets.

The Voting Center will be open during the 29-day early voting period during these times:

- Every weekday, October 5 through November 2, from 8 a.m. to 5 p.m.
- Two weekends, October 24 and 25, and October 31 and November 1, from 10 a.m. to 4 p.m.
- Election Day, Tuesday, November 3, from 7 a.m. to 8 p.m. (same voting hours as polling places).

To make their voting experience faster and safer, voters can use the [Voting Locations and Wait Times Tool](#) to check wait times at the Voting Center as they are planning their trip. With early voting opportunities available 29 days before Election Day, San Francisco encourages residents to vote as early as possible.

The Voting Center will also offer accessible voting tools such as page magnifiers, pen grips, and seated voting, as well as accessible ballot-marking devices with touchscreen/audio format and personal assistive device compatibility. Any voter may request to vote “curbside” at the Voting Center by calling (415) 554-4375 or by asking a companion to enter the voting center to request delivery of voting materials to the voter.

“By voting, we voice out our opinions; we choose the person to represent us; we give the direction for our country!” said George Chan, Executive Director, Chinese Newcomers

Service Center. “Please register now and vote in November.”

“This year, your vote will be one of the most important decisions you make. So get educated. Make a plan. And vote,” said Jackie Flin, Executive Director, A. Phillip Randolph Institute San Francisco.

General Voting Information

San Franciscans can review their registration information, find their polling place, track their ballot, and more, using San Francisco’s [Voter Portal](#). For more information, go to <https://sfelections.sfgov.org/>.

For questions, email: SFVote@sfgov.org or reach the Department of Elections by phone:

English: (415) 554-4375

TTY: (415) 554-4386

中文: (415) 554-4367

Español: (415) 554-4366

Filipino: (415) 554-4310

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Withdrawal of DR 1039 Carolina DR
Date: Thursday, October 01, 2020 8:59:49 AM

Commissioners,

I am pleased to inform you that Mr. Winslow has done it again! The above referenced DR has been withdrawn.

Cheers,

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are [available via e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, September 30, 2020 at 6:25 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FW: Withdrawal of DR 1039 Carolina DR

See below

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335

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: Mary O'Brien <1049landlord@gmail.com>
Sent: Wednesday, September 30, 2020 6:17 PM

To: Winslow, David (CPC) <david.winslow@sfgov.org>

Cc: Ryan Patterson <ryan@zfplaw.com>; Joram Altman <joram@jsaarchitect.com>; Gabriel & Rosa <grossa1220@gmail.com>; mike@garavaglia.com

Subject: Withdrawal of DR

Hello David and All,

With the email chain below, all of the agreements are in order.

We are withdrawing our Discretionary Review application.

Thank you for your help during this process.

Mary O'Brien and Daniel McCormick

On Sep 30, 2020, at 5:01 PM, Gabriel & Rosa <grossa1220@gmail.com> wrote:

Hi Ryan,

We agree to add the deck screen to the project in exchange for access to the McCormick's property during and we will pay for half of the fence cost when the permit is issued.

Gabriel & Rosa

On Wed, Sep 30, 2020 at 1:42 PM Ryan Patterson <ryan@zfplaw.com> wrote:

Thank you all. To make the design modifications and DR withdrawal official, can Gabriel and Rosa please confirm your agreement that the project application is revised to include the privacy measures (as detailed in Joram's attached emails/drawings)?

Best,

Ryan

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: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Wednesday, September 30, 2020 12:40 PM
To: Mary O'Brien <1049landlord@gmail.com>; Joram Altman <joram@jsaarchitect.com>; Gabriel Adauto <grossa1220@gmail.com>
Cc: Ryan Patterson <ryan@zfplaw.com>
Subject: RE: Access to our property

Greeting all, it sounds like you are headed toward mutual resolution prior to tomorrows hearing. If and when that happens, please send me confirmation of the withdrawal of the DR, with an email.
Thanks.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335

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From: Mary O'Brien <1049landlord@gmail.com>
Sent: Wednesday, September 30, 2020 8:57 AM
To: Joram Altman <joram@jsaarchitect.com>; Winslow, David (CPC) <david.winslow@sfgov.org>; Gabriel Adauto <grossa1220@gmail.com>
Cc: Ryan Patterson <ryan@zfplaw.com>
Subject: Access to our property

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

Hello Joram, Gabriel and Rosa,
Yes we will grant access to reach areas on our side that are not accessible otherwise. We will anticipate receiving a plan and schedule for securely accessing our property—one that minimizes inconveniences to our tenants and includes:

Standard indemnification and liability releases

A Haz Mat and demolition plan for the removal of asbestos and others. Removal and installation via your property.

A plan and scheduling for repair/replacement of any damage to our structures and landscaping.

We hope we can all start with a clean slate with your fulfillment of the payment commitment relayed via Joram's letter of October 22, 2019.

Thank you and best of luck on your remodel.

Mary O'Brien

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2019-012604PTA, 1035 Howard St
Date: Wednesday, September 30, 2020 3:33:59 PM
Attachments: [Neighbor Letter \(1\).docx](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Mustafa Qarshi <mqarshi@ecp-llc.com>
Sent: Wednesday, September 30, 2020 2:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>
Subject: 2019-012604PTA, 1035 Howard St

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

Dear Commission Secretary,

Please find attached letter of support from our neighbor at the Women's shelter regarding our project at 1035 Howard Street-2019-012604PTA.

Thanks,

Mustafa Qarshi | Director of Project Management

EMBARCADERO REALTY SERVICES

1301 Shoreway Road, Suite 250 | Belmont, CA 94002

T: (650) 292-4115 | **M:** (510) 435-3398 | **F:** (650) 373-1617

E: mqarshi@ecp-llc.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed dialysis facility at 1760 Ocean Ave. (agenda item 10)
Date: Wednesday, September 30, 2020 8:44:57 AM

Commission Affairs
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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-----Original Message-----

From: Christopher Pederson <chpederson@yahoo.com>
Sent: Tuesday, September 29, 2020 5:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Proposed dialysis facility at 1760 Ocean Ave. (agenda item 10)

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

Dear President Koppel and Commissioners:

I am a resident of the residential complex located above both the current and the proposed re-located dialysis facility. I support relocating the existing facility from its current space to the larger corner space that is located adjacent to the curbside loading zone. Although I expect that the facility will continue to pose traffic challenges, the proposed new location will make those challenges easier to address because the curbside loading zone will be much closer to the entrance of the re-located facility.

I support the proposed condition that will require the applicant to prepare a Driveway Loading and Operations Plan. The condition should be modified to require the Plan to encourage smaller vehicles dropping off or picking up patients to use the garage rather than the curbside loading zone. The Plan should also require operators of paratransit vans and other vehicles using the curbside loading zone to turn off the vehicle engines while stopped at the loading zone.

Thank you for your consideration of my comments.

Sincerely,

Christopher Pederson

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: INVITATION ENCLOSED: Please Join Mayor London N. Breed for this year's Latino Heritage Month Celebration
Date: Wednesday, September 30, 2020 7:49:49 AM
Attachments: [Mayor Breed 2020 Latino Heritage Month Invitation.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
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From: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Date: Tuesday, September 29, 2020 at 2:17 PM
To: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Subject: INVITATION ENCLOSED: Please Join Mayor London N. Breed for this year's Latino Heritage Month Celebration

Good Day,

Please share this invite for this year's Latino Heritage Month Celebration from Mayor London N. Breed with all of Commissioners. Thanks. I am available if you have any questions.

Warmest Regards,

Tyra Fennell (she/her)
Director of Commissions and Community Relations
(415) 554-6696 | tyra.fennell@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXTENSION OF COMMERCIAL EVICTION MORATORIUM THROUGH END OF NOVEMBER
Date: Wednesday, September 30, 2020 7:49:09 AM
Attachments: [09.29.20 Commercial Eviction Moratorium Extension.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, September 29, 2020 at 4:04 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXTENSION OF COMMERCIAL EVICTION MORATORIUM THROUGH END OF NOVEMBER

FOR IMMEDIATE RELEASE:

Tuesday, September 29, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES EXTENSION OF
COMMERCIAL EVICTION MORATORIUM THROUGH END
OF NOVEMBER**

San Francisco's commercial eviction moratorium now applies to rent due from March 17, 2020 through November 30, 2020, prohibiting evictions for late rent payments on commercial properties

San Francisco, CA — Mayor London N. Breed today authorized a 60-day extension of the City's commercial eviction moratorium, from September 30 to November 30, 2020. Last week, Governor Gavin Newsom signed an [Executive Order](#) allowing local jurisdictions to continue banning evictions of commercial tenants impacted by the COVID-19 pandemic. The City's ability to extend the moratorium beyond September 30 depended on the State taking this action. Mayor Breed and the Board of Supervisors, including Supervisor Aaron Peskin, strongly advocated for the State to extend the moratorium.

“Even as we work to reopen and help our economy recover, we know that businesses are barely hanging on. That’s why we pushed for the ability to extend our local commercial eviction moratorium and why we’re issuing a further extension through the end of November,” said Mayor Breed. “This gives businesses greater certainty and the ability to focus on safely reopening and getting back on their feet. I want to thank Governor Newsom for continuing to give local governments the ability to take these protective actions. We’ll do everything we can to support and protect our small businesses as we make it through this pandemic together.”

“The Mayor’s approach has been remarkably successful for San Francisco at large, and now it’s incumbent upon us to do everything we can to ensure small businesses survive this pandemic,” said Supervisor Peskin. “For me and my colleagues who are fighting to revive our neighborhood commercial corridors, we now have some breathing room to ensure that everyone recovers.”

The Governor’s Executive Order provides localities the ability to continue extending the commercial eviction moratorium as needed until the end of March 2021. Today’s extension by Mayor Breed will provide businesses additional security through Thanksgiving, when a further extension of the moratorium may be implemented as needed. The extension comes as San Francisco is assigned to the State’s Orange tier, and is moving forward on reopening more businesses, including restaurants indoors for the first time since March.

San Francisco’s commercial eviction moratorium now applies to rent due from March 17, 2020 through November 30, 2020, prohibiting evictions for late rent payments. It does not waive the obligation to pay missed rent, and also provides a process for landlords to seek waivers from the moratorium by demonstrating significant financial hardship such as a default on debt or a similar enforceable obligation. The Mayor’s [Order](#) also clarifies that no missed rent is due until the expiration of the moratorium. Tenants and landlords are encouraged to work out repayment plans that work for both parties.

The City is helping commercial tenants and landlords understand and comply with the moratorium, including providing legal assistance through City nonprofit partners. For questions about how to access support, or any other questions about the commercial eviction moratorium, tenants and landlords are encouraged to [visit OEWD’s COVID-19 website](#) and contact the City’s Small Business Assistance Center by email at: sfosb@sfgov.org, and by phone in English and Spanish at: 415-554-6134, and in Chinese at: 415-554-6407.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Chan, Deland \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1760 Ocean Ave Dialysis Expansion Project
Date: Wednesday, September 30, 2020 7:45:00 AM
Attachments: [1760 Ocean Ave Dialysis Expansion Project \(2\).docx](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
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From: Daniel Weaver <info.oacbd@gmail.com>
Date: Tuesday, September 29, 2020 at 5:52 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "delard.chan@sfgov.org" <delard.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Shirley Lima <hello@shirleylima.com>, Peter Tham <peter.tham@ltgroupe.com>
Subject: 1760 Ocean Ave Dialysis Expansion Project

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO TO MOVE FORWARD WITH REOPENING MORE BUSINESSES AND ACTIVITIES ON SEPTEMBER 30
Date: Tuesday, September 29, 2020 1:34:21 PM
Attachments: [09.29.20 Reopening Update.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, September 29, 2020 at 12:21 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO TO MOVE FORWARD WITH REOPENING MORE BUSINESSES AND ACTIVITIES ON SEPTEMBER 30

FOR IMMEDIATE RELEASE:

Tuesday, September 29, 2020

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

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

**SAN FRANCISCO TO MOVE FORWARD WITH REOPENING
MORE BUSINESSES AND ACTIVITIES ON SEPTEMBER 30**

Now that San Francisco is assigned to the State's Orange tier, the City will move forward on reopening indoor restaurants and places of worship, and other activities including plans for outdoor family entertainment, playgrounds and indoor movie theaters

San Francisco, CA — Mayor London N. Breed, Director of Health Dr. Grant Colfax, and Assessor-Recorder Carmen Chu, co-Chair of the City's Economic Recovery Task Force, today announced San Francisco will move forward with indoor dining and places of worship at 25% capacity up to 100 people starting on Wednesday, September 30. In addition, San Francisco will expand the capacity of outdoor places of worship, outdoor political demonstrations, and indoor malls, and will reopen additional family entertainment, hotel fitness centers, and more. These next steps come as the State assigned San Francisco to Orange on its tiered reopening system, based on San Francisco's COVID-19 infection and case rate.

San Francisco has also set a timeline for opening indoor movie theaters and outdoor playgrounds. Indoor movie theaters are slated to reopen at a limited capacity and with modifications on Wednesday, October 7, and public outdoor playgrounds are planned to open in mid-October, now that State restrictions have eased.

“We know this continues to be a challenging time with people struggling economically and emotionally. However, thanks to San Francisco’s commitment to following public health guidance, we are seeing improvements in our numbers, which means we can continue to move forward with reopening,” said Mayor Breed. “Reopening indoor restaurants and houses of worship with limited capacity, and creating opportunities for families to safely enjoy outdoor entertainment are a good step on our road to recovery. We are committed to following the data and continuing reopening once our local health indicators demonstrate it is safe to do so. That said, the last thing we want to see is a spike in cases and a need to roll back all the progress we’ve made, so we all need to do our part. Please continue to follow the public health guidelines and participate in these activities responsibly so we can continue to move forward together.”

“This latest round of activities and re-openings is a result of the dedication and commitment of our residents and businesses. Our actions to limit the spread of the virus continue to pay off,” said Dr. Grant Colfax. “Since we came off the state watch list Sept. 1, we have kept a steady and gradual pace of reopening -- from after school programs and in-classroom learning to indoor personal services and restaurants. We want this to continue and we do not want any setbacks, so we will keep reminding the public to be diligent and wear a mask, physically distance and wash your hands.”

“Growing up I spent many weekends bussing and waiting on tables at our family restaurant. Today, I’m especially excited to see restaurants reopen indoor to create a lifeline during the colder fall and winter months,” said Assessor Carmen Chu, Co-chair of the Economic Recovery Task Force. “Together our actions got us to ‘orange’ so let’s keep it going. Let’s keep taking precautions to keep our workers and families safe.”

“San Francisco’s world class restaurants create vibrant spaces for culture and community to thrive and remain absolutely vital to our economic recovery. They draw visitors from across the Bay and the globe, employ tens of thousands of diverse San Franciscans and generate billions in taxable sales,” said Joaquín Torres, Director of Economic and Workforce Development. “Even as the crisis has impacted their industry, they’ve been persistently innovative to serve all of us, supporting their workers and those most vulnerable in our communities. Doing business indoors couldn’t come at a better time as we approach the colder months, but we must do so safely. Keep your mask on when you are talking, especially to restaurant staff. This will allow us to stay safe and do what we do better than any other City, eat out often.”

Tomorrow, the San Francisco Department of Public Health will issue final health and safety guidelines for indoor dining, places of worship, and other activities to ensure the safest reopening possible. On Thursday, September 24, the Department of Public Health provided restaurants and places of worship with preliminary guidance to safely reopen with limited capacity and other modifications in place.

The reopening of businesses and activities will increase travel and interaction throughout the city, which means increasing community spread of the virus and an increase in cases. Public

health officials will regularly assess the [Key Public Health Indicators](#), particularly new positive case counts and hospitalizations to ensure San Francisco has the necessary resources available for those who contract COVID-19.

While San Francisco recognizes the State's thresholds, the City will continue on a reopening path based on its local health indicators and unique challenges and successes of our local reopening. San Francisco's reopening plan is available online at [SF.gov/reopening](#). Reopening is dependent upon San Francisco's Health indicators remaining stable or improving, and the plan is subject to change. Although additional indoor activities are being allowed, it is important to remember that outdoor options remain safer. Seniors and those with COVID-19 risk factors should avoid indoor crowds. All San Franciscans must do their part to limit the spread of COVID-19, including face masking, social distancing, and handwashing.

Indoor Dining

Starting on Wednesday, September 30, restaurants and bars serving meals can reopen for indoor dining at 25% capacity, up to 100 people. Safety requirements for indoor dining are similar to the existing guidelines for outdoor dining. Face coverings must be worn by personnel and patrons at all times except when the patron is eating or drinking. That includes customers wearing a face covering when ordering, waiting for their order to arrive, or anytime staff is at their table. Restaurants are encouraged to use reservations to help ensure compliance with capacity limits. Under the new health guidance, restaurants must conduct a health check of patrons before they are seated. The health check requirement applies to both indoor and outdoor dining. Additional requirements and guidelines are available online [here](#).

Places of Worship

Starting on Wednesday, September 30, places of worship can open indoors at 25% capacity, up to 100 people. Outdoor worship services will continue, now with up to 200 people, as long as there is sufficient space to allow for social distancing. Singing or chanting is not allowed indoors since choirs and singing indoors is a known source of COVID-19 spread. The place of worship must conduct a health check of patrons before they enter the facility. Face coverings are required at all times except for brief removal to consume food or drink if it is essential to a ritual or ceremony. Additional requirements and guidelines are available online [here](#).

Additional Activities Resuming September 30th

In addition to indoor dining and places of worship, San Francisco is moving forward on reopening or expanding the following activities on September 30th:

- Outdoor political demonstrations may continue, now with up to 200 people, as long as there is sufficient space to allow for social distancing and everyone wears a face covering.
- Indoor classes for higher education and vocational programs that require specialized equipment that cannot move outside are allowed with modifications and capacity limits in place.
- Some additional family entertainment, including outdoor children's carousels, miniature trains, and Ferris wheels, like the Observation Wheel in Golden Gate Park, with specified safety precautions.
 - The Observation Wheel is currently under construction and is expected to open by the end of October.
- Fitness centers located within hotels and lodging establishments up to 10% capacity with staff monitoring.

- Indoor shopping centers and malls with 50% capacity, upon approval of an updated health and safety plan.
 - Indoor food courts may reopen following guidelines for indoor dining.

GOAL: early October - Indoor Movie Theaters and Outdoor Playgrounds

- The Department of Public Health plans to issue directives and guidance to allow indoor movie theaters to open on October 7, if San Francisco remains assigned to the Orange tier. At that time, movie theaters can reopen with 25% capacity up to 100 people, and with no concessions sold, or outside food or drink consumed.
- Now that the State has changed its guidance to allow outdoor children's playgrounds operated by government agencies to operate, and if San Francisco remains assigned to the Orange tier, the Department of Public Health will issue a directive and guidance to allow outdoor playgrounds to reopen. San Francisco anticipates this change will occur by October 14.

“We are thrilled to welcome families back to our playgrounds, centers of neighborhood joy and connection that have been sorely missed, particularly in our low income and high density neighborhoods,” said San Francisco Recreation and Park Department General Manager Phil Ginsburg. “Opening the Observation Wheel for Golden Gate Park’s 150th anniversary is a tribute to the resilience of San Franciscans, who have found healing and happiness in our parks throughout our history. The Wheel is a symbol of hope and celebration that connects our past with our future.”

Reopening of Schools - Ongoing

As state and local COVID-19 indicators permit, San Francisco schools may now resume in-person learning with approved safety plans in place. San Francisco’s approach to the [reopening process](#) for San Francisco TK-12 schools (transitional kindergarten through 12th grade) prioritizes the reopening of younger grades for in-person learning this fall. As many as 106 private, parochial or charters schools have requested applications for in-person learning this fall. Almost 60 schools have submitted applications and 20 schools have been approved for re-opening. The applications are being reviewed on a rolling basis. Elementary schools are reopening first, followed by middle schools, and then high schools.

All San Francisco schools must meet minimum standards required by the state and DPH before resuming in-person learning. This includes providing detailed plans on how they will ensure adequate testing and contact tracing for their staff and students. Schools will work with DPH to meet all the requirements for the safest re-opening. The school [re-opening dashboard](#) identifies the schools that have begun this process by sending an initial letter of interest to DPH to reopen, and shows where each school is in the approval process, including completion of an on-site assessment.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Labor Council opposes Eaton Workshop at 1125 Market Street
Date: Tuesday, September 29, 2020 11:21:39 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Kim Tavaglione <kim@sflaborcouncil.org>
Sent: Tuesday, September 29, 2020 11:14 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Rudy Gonzalez <rudy@sflaborcouncil.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>
Subject: FW: SF Labor Council opposes Eaton Workshop at 1125 Market Street

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Submitted to the commissioners today.

Kim Tavaglione

Campaign Director
San Francisco Labor Council
1188 Franklin Street
San Francisco, CA 94109
Cell (415)740-4461
Phone: (415)440-4809
Email:kim@sflaborcouncil.org

From: Kim Tavaglione

Sent: Tuesday, September 29, 2020 11:12 AM

To: joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org

Cc: Rudy Gonzalez <rudy@sflaborcouncil.org>

Subject: SF Labor Council opposes Eaton Workshop at 1125 Market Street

Dear President Koppel, Vice President Moore, and Commissioners Deland Chan, Sue Diamond, Frank Fung and Theresa Imperial,

The San Francisco Labor Council is writing to express serious concerns about the proposed Eaton Workshop hotel planned at 1125 Market Street. The project sponsors are touting their hotel as a model of community engagement when their record of community engagement is problematic.

There is also, by their own admission, no way to explore whether there is market demand for the type of hotel proposed - a key question that all proposed hotels must explore - and it's not clear whether a prime piece of land in the middle of a transit-rich district wouldn't be better served with housing or office space that would be affordable to the Tenderloin/SOMA neighborhood in which it seeks to make its home. The project's plans also reveal a lack of attention to the specific needs of the Tenderloin community. We do not believe that the project should be approved in its current form.

The hotel's Conditional Use packet uses the term "community" more than a dozen times, touting its "community involvement" and its "social justice component" which will "advance equity in the surrounding neighborhood." However, the project was able to secure very little support from the organizations actually working towards equity in the surrounding neighborhood. The project's application materials have produced zero enforceable commitments that would make its social justice component more than simply an idea that sounds nice on paper. The project does not have the support of the building trade unions, many of whose members live and work in San Francisco, nor does it have the support of Local 2, which advocates for the interests of those who would work in the proposed hotel.

This stands in stark contrast with the active collaboration with (and support of) community groups that marked the 950 Market Street project. That project did seek to come to the Tenderloin neighborhood with enforceable commitments concerning everything from the employment at the hotel to the use of affordable kitchen space for low-income entrepreneurs. While there is no requirement that a proposed hotel reach any agreement with or secure the support of any given stakeholder, the stark difference between Eaton Workshop's public-facing statements and their actions to date should garner a great deal of scrutiny. San Franciscans do not take kindly to being sold a bill of goods.

San Francisco does not simply approve hotels on a by-right basis, and this is for the good; the Conditional Use process means that hotels must affirmatively prove that they are "**necessary** (emphasis ours) and desirable" for that community. We draw

your attention to the hotel's market demand study. All but one page of this study was drafted before the Covid-19 pandemic radically altered the travel and hospitality market for a time period whose duration is currently unknown. There is an update from July 2020 which states, "there is currently a lack of information relating to tourism recovery, which makes demand assessment nearly impossible." We want to underscore this: as a Commission, you are being asked to make a permanent decision about the future of a project that has no demonstrated demand.

The project also demonstrates its lack of attention to the needs of the community in other ways: its proposed POPOS and its plan for operating in a high-injury and very dense traffic corridor. On the matter of the POPOS: it proposes two POPOS, one of which will be indoors -- specifically, an art gallery. Another will be an atrium of sorts with open air access. The Tenderloin/SOMA community includes many people who may or may not feel welcomed in an art gallery of an upscale hotel, and community organizations such as the South of Market Community Action Network have previously presented to the Planning Commission about the decidedly unwelcome reception that some young community members have received at interior POPOS. This planned space meets the letter of the code; does it meet the spirit?

It's also worth going into some detail about a single section of the project's current Mitigation and Monitoring and Reporting Program (MMRP) where a large gap exists between plans and reality. Stevenson Street - functionally, an alley- is, per the hotel's plans, the hotel's only allowable point for any kind of vehicular access. Crucially, Stevenson marks the rear of the San Francisco Federal Building, which occupies most of the remaining block. The question of whether a federal building may have very specific and inflexible security regulations regarding the blocking of Stevenson is never mentioned in the MMRP. The phrase "Federal Building" does not appear once in the MMRP; if the project sponsors did any investigation of or engagement with the requirements of sharing an alley with a federal building, we found no evidence of such.

To take one proposed solution under the MMRP, which is intended to avoid blocking Stevenson Street: "Building tenants and users expecting deliveries, maintenance/ contractor visits, and other activities that could require use of the proposed on-street yellow curb commercial loading zone on Stevenson Street or the white curb passenger loading zone also proposed for Stevenson Street shall notify property management of the expected date/time and duration of these activities no less than one day in advance of expected arrival." We can't think of a single hotel that actually operates this way. On any given day, this hotel can expect any or all of the following deliveries: linens, cleaning supplies, alcohol for its restaurant/bar/meeting space, multiple food deliveries from various vendors, and large and unwieldy AV equipment for its public events to say nothing of guest arrivals and departures via TNC companies, taxi cabs, private cars, and the occasional tour bus; or meal deliveries to hotel guests. It is simply not realistic to expect that guests will notify the manager 24 hours in advance before scheduling a wine country tour bus or a pizza delivery for a large group; it is not realistic to expect that alcohol deliveries or urgent restaurant food orders will conform to this 24-hour requirement either.

Elsewhere, the MMRP states, "On **rare occasions** (emphasis ours) where large light trucks (SU-30 design vehicle or larger) are expected for [delivery] activities, property management will direct building tenants/users and/or freight loading/service vehicle operators to avoid use of Stevenson Street" and instead use Market Street for such loading and unloading. First of all, an SU-30 truck is simply a delivery truck. The "30" in SU-30 refers to the measurement of 30 feet at full length; these are classified by transportation officials as "local delivery trucks." There is no support for the contention that delivery truck arrivals would be "rare" As we've demonstrated above, deliveries are extremely common for hotel operations. If the sponsor wants to provide data showing their plan for ensuring that its deliveries will all come from much smaller vehicles, that would be an important step. In the absence of such data, we have to conclude that truck deliveries will be very common and that the project sponsor's only plan would include unallowable loading and unloading on Market Street, and/or blocking vehicular access to an alley shared with a federal building. Again, land use decisions have implications that last decades, even centuries; it's worth taking the time to ensure that crucial details such as this are handled carefully the first time around.

The project sponsors of Eaton Workshop have had seven years to put together a project that engages with and has the support of the community, that meets the needs of the community and its neighbors, and that is necessary and desirable. Their current project fails to meet these tests. There is no demonstrated market demand for the project at this time. Whether the project sponsor should be given more time to resolve these problems, or whether the path should simply be cleared for a project that could much better fit the community - such as affordable housing, affordable maker space, affordable office space, or some combination thereof - is not in the SFLC purview to decide. We simply argue very strongly that this project should not be approved in its current form.

Thank you,

Kim Tavaaglione

Campaign Director
San Francisco Labor Council
1188 Franklin Street
San Francisco, CA 94109
Cell (415)740-4461
Phone: (415)440-4809
Email: kim@sflaborcouncil.org

From: [CPC-Commissions Secretary](#)
To: [CPC-Commissions Secretary](#)
Subject: [CPC-Commissions Secretary](#)
Date: Tuesday, September 26, 2020 8:33:18 AM
Attachments: [p0000000.jpg](#)
[p0000001.jpg](#)
[p0000002.jpg](#)
[p0000003.jpg](#)
[p0000004.jpg](#)
[p0000005.jpg](#)

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From: Chion, Miriam (CPC) <miriam.chion@sfgov.org>
Sent: Monday, September 28, 2020 4:11 PM
To: Schut, <schutts@sfglobal.net>; Small, Maia (CPC) <maia.small@sfgov.org>
Cc: CPC-Commissions Secretary <cpc-commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>
Subject: Re: Commission Hearing October 1, 2020 item #8 2020-008417CWP

Dear Ms. Schuttish,

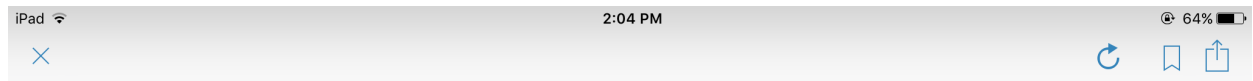
Thank you for your letter. Your detailed input highlights one of the challenges we are facing. Assessor Carmen Chu will be providing an overview of the overall Economic Recovery Task Force strategies and Planning staff will be addressing specific housing strategies in the upcoming months.

Best regards,
Miriam

From: Schut, <schutts@sfglobal.net>
Sent: Monday, September 28, 2020 8:31 AM
To: Small, Maia (CPC) <maia.small@sfgov.org>; Chion, Miriam (CPC) <miriam.chion@sfgov.org>
Cc: CPC-Commissions Secretary <cpc-commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>
Subject: Commission Hearing October 1, 2020 item #8 2020-008417CWP

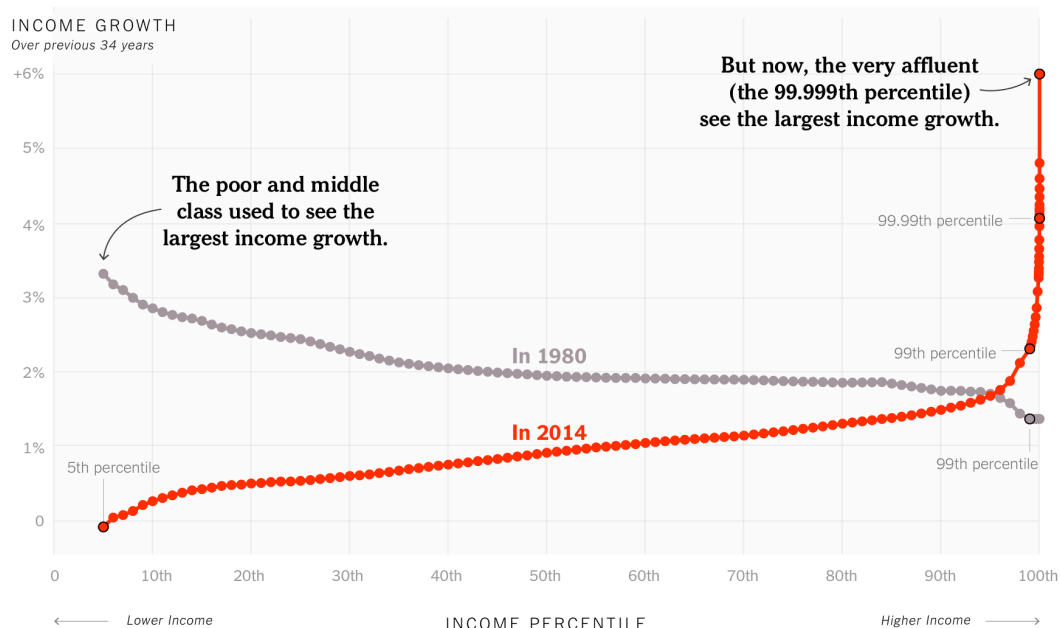
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Dear Ms. Small and Ms. Chion:
Good morning to you both and I hope you are doing well or as well as can be expected, and staying safe in these very difficult times.
In advance of the hearing on this item on Thursday, I am sending this chart from the New York Times from August, 2017 to further amplify the conversation....none of which is happy, but obviously very necessary and thank you for your work.
I used this chart on the overhead in Room 400 during General Public Comment probably a few times to illustrate my concerns over the link between income inequality, speculation and the loss of relatively affordable housing (also called "financially accessible" housing in past Department documents), due to extreme Alterations that had the same outcome as Demolitions, but without the oversight afforded projects that required MDIs or CUAs.
These extreme alterations lead to exponential increases in the price of housing and while not meeting the precise definition of "flipping" because it can take more than a year to get the re-done housing back on the market, the economic outcomes for developers of this speculative process are even greater than someone just spilling up a house.
The failure of the RET and the Peskin legislation to proceed highlight to me the need to adjust the Demo Calcs per §317 (b) (2) (D) to try and preserve more housing....because of the very valid premise that existing housing is more affordable housing.
At the March 2, 2017 hearing on the Calle 24, I suggested that the Demo Calcs be adjusted for Alterations in this area or even within the entire MAP 2020 area and submitted memo that included this as well as two other ideas to preserve housing.
This adjustment to the Demo Calcs would be a piece of the puzzle of the housing crisis in this area as well as throughout the City and it should be considered because it is something that the Commission on their own could take action on fairly quickly.
Income inequality is not going to go away anytime soon.
And neither is speculative fever, both of which can be intensified in times of turmoil and stress like we are all living through now, increasing the vulnerability of the existing housing stock and the San Franciscans that may currently live in these homes.
Thank you and take good care.
Sincerely,
Georgia Schuttish



Our Broken Economy, in One Simple Chart

By DAVID LEONHARDT
AUG. 7, 2017



Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on Record No. 2019-014214DRP
Date: Tuesday, September 29, 2020 8:32:45 AM
Attachments: [457 Mariposa DNA planning letter 09282020.pdf](#)
[Making a commitment into the community \(rev. 05132020\).docx](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Joel Bean <jdbean46@gmail.com>
Sent: Tuesday, September 29, 2020 7:44 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Bruce Huie <brucehuie@me.com>; Donovan Lacy <donovanlacysf@gmail.com>; Katherine <kdoumani@gmail.com>; Vanessa Aquino <vanessa.r.aquino@gmail.com>; Tony Pena <tony@moegreens.com>; Brendan Hallinan <brendan@hallinan-law.com>
Subject: Comments on Record No. 2019-014214DRP

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Good morning, Jonas -

Attached is a letter from the Dogpatch Neighborhood Association regarding application number 2019-014214DRP for a cannabis retail business at 457 Mariposa Street.

We would appreciate having this letter included in the information package for the Planning Commission meeting of October 8, 2020.

Best regards,

Joel Bean

From: [CPC-Commissions Secretary](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use Hearing for 1760 Ocean Avenue: 2019-016388CUA: Block / Lot: 3283 / 195: Community Summary as of 9/26/2020
Date: Monday, September 28, 2020 10:40:31 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image020.png](#)

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From: Shirley Lima <hello@shirleylima.com>
Sent: Monday, September 28, 2020 10:38 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: dblumenfeld9@gmail.com; Daniel Wong <dwongway@comcast.net>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Conditional Use Hearing for 1760 Ocean Avenue: 2019-016388CUA: Block / Lot: 3283 / 195: Community Summary as of 9/26/2020

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Hi Commissions Secretary,

I'm writing you with a recap of where we are at with the Conditional Use permit for 1760 Ocean Avenue. A few of us have been working with Savely Healthcare Architects and Fresenius via multiple community meetings to address the various impact issues that the expansion of Fresenius Kidney Care would have on the community. We've managed to work through some of the issues, but as of today 9/28, we have not been able to resolve the ones that make the most impact: traffic, safety and noise.

As of Friday 9/25, Keith Hansell at Savely Architects emailed us to indicate that they are still working with Jeffrey Horn, "When I spoke with Jeff Horn on Wednesday 9/23, he informed me that during a meeting with SFMTA that day, he was informed the 'bulb-in' could potentially be expanded to the east and that an engineer was looking into ROM cost information to provide us. He also indicated that Transdev wanted a wider sidewalk for patient drop off and asked if the building could be modified to allow for a deeper walk. I indicated this was an enormous endeavor which would require structural analysis of the building as well as consent by the Property Owner. This simply could not be confirmed prior to our meeting next week. We are working through the lists of interested parties and are trying to set a meeting with Transdev early next week. I'm currently waiting on the confirmation for the meeting."

The good news is that we have worked through Issues #5 and 6 as listed on my 7/21 letter.

- #5: Per Keith Hansell, the new exhaust for the expanded location will be in the front of the building which the potential disinfectant odor the residents smell from the middle of 18 Dorado. Fresenius indicated they are planning on doing an air quality report once the exhaust is completed.
- #6: Per Christopher Hume, a new facilities manager has been hired for the area and the HOA and OAA will be put in touch with this person should we need assistance issues like smoking and trash cans being left outside.

Unfortunately, Issues #1 to 4 are still outstanding. We are willing to continue discussions, however Savely and Fresenius have indicated that they do not want another continuance when the October 1st hearing rolls around. We don't think the above will be resolved by then and therefor have no choice but to ask for a decline in the conditional use permit as requested. While we understand that the clinic provides life-saving services to their patients, we don't think the conditional use should be granted as is at the sacrifice of the safety of residents and pedestrians in the neighborhood.

Thanks for your consideration,
Shirley Lima
18 Dorado Ter HOA Board Member

cc:
David Blumenfeld (18 Dorado HOA President and Board Member)
Daniel Wong (18 Dorado HOA Board Member)
Jen Low (Office of Supervisor Norman Yee)
Norman Yee (Supervisor, District 7)
Jeffrey Horn (SF Planning)

[As reference, below is a copy the letter sent to Planning Commission on 7/21 \(Note: Outstanding as of 9/26 are issues 1 to 4\)](#)

Project: 1760 Ocean Avenue

Block/Lot: 3283 / 195

Hi Planning Commission,

On behalf of Ocean Avenue Association, the Loc Tham Group, and the residents of OGHA HOA at 18 Dorado Terrace, we'd like to request a continuance on the Conditional Use Permit for the project at 1760 Ocean Avenue.

OAA was able to set up a Community Meeting between residents, local business interests and Fresenius on June 18th. During this meeting, we discussed the below topics and we requested a 2nd meeting to further discuss how we would resolve. Keith Hansell at Savely Health Care Architects indicated on July 15th that they were not ready to meet with us prior to the July 23rd hearing with the Planning Commission. We are requesting a continuance into August to give us enough time to work out the issues listed below.

1. Traffic / Congestion

- a. Per Lisa Elie at Fresenius, the company feels that whatever traffic issues are going on outside their business is not for them to manage. The issue is the new location will double the amount of traffic and given that para-transit vans tend to double park on Ocean Avenue, multiple parties that live and do business around that intersection feel a solution needs to be agreed upon or that the conditional use permit needs to be denied if the safety of pedestrians and drivers can't be addressed.
 - b. The Executive Summary from the Planning Department mentions that the developer will "will seek to add additional on-street loading along the building's Dorado Terrace frontage". We need to discuss this some more. The grade of the sidewalk on the Dorado Terrace side will not be conducive to wheelchair bound, stretcher bound, or certain elderly or infirm (pretty steep hill). Will our residential street parking be given up for this? Will the handicapped space on Dorado be given up for this? Will pedestrian safety be at risk if vans are using Dorado? Will vans be double parked on Dorado? If so, we can't have this as it make it dangerous for drivers to make a right turn onto Dorado Terrace from westbound Ocean.
2. Medical Waste Pick-up truck on Dorado traffic: There is concern that due to double patient volume, the medical waste pick-up truck that blocks Dorado Terrace will increase in weekly pick-ups. We ask that this truck no longer double parks on Dorado Terrace. We ask they do not double park on Ocean Avenue either.
3. Pedestrian Safety: Residents in the community expressed concerns for safety as cars back up on Ocean Avenue to get out of right lane and when para-transit

vans back up without checking for pedestrians. Again, we ask that para-transit vans stop double parking on Ocean Avenue.

4. Noise:

- a. Honking on Ocean Avenue when cars are backed up. This is a direct result of the issue caused by 1a.
- b. HVAC system noise is expected to remain the same in both the center island and the north area, however Savely architects will do some due diligence to ensure vibration noise is kept to a minimum. This note is being placed here solely as documentation from June 18th. No further action necessary unless noise becomes an issue during construction or operation.

5. Air Quality

- a. Medical Waste Exhaust Air Quality is still to be determined (18 Dorado center island).
 - i. Currently the units at 18 Dorado report the smell of disinfectant chemicals coming from the HVAC tower located in the central island. Ocean Gardens HOA (OGHA) would like to request that Fresenius add a particulate and odor eliminating HVAC filter, equivalent to an MPR (micro-particle performance rating) of 1200 or higher OR a MERV (minimum efficiency reporting value) of 11 or higher. The HVAC output tower is located in the HOA's center island. The request would be to change the filter every 30 days and would require Fresenius staff to coordinate scheduled access to the tower. OGHA would like to make this request effective immediately regardless of the Conditional Use timeline. This recommendation should not be seen as OGHA's approval of the conditional use permit in exchange for the filter.
 - ii. Should Fresenius move into 1760 Ocean Avenue, we'd like to request that an air exhaust study be executed within 3 months of when the business is open to patients at 1760 to ensure residents are not exposed to any toxic air waste.
 - b. Idling vans exhausting fumes to residents facing Ocean Avenue (Fresenius claims they are not responsible for behavior of drop-off vans, but we are bringing this up to find a solution to the issue)
6. Inability for OGHA HOA or OAA to reach management about issues like trash cans being left out, employees smoking out front. Action Item from June 18th: Per Lisa Elie, Fresenius shall publish an email and / or phone number for a Fresenius regional contact.

Community Engagement Topics

7. Retail storefront request: Ocean Avenue Association and Livable City would like the business to consider offer some kind of retail service to the general public to engage residents in the community (similar to what NEMS is doing by offering a pharmacy in front of the store or CPMC did by offering a lemonade stand at the front of the store).

8. Exterior architecture improvement to make the storefront look more attractive.
9. Community Outreach (request for Fresenius to join OAA): Fresenius declined to join board, but may attend meeting(s). Action Item from June 18th: If still interested, Fresenius should notify OAA of who on their staff should represent the community for future meetings.

So as you can see, there are way too many topics to cover in a Planning Commission hearing. We'd like to respectfully ask for a continuance into August so that we can may work through these in another Community Meeting.

Sincerely,

Shirley Lima

Resident & HOA Board Member, 18 Dorado Terrace

Board Member, Ocean Avenue Association

cc:

Dan Weaver, Executive Director, Ocean Avenue Association

David Blumenfeld, President, Ocean Gardens Homeowners Association

Peter Tham, Agent, Loc Tham Group, Compass Real Estate

Keith Hansell, Project Manager, Savely Healthcare Architects

Christopher Hume, Project Manager, Fresenius Kidney Care

-

As reference, below is a copy the letter sent to Planning Commission on 05/06/2020

Project: 1760 Ocean Avenue

Block/Lot: 3283 / 195

Record Number: 2019-016388CUA

Hi Planning Commission,

My name is Shirley Lima and I live in the Ocean Gardens Residential Condominiums Project right above the proposed expansion of Fresenius Kidney Care (FKC) formerly known as RAI Dialysis Care Center.

I oppose the granting of the conditional use for the expansion of the dialysis center to 1760 Ocean Avenue for the below reasons:

1. The business owners have never made any attempt to mitigate the traffic situation outside their current location. I've yet to see any plans on how this business plans to handle the increased traffic by expanding into 1760 Ocean Avenue. In the current situation, the para-transit vans who pick up their patients tend to double park on Ocean Avenue frequently, making it unsafe and difficult for me to make a right turn onto the street I live on. What's even more surprising is that the Conditional Use Permit request mentions, "Traffic will not change as the space currently has a dedicated parking garage." There are two things wrong with this statement:
 - a. This parking garage has been available for use by patients in the current location at 1738 Ocean Avenue, but the business owners have not disclosed that the height of most para-transit vans will not fit into that garage. For example, a typical para-transit model is the Ford E450 with a height of 111" (9'1/4"). Unfortunately, the clearance for that garage is only 8'2". So what happens instead is that the vans pile up on the right lane of Ocean Avenue, double parked, and if you are unlucky to get stuck in that lane, you cannot get out because there is a Muni island to your left. I've seen cars drive backwards on Ocean Avenue and then over the east end of the island to get themselves out of the situation.
 - b. I don't see how Savely Healthcare Architects can assume that traffic will remain the same on the right lane of Ocean Ave. and Dorado Terr. Where is the traffic survey that will let residents know what it will be like with triple the patients arriving at the intersection? Until this business makes a better attempt at being a 'good neighbor', it doesn't seem sustainable for them to be expanding in this neighborhood.
2. FKC doesn't serve the needs of the residents who shop on the Ocean Avenue corridor. In fact, this business adds to the retail leakage in the neighborhood because their customers are bused in from outside neighborhoods and then leave to spend their dollars elsewhere. 1760 Ocean Avenue is reserved for a retail space and should stay vacant until an appropriate retailer can move in. I understand that getting vacancies filled is difficult, but should FKC move into the 1760 Ocean Ave, it could increase retail leakage for years to come.

For the reasons stated, I'm opposed to the expansion of the Fresenius Kidney Care. I feel the business is better suited to a location where there is an open parking lot that can serve their population. I've lived in the neighborhood since 2007 and it's changed a lot; there are many more residential units (Avalon, Brighton Luxury Apartments, future development at Balboa Park Reservoir) and therefore, more walkable retail services are moving in (restaurants, grocery stores, hardware stores, etc). We should work towards protecting what the neighborhood has become, a residential community with retail services within walking distance.

Thanks in advance for your consideration,

Shirley Lima

18 Dorado Ter #8

San Francisco, CA. 94112

Enclosure

Photo of Garage Clearance at 1738 / 1760 Ocean Ave which shows clearance as 8'2":



As reference, below is a copy the letter sent to Planning Commission on 06/12/2020

To: San Francisco Planning Commission

Re: 1760 Ocean Avenue
Block/Lot 3283 / 195
Record Number: 2019-016388CUA

cc: Jeffrey Horn, San Francisco Planning Commission
Keith Hansell, Savely Healthcare Architects

Dear Member of the San Francisco Planning Commission:

On behalf of the Ocean Gardens Homeowners Association (for the residential

complex located at 18 Dorado Terrace), we are writing to let you know that we are opposed to the granting of the Conditional Use Authorization for the expansion of the dialysis center, Fresenius Kidney Care, at 1760 Ocean Avenue for the reasons set forth below.

1. The Ocean Gardens Residential Project is situated on top of the commercial parcel at Ocean Gardens. The residential and commercial parcels share the same air space parcel. While this is a proposal for commercial property business expansion, the neighborhood is very much residential except for the ground level on the Ocean Avenue corridor. Permitting the expansion of the dialysis clinic will have a profound negative impact on the neighborhood's residents.
2. The proposed expansion will likely triple the size and patient capacity of the dialysis center. This will increase the current noise level when the expanded dialysis center becomes operational. Currently the dialysis center opens for business around 4:30 a.m. when the paratransit vans start delivering patients. The steady flow of patients generally continues until about 9:00 p.m. or so, six days a week from Monday through Saturday. The paratransit vans are especially noisy with their "safety" back-up beepers, and often the drivers let their diesel engines idle while waiting to pick up their patients from the dialysis center. Taking what exists now and multiplying it by a factor of three would be very disconcerting if the proposal was approved.
3. Traffic Concerns

The traffic situation will get worse in the areas around the dialysis center due to increase in patient volume which will increase and escalate noise and traffic issues. Currently during business hours, the dialysis center invariably blocks off one of the two travel lanes in the westbound direction on Ocean Avenue. There is a small bulb out that allows for maybe two vans to park, which always seems to be full. Yet whether the bulb out has vans in it or not, many drivers simply park near the entrance to the center because the bulb out is inconveniently closer to the Dorado Terrace corner than the entrance to the dialysis center which is closer to Faxon. The situation does not improve even when the illegally parked vans move on. The van drivers lined up behind the illegally parked vans do not appear to want to use the vacated loading spaces since they have already started the patient loading/unloading process while blocking traffic. The owners of the dialysis center have never made any attempt to alleviate this situation.

Besides the small bulb out there is no street parking on Ocean Avenue between Faxon and Dorado because of the Muni Island in the middle of westbound Ocean Avenue. This Muni island extends all the way from Faxon to Dorado. If this expansion project is approved, patient volume in and out of the center will no doubt substantially increase which in turn will substantially increase noise and traffic issues.

Due to illegal paratransit van parking, motorists have a difficult time making a right turn onto Dorado because, as mentioned above, the paratransit vans tend to block the right lane of Ocean Avenue when picking up and dropping off patients. With the right lane blocked, and the Muni island in place, it is dangerous and difficult for motorists to make a right turn to access Dorado Terrace when traveling westbound on Ocean Avenue. If the curb lane of traffic is blocked, which might not be apparent until one is stuck behind a van, a driver must back up on Ocean Avenue to Faxon, go around the Muni island, get into the left lane on Ocean Avenue, and make an illegal right turn onto Dorado Terrace from the left lane. (See photographs in Appendix A, enclosed herewith.)

The Conditional Use Authorization (Supplemental Application) incorrectly states that, "Traffic will not change as the space currently has a dedicated parking garage." This is not true because the dialysis center will be unable to have paratransit vans utilize this parking garage due to the limited height clearance of 8'2". (See photograph in Appendix B, enclosed herewith.) A typical paratransit model is the Ford E450 with a height of 111" (9'1/4"). While patients who drive themselves to dialysis are able to park in the garage, it seems that most patients are brought to dialysis by van.

4. The dialysis center does not serve the needs of the area residents who shop the Ocean Avenue corridor. In fact, it contributes to the retail leakage in the neighborhood since its patients are largely transported from outside neighborhoods and then leave to shop elsewhere. 1760 Ocean Avenue has always been a retail space and should remain so and marketed as such. Permitting the expanded use of the dialysis center will permanently remove this retail space.
5. Concerns for Certain Units at Ocean Gardens Residential Project

Units 21, 23, 25, and 30 all border Ocean Avenue from two stories above street level and are subjected to the current noise levels when the dialysis center opens around 4:30 a.m. The proposed expansion will greatly increase noise in the area. (See 2, Above.)

Several units located farther away from Ocean Avenue and closer to the driveway entrance to the Residential Project on Dorado Terrace have voiced concerns about the HVAC noise in the past when CVS occupied the space. The HVAC equipment for the commercial parcel is located next to the driveway of the Residential Project and has an exhaust tower in the center of

the Residential Project incorporated into one of the residential units. Both the HVAC equipment and exhaust tower have been quite noisy in the past requiring Department of Public Health intervention to remediate. There is concern that with more medical equipment and a vast increase in patient volume, the HVAC related noise level will increase significantly while the quality of life for those residing in the residential project will decrease proportionately.

Ocean Gardens Residential and Commercial Projects are governed by a common Master Association that was created to deal with issues related to both parcels. The Master Association is inactive and has been for some time. However, there are recorded CC&Rs that still govern the permitted activities and uses to which the parcels may be put, as well as restrictions on use.

One such restriction (Section 7.4 of the Master CC&Rs) deals with nuisances, and states as follows: "No illegal or seriously offensive activity shall be transacted on conducted on any Parcel or in any part of the Property, **nor shall anything be done thereon which is a serious annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of the Owners of interests in the Property**, which shall violate any law or ordinance or which shall in any way increase the rate of insurance for the Property, or cause any insurance policy to be cancelled or to cause a refusal to renew the same or which will impair the structural integrity of any building.

We believe that even before the proposed expansion, the current noise level related to the dialysis center constitutes a prohibited nuisance under the CC&Rs of the Master Association because of its interference with the quiet enjoyment of the residents of residential parcel. However, and regardless of whether current activity constitutes a nuisance, any expansion thereof, especially as planned, surely would qualify as a prohibited nuisance. As such, Ocean Gardens HOA reserves all of its legal rights should the conditional use for the expansion of the dialysis clinic be approved.

If the Planning Department approves this project (which we strongly urge it not to do), we request that it to limit construction activity to between the hours of 7:00 a.m. and 5:00 p.m. Based on previous remodels on this site, we have experienced excessive noise due to the concrete and steel frame acting as an echo chamber for residents living above the commercial parcel. Also, please take into consideration the current shelter in place order and the impact construction noise would have on residents in the area.

We want to remind the Planning Commission that the Ocean Avenue corridor has changed greatly in the last decade. The City has gone to great lengths to

ensure a housing-oriented approach is implemented, and, because of this, we have the welcome addition of Avalon Ocean Avenue apartment complex, and another new apartment complex at the Phelan Loop. There has also been new multi-unit residential construction at Ocean and Brighton and Ocean and Miramar, and the planned future development at Balboa Park Reservoir. This, in turn, has invited a number of retail services (Target, Whole Foods, Ace Hardware, Philz Coffee, Wells Fargo Bank, and several new restaurants) to move in to support the needs of the residents.

While the dialysis center has been in place for quite some time, we feel it is better suited in a location where there is an open parking lot that can better serve its patients. The expansion of the dialysis center is just not a positive step for the neighborhood. The neighborhood needs more walkable retail services, not a large dialysis center.

Thank you for your consideration.

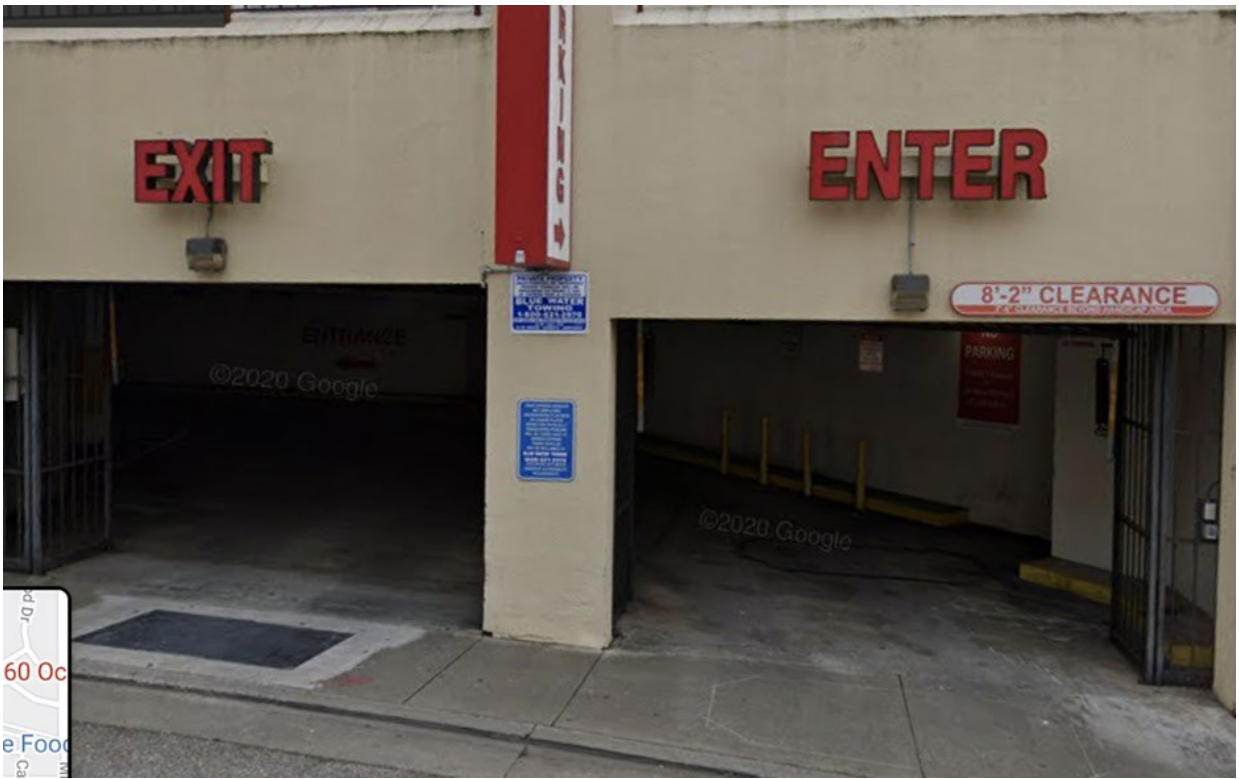
Ocean Gardens HOA
David I. Blumenfeld, President

Appendix A: Photos of traffic backed up on right lane of Ocean Avenue





Appendix B: Photo of Garage Clearance at 1738 / 1760 Ocean Ave which shows clearance as 8'2":



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Rear Yard Mid Block Open Space
Date: Monday, September 28, 2020 9:33:16 AM
Attachments: [4466 Rear Yard.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Commission Affairs

San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)



Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Thomas Schuttish <schuttishtr@sbcglobal.net>

Sent: Sunday, September 27, 2020 6:54 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>

Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Webster, Michael (CPC) <michael.webster@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>

Subject: Rear Yard Mid Block Open Space

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

Dear Commissioners,

Good Sunday evening to you all.

The issue of the Rear Yard Mid Block Open Space in the residential neighborhoods is an important land use issue.

Individual yards along with the cumulative effect of an entire mid block open space is a way to capture carbon. These rear yards have a roll to play in our City's environment and all our well-being. I have talked about this previously during General Public Comment (Pre-COVID) in the context of the extreme alterations which often have major excavations that obliterate the rear yards, by creating concrete bunkers and decks where there was formerly soil and greenery. There are many studies that show the value of soil to capture carbon, even if there is limited greenery or trees.

Often project sponsors clear out the lot even years prior to the permit approval....which means a loss of tree canopy. This has become a pattern.

Mr. Webster of your Staff has mapped the tree canopy in San Francisco and the majority of the existing tree canopy is in the private rear yard mid block open space.

Given all the emergencies we are facing it seems prudent to keep this tree canopy, this greenery, the soil...keep the more natural environment of the rear yard mid block open space. It is a gift that should be conserved and protected.

And it is a land use issue.

Attached is a recently completed project currently for sale, showing the before and after.

The first photo is of the rear yard as it was, and the second photo is of the yard as it now is.

Please encourage your Staff in all four quadrants to begin considering this issue as they review proposed projects. It needs more attention and more oversight during design review as we all are thinking about climate change...especially on another very, very hot day.

Thank you.

Sincerely,

Georgia Schuttish

From: [San Francisco Planning](#)
Sent: Wednesday, September 24, 2020 10:02 AM
Subject:

Construction Safety
2020-09-24 10:02 AM (UTC-08:00) San Francisco, CA 94102
To: ["Mark Shuckley"](#); ["Mark Shuckley"](#)
Cc: ["Mark Shuckley"](#); ["Mark Shuckley"](#)
Attachments: [\[PDF\] Construction Safety](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by email](#), and the Planning and Historic Preservation Commissioners are operating remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Mark Shuckley, September 24, 2020 10:02 AM
Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Subject: RE: [Original: New Building at 15th Street]

Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Mark Shuckley, September 24, 2020 10:02 AM
Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Subject: RE: [Original: New Building at 15th Street]

Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Mark Shuckley, September 24, 2020 10:02 AM
Re: ["Mark Shuckley"](#) (mailto:[mark.shuckley@sfplanning.org](#))
Subject: RE: [Original: New Building at 15th Street]

Dear Planning Commission,

I am writing to you on the subject of the planning department to update the interest of the public in its working of regulations during Covid-19 the cases of the City of San Francisco.

The building at 15th Street that is construction is taking away the afternoon sunlight from the 15th Street where 1000s of San Franciscoans walk every day and will walk for years to come.

I am sending you a video of how this building is way too high and it's taking away the afternoon light. I do not know how the got approved as no other building on the waterfront can be high. You must stop the construction immediately!

With concern for our city.

Mark

PS, please act on this immediately and please forward it to the appropriate team member. I will be happy to be being forwarding it until I get a response.

Mark
[Mark Shuckley](#) (mailto:[mark.shuckley@sfplanning.org](#))



From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for October 1, 2020
Date: Friday, September 25, 2020 2:16:35 PM
Attachments: [20201001_cal.docx](#)
[20201001_cal.pdf](#)
[CPC Hearing Results 2020\[1\].docx](#)
[Advance Calendar - 20201001.xlsx](#)

Commissioners,
Attached are your Calendars for October 1, 2020.

Enjoy what should be a warm weekend,

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are [available via e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE ORDER STRENGTHENING TRANSPARENCY AND ACCOUNTABILITY REGARDING CITY FUNDRAISING
Date: Friday, September 25, 2020 1:45:30 PM
Attachments: [09.24.20 Executive Directive Transparency and Accountability.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

Due to COVID-19, the Department is not providing any in-person services, but we are operating remotely. Our staff are [available via e-mail](#), and the Commissions are convening remotely. Find more information on our services [here](#).

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 24, 2020 at 2:35 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE ORDER STRENGTHENING TRANSPARENCY AND ACCOUNTABILITY REGARDING CITY FUNDRAISING

FOR IMMEDIATE RELEASE:

Thursday, September 24, 2020

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

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

**MAYOR LONDON BREED ISSUES EXECUTIVE ORDER
STRENGTHENING TRANSPARENCY AND
ACCOUNTABILITY REGARDING CITY FUNDRAISING**

City Controller report finds need for stricter and uniform standards regarding City departments' connections with philanthropic partner organizations

San Francisco, CA — Mayor London N. Breed today released an Executive Directive to strengthen transparency and accountability between City Departments and partner organizations by requiring uniform and stricter standards regarding fundraising.

The Executive Directive incorporates recommendations from the City Controller's most recent report in their review of City contracts and policies that Mayor Breed called for in the wake of the federal charges filed against the former head of the Department of Public Works. The most recent report focuses on the relationship between City Departments and non-City

organizations, also known as “Friends of organizations,” which help raise money for City efforts and community priorities.

“These ‘Friends of’ organizations provide important philanthropic support for our parks, our libraries, and other important civic services, but we need to ensure that this support is not tainted with any perception or risk of ‘pay to play’ politics,” said Mayor Breed. “Many departments already follow strong protocols with these organizations, but the goal is for every department to meet the highest standard of transparency. We will continue to implement reforms and improve our existing policies to strengthen the public trust.”

The Executive Directive does four main things:

1. Require that all Departments Heads comply with the City’s behest payment regulations, including filing behested payment forms.
2. Requires all departments to formalize relationships between a City department and a non-City organization that receives donations on behalf of the department through memorandums of understanding. These memorandums of understanding shall be prepared in consultation with and approved by the Offices of the City Attorney, Controller, and if applicable the department’s Board or Commission.
3. Requires all departments to ensure compliance with established City requirements for accepting and reporting gifts to departments. Additionally, departments shall explicitly state whether any of these funds are used for employee recognition or appreciation, and where required, seek advance acceptance from the Board of Supervisors.
4. All departments shall provide the Controller’s Office and the Board of Supervisors with a certification that all that all gifts received by the department in the previous fiscal year were approved by the Board of Supervisors, if required under the Administrative Code, and timely reported.

The Mayor’s Executive Directive can be read [here](#).

This is the second report released by the Controller after federal charges were filed against the Director of Public Works in January. When the indictment was first made public, Mayor Breed sent a letter to the City Attorney and Controller to investigate contracts and policies related to the charges, and that investigation began in February. Mayor Breed also [directed](#) all City staff to cooperate fully with any and all investigations.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LEADERSHIP TRANSITION AT THE DEPARTMENT OF HUMAN RESOURCES
Date: Friday, September 25, 2020 1:11:11 PM
Attachments: [09.25.20 Department of Human Resources Leadership Transition.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, September 25, 2020 at 12:46 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LEADERSHIP TRANSITION AT THE DEPARTMENT OF HUMAN RESOURCES

FOR IMMEDIATE RELEASE:

Friday, September 25, 2020

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

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES LEADERSHIP
TRANSITION AT THE DEPARTMENT OF HUMAN
RESOURCES**

Human Resources Director Micki Callahan is retiring from City government, and Carol Isen will assume role of Acting Director

San Francisco, CA — Mayor London N. Breed and Human Resources Director Micki Callahan today announced a transition plan when Director Callahan retires from City government in October after 15 years of service, 13 as the Human Resources Director and two as the Employee Relations Director. This follows on Director Callahan's previous announcement in June that she was planning to retire in October. Current Employee Relations Director, Carol Isen, will serve as Acting Director of Human Resources while a comprehensive search for the Human Resources Director position is being undertaken by the Civil Service Commission. Amalia Martinez, currently an Employee Relations Manager, will serve as Acting Employee Relations Director.

“Micki Callahan has been an invaluable leader and public servant for the City,” said Mayor Breed. “San Francisco has been lucky to have her leadership during this most recent COVID crisis when our entire workforce has faced unprecedented uncertainty and challenges, as well as in the years going back to our last economic crisis when she led us through the Great Recession. Micki has spearheaded groundbreaking equity and social justice initiatives, and she has managed challenging negotiations and modernized our hiring system with a combination of determination and grace that has served our City well. I wish her all the best in her retirement.”

“It has been a pleasure to serve the City and County of San Francisco for the last 15 years, and to work on many transformative initiatives such as pension reform, the implementation of implicit bias training, and our conviction history program,” said Micki Callahan, Human Resources Director. “Carol Isen is an excellent choice to serve as Acting Human Resources Director and is well suited to work with all city departments, labor partners, and community stakeholders to continue to keep the San Francisco at the forefront of life-changing workforce policies.”

In her 15 years at the Department of Human Resources, Director Callahan was responsible for administration of the City’s civil service system and human resources programs, including labor relations, workers compensation, workforce development, equal employment opportunity, and recruitment and assessment. She led negotiations during the 2008 great recession, and she led the bargaining process for pension and retiree health reform twice, in 2007 and 2011 and played a critical role in ensuring that medical benefits remain affordable for active employees and their families. She also launched a multi-year, multi-faceted Hiring Modernization Program.

Director Callahan spearheaded several initiatives focused on equity and social justice. She led the “ban the box” efforts for City hiring in San Francisco through the creation of a nationally recognized Conviction History program, implemented the City-wide Gender Inclusion Policy, and expanded training opportunities, notably overseeing the development and recent major expansion of Implicit Bias training. Under her direction, San Francisco is now the first major employer in the State of California to provide electronic payments of Workers’ Compensation benefits.

Director Callahan has also served as San Francisco’s Employee Relations Director. Before joining City management, she worked at the State Mediation and Conciliation Service for 10 years, serving as the Supervisor of Conciliation from 2000 through 2005. Before she became a mediator, she spent 14 years working as a union representative. Callahan received her BA in Economics from the University of Massachusetts at Amherst.

Since 2017, Carol Isen has served in the capacity of Employee Relations Director for the City and County of San Francisco.

“I want to thank Carol for stepping up to lead at this critical time for our city,” said Mayor Breed. “Carol brings a tireless work ethic and decades of experience working with labor and city workers across different departments and regional agencies. She has a deep understanding of the role labor relations and Human Resources play in ensuring our workplaces are safe, fair, and create equitable work opportunities. I know she is focused on meeting our goals of increasing diversity and supporting equity, and I look forward to working with her in this

important role.”

“At such a pivotal time for our city, I am honored and humbled to continue to serve the City and County of San Francisco as the Acting Human Resources Director,” said Carol Isen, Director of Employee Relations. “The Department of Human Resources is uniquely positioned to tackle the bold, aspirational and, achievable goals of building and embracing a more diverse and inclusive workforce in which our employees at all levels reflect our communities and where our differences are celebrated and valued. Achieving these goals will only improve the delivery of high-quality services to the thousands of San Francisco residents that we serve each day. I am looking forward to leading a department that is focused on these ideals and works in collaboration with community partners to achieve them.”

Ms. Isen has been involved in labor and employment advocacy and representation in San Francisco government since 1984. From 1984 to 2003, Ms. Isen was an organizer, negotiator and Associate Director for the International Federation of Professional and Technical Engineers (IFPTE), Local 21.

Ms. Isen previously served as the Director of Labor Relations and Community Programs for the San Francisco Public Utilities Commission and as Chief Labor Relations Officer for BART. She is widely considered an expert in the field of labor and industrial relations, had served as chief negotiator in many bay area public agencies, on the employer and union side, was the chief negotiator for several ground-breaking project labor agreements. She has a deep commitment to civil rights in the workplace, merit system employment and promoting community development through job training and opportunities. She received her MA degree from the University of Michigan, Residential College, and her MA Degree from the University of California at Berkeley, Department of City and Regional Planning.

“Frontline public workers deserve fair and transparent leadership at the head of this important agency,” said Rudy Gonzalez, Executive Director of the San Francisco Labor Council. “Carol Isen’s appointment brings experience and credibility to this important post. We also appreciate that Ms. Isen’s appointment as an LGBTQ leader stands as a statement of inclusion and diversity for the City’s workforce.”

Amalia Martinez was an employee and labor relations lead at the University of California, Berkeley starting in 2017 until beginning her career with the City almost a year ago. She is a graduate of the University of Chicago and DePaul University College of Law. She has 11 years of experience in investigating claims of employment and housing discrimination for the Illinois Department of Human Rights. During that time, Ms. Martinez supervised a team of lawyers and handled a voluminous caseload. She was raised in Chicago along with her four siblings by a single mother.

The Department of Human Resources provides human resource services to approximately 60 city departments, with a total workforce of over 38,000 employees.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PROGRAM FOR OUTDOOR ENTERTAINMENT AND AMPLIFIED SOUND AS PART OF CITY'S REOPENING
Date: Friday, September 25, 2020 11:28:55 AM
Attachments: [09.25.20 Entertainment Permit Just Add Music.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
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San Francisco, CA 94103
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, September 25, 2020 at 11:02 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PROGRAM FOR OUTDOOR ENTERTAINMENT AND AMPLIFIED SOUND AS PART OF CITY'S REOPENING

FOR IMMEDIATE RELEASE:

Friday, September 25, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES PROGRAM FOR
OUTDOOR ENTERTAINMENT AND AMPLIFIED SOUND AS
PART OF CITY'S REOPENING**

The Entertainment Commission's JAM or "Just Add Music" permit will regulate entertainment and amplified sound at Shared Spaces locations, private business property, and other outdoor settings. Permit is available at no cost.

San Francisco, CA — Mayor London N. Breed today announced a new temporary permit program to ensure safer outdoor entertainment and amplified sound activity as a part of San Francisco's gradual reopening. Administered by the Entertainment Commission, the new JAM or "Just Add Music" permit will help businesses, organizations, and individuals hold responsible entertainment activity at Shared Spaces and other outdoor locations consistent with public health rules.

Prior to this permit process, businesses that wanted to offer outdoor entertainment or amplified sound at their venue during the COVID-19 pandemic had to either apply for one-day permits—limited to 12 days a year at an expense of hundreds of dollars per day—or pursue a multi-month permitting process that could require an Entertainment Commission hearing. The JAM permit program provides a free and streamlined pathway for the arts, entertainment, and nightlife sectors to support their business livelihoods by adding music and other cultural activity in a way that is safe and follows public health guidelines. The JAM Permit application portal is available at sf.gov/jam.

“This program will provide some much-needed relief for businesses that are looking for ways to safely offer outdoor entertainment and music and survive the economic challenges of COVID-19,” said Mayor Breed. “San Francisco is a world-class entertainment city and we are fortunate to have a diverse entertainment and nightlife culture -- we can’t let COVID take that away from us. We’re adapting our permitting processes to meet this moment and ensure businesses have the guidance they need to operate safely and in compliance with City rules.”

The JAM permit comes at a pivotal time for San Francisco businesses, as arts, entertainment, and nightlife businesses are at risk of permanent closure or displacement due to the financial impacts of COVID-19. These businesses and employees have experienced devastating losses of income during the global pandemic. According to a May 2020 survey of 169 entertainment and nightlife industry workers conducted by the Entertainment Commission:

- Nearly half of respondents said they had a high amount of concern that their business will need to close permanently due to the financial impact of COVID-19. The majority of those respondents are bars, live music venues, and nightclubs.
- In addition, more than half of survey respondents reported having lost between 75-100% of their expected business income and between 75-100% of their expected individual income in 2020.

Given the uncertain course of the pandemic, these losses may continue until a vaccine is available and widely distributed. San Francisco continues to evaluate ways to bring activities, including indoor bars, music venues, performance spaces, and nightlife back safely, but these indoor activities currently remain closed. In the meantime, ensuring that outdoor cultural activity happens safely and in compliance with public health rules provides businesses with an opportunity for additional revenue and could help them survive.

“I am thrilled to launch this program as a part of San Francisco’s safe reopening plans at a time when our beloved arts, entertainment and nightlife businesses need it most,” said Maggie Weiland, Executive Director of the Entertainment Commission. “The JAM Permit creates a legal pathway for businesses to hold responsible, vibrant entertainment activities--and supports their livelihoods and social well-being for all San Franciscans. Our permit holders are creators and curators of our City’s culture, their contributions will amplify our City’s values and resilience.”

“Arts and entertainment will be the main driver of San Francisco’s economic and cultural recovery, not just a part of it,” said Entertainment Commission President Ben Bleiman “JAM permits are a crucial step for the survival of venues, artists, and performers across the city.”

“The recovery of our arts and entertainment sectors are critical to both our economy and our

City’s cultural fabric,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “The launch of this program represents a significant step in the City’s safe reopening and creates more opportunities for our communities to enjoy what makes San Francisco hum with life. It’s good for merchants, artists and entertainers who care deeply about enlivening our neighborhoods.”

“We’re really excited for the JAM permit launch,” said Aaron Paul, co-owner of Macondray, a bar and restaurant on Polk Street. “I opened Macondray as a first time small business owner with my business partner Jake Roberts mere months before COVID happened. Over the past several months, we have had no option to move our music offerings outside. The JAM permit will allow us to add music to our outdoor Shared Space, while providing a vibrant and positive experience for our guests.”

“As the owner of Vesuvio in North Beach, I am very grateful the “Just Add Music” permit will allow us to program live music in Jack Kerouac Alley without a cumbersome or expensive bureaucratic process,” said Janet Clyde, owner of Vesuvio. “We look forward to working with our neighbors and the community of San Francisco musicians to make this program a success! Thank you Mayor Breed, Director Weiland, and everyone who made this possible!”

The [JAM Permit](#) aligns with and enhances the [Shared Spaces](#) program by creating a pathway for businesses to add safe, vibrant cultural activity to outdoor dining and retail spaces. Launched in June, Shared Spaces allows neighborhood businesses to share a portion of the public right-of-way, such as sidewalks, streets, or other nearby public or private spaces for dining and retail activity, as allowed by San Francisco’s Public Health Order. The program allows individual businesses or local merchant associations to apply for a no-cost, expedited permit. The City has issued 1,600 Shared Spaces permits to date.

The San Francisco Department of Public Health (DPH) will continue to monitor the spread of COVID-19 infection as more of the city population circulates and interacts. DPH will continue to monitor the City’s Key Public Health Indicators to ensure San Francisco’s gradual reopening and allowance of outdoor entertainment and amplified sound activity does not drive a surge in infections and hospitalizations.

The following locations and activities are eligible to apply for a permit:

- Shared Spaces permit locations
- Public Works’ Café Tables and Chairs Permit locations
- Activity on outdoor private business property (e.g., patios, rooftops, parking lots)
- Farmers Markets
- Gyms holding outdoor fitness classes
- Drive-in gatherings

Businesses with questions about the permit process should go to sf.gov/jam and can contact the San Francisco Entertainment Commission at: entertainment.commission@sfgov.org, 628-652-6030 with additional questions.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Weekly Board Report
Date: Friday, September 25, 2020 9:45:53 AM
Attachments: [2020_09_24.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Commission Affairs

San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Sent: Thursday, September 24, 2020 3:49 PM
To: Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Subject: Weekly Board Report

Commissioners,

I'm starting back up the practice of mailing you my report. Attached, is this week's report.

Sincerely,

Aaron Starr, Manager of Legislative Affairs

Legislative Affairs

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: +1628-652-7533 | sfplanning.org

[San Francisco Property Information Map](#)

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Against Cannabis Retail at 518 Brannan St
Date: Friday, September 25, 2020 9:38:03 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

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From: Pura Tech <purabtech@comcast.net>
Sent: Thursday, September 24, 2020 1:52 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Cc: G Tech <garytech@comcast.net>; Nina Tech <itsarandomista@gmail.com>; Nicolo Tech <nicolotech@gmail.com>
Subject: Against Cannabis Retail at 518 Brannan St

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

To Whom It May Concern:

In reference to Cannabis Retail Establishment at:

1. 518 Brannan St

For my family's safety (all have history of asthma) and protection, including of my neighbors, my family and I are strongly against the development of this Cannabis establishment a few yards away from where we live.

Please do not approve this Cannabis establishments to be open.

Please email me back to confirm you received this email.

Thank you very much for your help.

Be safe and healthy.

Sincerely yours,

Pura B. Tech

Gerardo M. Tech

Katrina B. Tech

Nicolo B. Tech

555-4th St. Unit 314

San Francisco, CA 94107

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Development at 350-352 San Jose
Date: Friday, September 25, 2020 9:37:48 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

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From: Kitty Costello <friendsofjuricommons@gmail.com>
Sent: Thursday, September 24, 2020 12:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>
Subject: Fwd: Development at 350-352 San Jose

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

From: **Anna Sears** <searsfain@yahoo.com>
Date: Wed, Sep 23, 2020 at 5:55 PM
Subject: Development at 350-352 San Jose
To: <rafael.mandelman@sfgov.org>
Cc: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <sue.diamond@sfgov.org>, <friendsofjuricommons@gmail.com>

This development will provide luxury housing for a few privileged residents in a predominately working class, heavily minority (Latinx mostly) population who, with the current pandemic, are disproportionately either unemployed, or employed as low wage “essential workers,” often less than full-time. Not only will this project dramatically change the character of the neighborhood, but it will completely nullify the usefulness to the community of the adjacent mini-park Juri Commons.

The building is designed to be 4 stories (40') tall and to be built as close as possible to the fence on the south side of park. The symbolism of upper class persons literally looking down from their balconies on the current users of the park speaks for itself. There are no affordable units, let alone low-income units, in the project so it will perforce exclude virtually everyone currently living in the immediate neighborhood.

Even more ridiculous is that, as the park is no more than about 20' wide at the widest point, this proposed building will overshadow Juri Commons for most of the day at any time of year. Given that the City is currently spending a good deal of money to refurbish the park with greenery and plants, why would the City approve a plan to kill off this same plant life through lack of sunlight? (Some areas of the park, currently projected to be planted, would receive no sunlight at all at any time of day during any season if this building is constructed.)

Currently the park's users include children from nearby schools and daycare facilities as well as those living in the neighborhood. These children (as well as the elderly users like myself) appreciate being out in the sunshine even on chilly days. It seems beyond cruel to deprive them of this simple pleasure for the profit of developers who could surely recoup their investment with a much more modest structure and one that does not cast a shadow on a beautiful neighborhood resource.

Finally, the proposed demolition of the historic 19th Century structure at 350 San Jose (sparing only the facade) is deeply depressing as it would necessarily destroy the carriage entrance to the rear of the property. This feature may be present in other residential buildings in San Francisco, but none have come to my attention in nearly 50 years of residence in this city.

In sum, a project that remodeled the interior of 350 San Jose and used the rear area for construction of a few units with a strict height limit, including perhaps 50% affordable and low income units, might be an acceptable use of the land that would add to housing stock without destroying valuable neighborhood resources and depriving future generations of a much-needed source of comfort and relaxation.

Sincerely,

Eric Fain

37 year resident at Cesar Chavez and Guerrero, 1 block from Juri Commons

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OVER \$28 MILLION IN EXPANDED COVID-19 SUPPORT FOR SAN FRANCISCO'S LATINO COMMUNITY
Date: Thursday, September 24, 2020 4:19:47 PM
Attachments: [09.24.20 COVID-19 Resources for the Latino Community.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 24, 2020 at 4:02 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OVER \$28 MILLION IN EXPANDED COVID-19 SUPPORT FOR SAN FRANCISCO'S LATINO COMMUNITY

FOR IMMEDIATE RELEASE:

Thursday, September 24, 2020

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

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

**MAYOR LONDON BREED ANNOUNCES OVER \$28 MILLION
IN EXPANDED COVID-19 SUPPORT FOR SAN FRANCISCO'S
LATINO COMMUNITY**

Working with Latino community leaders, City identifies new support for health, housing, food access, workforce and small businesses for community most impacted by virus

San Francisco, CA — Mayor London N. Breed today announced expanded COVID-related support for the Latino community, which has been disproportionately impacted by the pandemic. This new support comes after working with the community, particularly the Latino Parity and Equity Coalition, which has been advocating for more resources for the Latino community. This \$28.5 million commitment will begin with an initial funding of \$22.5 million to support the Latino community that will come through a variety of solutions, with focuses on health, housing, food access, workforce, and small businesses. The City will continue to leverage public and private sources to meet the remaining need. This effort was led by the

Department of Public Health in partnership with the Office of Economic and Workforce Development.

“Our Latino community has borne the brunt of the COVID pandemic not just here in San Francisco, but across the country,” said Mayor London N. Breed. “While we have provided support for food access and financial assistance, it hasn’t been enough. We can do more to support those who have been going to work day after day and who too often live in crowded conditions that make it hard to isolate. By working with the community, we have identified targeted areas of need that will help trusted leaders reach our most vulnerable where they are and provide the support to keep the community healthy.”

Latinos make up 50% percent of reported cases of COVID-19 in San Francisco, despite the demographic making up just 15% of the City’s population, according to the Department of Public Health. The disproportionate effect of COVID-19 on the Latino community can be traced back to crowded living conditions and the high number of frontline and essential workers who are Latino.

“With more than 50% of San Francisco’s COVID-19 cases in the Latino community, we need to continue to invest in services that can slow transmission of the virus and support people through their infection,” said Dr. Grant Colfax, Director of Public Health. “In addition to testing and contact tracing, we are investing in wraparound care from isolation and quarantine to food assistance and healthcare. Working with community leaders and other City departments, we can mitigate the impact of COVID-19 in the Latino community and in San Francisco overall.”

“It’s clear this pandemic continues to have traumatic impacts on our most vulnerable populations in San Francisco, especially for hard-working Latino families and workers who make up one in every two COVID-19 cases in San Francisco,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “The vital resources and investments Mayor Breed has prioritized to address the needs within this community reflect and respect the tireless and powerful advocacy and work of our partners, as well as our City’s commitment to the most vulnerable and impacted. We are listening to community, and thankful for their leadership and partnership.”

These expanded efforts will cover a broad range of support directed to the community organizations doing the work on the ground, led by the Latino Parity and Equity Coalition and the Latino Task Force. The SFLPEC is a broad-based, citywide coalition which represents members from leading nonprofits, housing, immigration, social service, and advocate groups across the city that was established on the premise that the City’s budget and policies should promote investments that empower Latino communities and reduce inequities for San Francisco’s Latino residents, particularly in the wake of the unprecedented affordability and displacement crisis. The coalition focuses its work in five specific neighborhoods - Mission, Visitacion Valley, Bayview, Excelsior, and the Tenderloin.

“The San Francisco Latino Parity and Equity Coalition (SFLPEC) will work to achieve a timely, proactive and effective partnership with the City and County of San Francisco,” said Mario Paz, on behalf of the Latino Parity and Equity Coalition. “Together we must reverse the great tragedy befalling our community. Latinos represent 15 percent of our city’s population, yet 51 percent of all those testing positive for the virus in our city. We commend Mayor Breed for her recognition of our community based response, and for acting quickly to secure \$28.5

million for pandemic response for Latinos citywide. We are confident that by working together we can reverse the disproportionate impact of Covid 19 on the Latino community.”

“On behalf of the Latino Task Force, we appreciate all of the efforts of Mayor Breed in securing critical resources to address the needs of the Latinx community who have been disproportionately impacted by COVID. We are grateful for her ongoing commitment and leadership in keeping the needs of the Latinx community a priority in the City budget,” said Valerie Tulier-Laiwa, Coordinator, Latino Task Force. “These COVID response resources will be used directly to serve the thousands of people standing in the Mission Food Hub line and those seeking family relief and numerous other services at the Latino Task Force Resource Hub. It will also support a culturally appropriate and community-delivered approach at the LTF Testing Hub.”

The initial funding will come from a variety of sources both public and private, and will be spread across these areas of need:

Testing, Tracing & Behavioral Health

The Department of Public Health has secured \$7.3 million to support COVID-19 response efforts in the Latino community. This includes \$3 million for community pop-up testing hubs, which have been a key strategy to bring testing to neighborhoods most impacted by COVID-19. The additional investment includes test-to-community care services for Latino neighborhoods, connecting families in need to resources, including food, Personal Protective Equipment (PPE), and financial assistance programs. A fundamental component to reducing the spread of COVID-19 is community contract tracing. Funds for this effort will help increase the ability for Spanish speaking personnel to connect to the bilingual Latino population. In addition, this investment will provide added capacity in behavioral health services, such as mental wellness, for those affected by the virus.

Housing Subsidies & Eviction Defense

The Mayor’s Office of Housing and Community Development (MOHCD) has secured \$8.5 million in housing subsidies, direct financial assistance, and eviction prevention. This investment includes \$5.5 million in rental subsidies and \$2 million in funding for the City’s Right to Recover program, which provides up to two weeks of minimum wage replacement, or \$1,285, for any worker living in San Francisco who tests positive for the virus and anticipates experiencing financial hardship.

Furthermore, MOHCD is increasing its investment in eviction prevention services with an additional \$1 million allocation that targets assistance to communities disproportionately affected by displacement, specifically residents in Districts 6, 9, 10 and 11. In addition to providing housing subsidies and investing in eviction prevention, MOHCD is assessing the flexibility of its future community development grants to support rapid COVID response initiatives and is also continuing to invest in the production and preservation of affordable housing with its community partners.

Food Access & Family Support

The City will be directing \$5.3 million in additional funding for food access, learning support, and family support. Building off initial investments in food access for the Latino community, the Human Services Agency will provide an additional \$3.6 million dollars to support vital nutrition resources for the Mission and neighborhoods with Latino residents most in need. These food supports will be provided through community food hubs offering fresh produce

and healthy, culturally relevant grocery staples for pick up or delivery to vulnerable community members.

To support Spanish-speaking communities impacted by learning loss and social isolation, the Department of Children Youth and Families will expand San Francisco's innovative Community Hubs Initiative with \$812,000 to stand up eight Community Hubs for children and youth.

First 5 San Francisco will be contributing the entirety of its recently approved COVID-19 Emergency Fund totaling \$750,000 to meet the needs of Latino families with children 0 to 5 impacted by COVID-19. First 5 will also commit \$150,000 in in-kind PPE, household supplies, and children's books.

Small Business & Workforce

The Office of Economic and Workforce Development is committing \$1.4 million for workforce and small businesses. This includes \$1 million in zero interest loans for small businesses who may have difficulty accessing more traditional loan products. The loans will provide capital with a flexible repayment schedule and the terms will be determined on a case-by-case basis, based upon each borrower's ability to repay. In addition to direct financial relief, expanded investments will provide additional technical assistance and resources for Latino-owned businesses to safely reopen. The Excelsior neighborhood will also receive funds to increase capacity for bilingual workforce development, including support for short-term case management and skills development, and wrap-around services connected to the City's COVID response.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE HOUSING AT 1064 MISSION STREET
Date: Thursday, September 24, 2020 2:00:37 PM
Attachments: [09.24.20 1064 Mission Groundbreaking.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
(628) 652-7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 24, 2020 at 1:07 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE HOUSING AT 1064 MISSION STREET

FOR IMMEDIATE RELEASE:
Thursday, September 24, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED CELEBRATES
GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE
HOUSING AT 1064 MISSION STREET**

The development will provide wraparound supportive services and stable housing for 256 adults exiting homelessness

San Francisco, CA — Mayor London N. Breed today announced the groundbreaking of a new housing complex at 1064 Mission Street for adults and seniors who are exiting homelessness. The new site will be the largest Permanent Supportive Housing facility in San Francisco, adding 256 units to San Francisco's affordable housing portfolio, including 103 units specifically for seniors. Once completed in late 2021, 1064 Mission will also house the City's new Homeless Services Center, including the San Francisco Homeless Outreach Team, the Street Medicine Team, and the relocated Department of Public Health Urgent Care Clinic.

“1064 Mission Street will provide stable housing and supportive services for hundreds of our most vulnerable residents. Permanent Supportive Housing is an integral part of our Homelessness Recovery Plan, and every new unit we add helps people exit our shelter system and makes more space available in shelter for people who are currently on the streets,” said Mayor Breed. “In addition to housing, this site will offer much-needed workforce development and will provide a centralized location for our City’s homelessness services. Thanks to Episcopal Community Services and Mercy Housing for working with the City on this exciting project.”

This project is part of Mayor Breed’s Homelessness Recovery Plan, which will expand capacity in the City’s Homelessness Response System and make 6,000 placements available for people experiencing homelessness over the next two years.

The lot at 1064 Mission Street was formerly the parking lot for the 9th Circuit Court of Appeals. In 2017, in collaboration with San Francisco’s federal delegation, the City acquired the site from the federal government for \$1 for the purposes of developing housing for people experiencing homelessness.

“For San Franciscans, solving homelessness is not an issue, it’s a value,” said Speaker Nancy Pelosi. “I was proud to play my part in helping secure this federal property for just \$1. Today, we are one step closer to transforming this parking lot into permanent, supportive housing to ensure compassionate solutions to aid people experiencing homelessness and housing insecurity.”

1064 Mission Street is a collaborative partnership between the Mayor’s Office of Housing and Community Development (MOHCD), the Department of Public Health (DPH), the Department of Homelessness and Supportive Housing (HSH), Mercy Housing, and Episcopal Community Services (ECS). Mercy Housing is developing the property, which ECS will own, operate, and provide wraparound services to the site’s future residents. Both Mercy Housing and Episcopal Community Services have a decades-long history of commitment to housing the most vulnerable San Franciscans.

“I’m thrilled that we are breaking ground on 1064 Mission Street,” said Supervisor Matt Haney. “This project will directly help people find housing and stability. Not only will this be the largest permanent supportive housing site in District 6, we will have on-site services to ensure that residents in the 256 units here are cared for and have access to life-saving resources. This work is more important than ever and I want to thank ECS and Mercy Housing for their leadership in making this happen.”

“If 2020 has taught us anything, it’s how critical it is to have a home,” said Doug Shoemaker, President, Mercy Housing California. “We also know that if we want to end homelessness, we have to find new strategies like modular housing which dramatically reduces cost and saves time in construction. With Factory OS as a partner, we saved money while maintaining quality and paying workers a union wage.”

In addition to providing Permanent Supportive Housing to 256 formerly homeless San Franciscans, 1064 Mission Street will support a 6,000 square foot commercial kitchen space for ECS’ signature social enterprise program: Conquering Homelessness through Employment in Food Services (CHEFS). CHEFS is a no cost, 12-week training program that combines classroom instruction, case management, in-kitchen hands-on training, employment auditions,

and paid internships at local restaurants and institutional kitchens for people who have experienced homelessness.

“The new CHEFS Kitchen at 1064 Mission St. will allow an additional 300 people per year to participate in job training through the CHEFS program, developing skills that will enable them to alleviate poverty through careers in the food industry,” said Beth Stokes, Executive Director of ECS. “This facility will allow ECS to demonstrate its deep investment in workforce development programs that are instrumental in providing our clients with meaningful and rewarding employment to support their long-term stability and wellbeing.”

“The Homeless Services Center is the new clinical home of San Francisco’s Whole Person Care program, a collaboration of multiple City departments that can link people experiencing homelessness to housing, benefits, and health care,” said Dr. Grant Colfax, Director of Health. “DPH will provide primary care, urgent care, behavioral health, and dental services in the new Center. Our vision is to connect more people to more of the services they need, all under one roof, with wraparound care.”

“Housing is the solution to homelessness and is a critical component of our Homeless Response System of care, which moves thousands of people into stability every year,” said Abigail Stewart-Kahn, Interim director of San Francisco’s Department of Homelessness and Supportive Housing. “Throughout this public health crisis, it is imperative to protect the most vulnerable in our community with the Mayor’s long-term Homeless Recovery Plan and to ensure that San Francisco is a livable city for everyone.”

“Under the leadership of Mayor Breed, and as part of the Homelessness Recovery Plan, breaking ground on 1064 Mission realizes our commitment to invest in and develop housing for our unhoused neighbors most in need,” said Eric Shaw, MOHCD Director. “We are thrilled to move forward with the largest permanent supportive housing site in San Francisco, and recognize that safe affordable housing with wraparound services are crucial in these turbulent times.”

ECS is currently engaged in a capital campaign to raise \$2.5 million to build the new CHEFS Kitchen at 1064 Mission Street. Construction funding for 1064 Mission was secured through a \$76 million loan from the Community Development Division of JP Morgan & Chase Co. Century Housing provided the developers with a \$1.5 million loan, and \$53 million in funding was provided by the National Equity Fund through tax credit syndication proceeds.

Major financing for 1064 Mission Street was provided by a \$72.9 million investment from MOHCD, including \$27.8 million in financing from the California Department of Housing and Community Development’s No Place Like Home Program which the City applied for, and \$13.5 million from DPH and HSH to support the operations for the new Homeless Services Center and Urgent Care Clinic.

About Episcopal Community Services

Episcopal Community Services (ECS) has provided essential services to homeless San Franciscans since 1983, utilizing a holistic approach that addresses the complex causes leading to homelessness. Last year, they served more than 13,000 people, guided by their mission to help homeless and very low-income people every day and every night obtain the housing, jobs, shelter, and essential services each person needs to prevent and end homelessness.

About Mercy Housing

Mercy Housing is a national nonprofit organization and one of the nation's largest affordable housing organizations, working to build a more humane world where poverty is alleviated, communities are healthy, and all people can develop their full potential. Mercy believes that affordable housing and supportive programs improve the economic status of residents, revitalize neighborhoods, and stabilize lives. Mercy Housing develops, preserves, manages and/or finances affordable, program-enriched housing in 41 states and serves a variety of populations with housing projects for low-income families, seniors and people with special needs.

###

From: [CPC-Commissions Secretary](#)
To: [Koppel, Joel \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition statement -- 350-352 San Jose Ave.
Date: Thursday, September 24, 2020 12:19:50 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

San Francisco Planning Department
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From: Kitty Costello <kittycostello108@gmail.com>
Sent: Thursday, September 24, 2020 12:14 PM
To: oel.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>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; friendsofjuricommons@gmail.com
Subject: Opposition statement -- 350-352 San Jose Ave.

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Dear Commissioners:

My name is Catherine Costello, and I reside at and own property next door to 350 San Jose, immediately south of it. I am retired from the City and County of San Francisco after 30 years of service, and I plan to live another 30 years right where I am, God willing.

This proposal, as it is, would have an enormous and completely avoidable negative impact on me and on everyone whose homes face Juri Commons and this inner block area. This builder has shown less than zero consideration for the building's impact on neighbors. For 2 years they continually submitted plans to your department that distorted or omitted the impact on neighboring properties, until we had to hire a lawyer even to get to a starting point where your department had the correct information and legally-required documents to make your assessment. It is very distressing that it all would have sailed through without us doing that. These builders do not act in good faith. Every time they are asked to consider the impact on others, they offer something worse. We are counting on you to bring some ethics to bear in this situation because they are not the kind of people who are capable of bringing it themselves.

No one is trying to stand in the way of added housing. Twelve units can be built without it being a menace to all the other homes here and without towering over and spying down on Juri Commons Park and its newly renovated children's play area. **All I am asking is that you stand by and enforce your department's own excellent recommendations, specifically to decrease the mass of the building and to add open space... without using terraces or decks.** Even one added deck would be a terrible noise and privacy nuisance for the whole inner block. Nine decks facing Juri Commons would ruin the sight and sound environment in this incredibly sweet and treasured block of San Francisco, not to mention that **they would stare directly down on the children's play area. How creepy!**

Please imagine this for yourselves and see that it is wrong. It doesn't have to happen, and you can fix it easily.

I personally am aware of 58 emails and letters that have been written to you from residents asking that you reduce the size and impact of this proposal. I pray that city politics have not reached a point where one developer can come in and call their own shots, while everyone who lives here has no say. I hope you won't ignore the voices of a SFUSD teacher, an 8th generation San Franciscan whose family has lived alongside Juri Commons for 3 generations, a City College teacher, a disabled veteran, the longtime head librarian at the Mission Branch library, our SF poet laureate Kim Shuck, and a whole bunch of others. **Please scale this project down and don't allow balconies that will ruin the privacy and peace of this inner block area and of our little jewel of a park that provides refuge for so many people.**

Respectfully,
Catherine Costello

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 350 San Jose Avenue Discretionary review 24 IX 2020
Date: Thursday, September 24, 2020 12:12:15 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

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From: Joe Butler <fjoseph1butler@gmail.com>
Sent: Thursday, September 24, 2020 12:05 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Stephen M. Williams <smw@stevewilliamsllaw.com>
Subject: 350 San Jose Avenue Discretionary review 24 IX 2020

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24 September 2020

President Koppel
San Francisco Planning Commission
Vice President Moore

Members of the Commission
via e-mail

RE 350 San Jose Avenue

Dear President Koppel; and members of the Commission:
My name is F. Joseph Butler, I am an architect and member emeritus of the AIA. I represent the Little House Committee in this case.

The Nunemacher/Cassidys' penchant for guardianship of the City's Category A Historic Resources is long, and ugly. The preservation community's experiences with either, and/or both gentlemen allegedly include: suspicious fires, showing up to demolish without permit, structural degradation to declare buildings unsafe, 'insider' DBI look the other way privileges, fraudulent CALOSHA claims for non-work related injuries, fraudulent restraining order applications to SF County Sheriff, perjury in Judicial Hearing to enforce or dismiss Restraining Order.

I see in the Case report that they allegedly aggressively bought out their tenants, off the record of course, because they know the rules all too well. And I wonder who put out the fraudulent notice under the Planning Department's letterhead during the CEQA comment period?

But they are only business partners, so who knows which may allegedly have done what?

Newer Planning Commissioners may not recall the illegal demolition of Willis Polk's Judge Selden Wright House c. 1904 at 845 Chestnut Street, or that it took John Rahaim's Staff 6 months to drive one mile to respond to a neighbor's complaint. Since then we have encouraged the Planning Department to hire a Structural Engineer to evaluate both Site Permit Application's Section 317 demolition calcs, as well as reviewing Addenda to Site Permits, that had promised preservation for Staff and your approval, but are structurally designed later to demolish the Historic Resource.

For Category A Resources it matters little whether the demolition is tantamount as at 350 San Jose, or completely demolished, as at 845 Chestnut.

Simply moving a Category A Historic Resource strips it of its historic significance, in the eyes of the Department you govern. Ask your Staff, if one applies to register a building on a City or State historic resources list, if it has been moved; across town, or only 8 feet, it is generally denied. Siting, Context, Association with events or persons of interest to the City or the State of California, and the degree to which the building still conveys its significance to that period are among the elements of integrity that must be established.

In the case of 350, it is Category A simply because it checks all the integrity boxes as a resource. However, in my expert opinion, this project erases Siting and context in an 8 foot slide forward, unnecessary to a rational development here. This project not only ignores, but shades the railroad right of way, now a Park, which ties this building to events important to the area. The original facade, which still conveys the connection to the time of its construction in its style and original materials extant. Inevitable new windows, and a vertical addition visible from a two street rights of way, both doom the ability of this Resource to convey its period of significance. This resulting negative adverse effect renders an Historic Resource today, into a billboard for the continuing neglect for such resources by this Department.

Cheaters never prosper, but you can row against that tide and approve the demolition of this splendid example of the City we once were, where elder tenants were protected in their homes, where Historic Resources were protected, where the rules were learned by gentlemen to be abided, not derided.

Sincerely,

Joe

--

F. Joseph Butler, AIA Emeritus
324 Chestnut Street

San Francisco, CA
94133
(415) 990 6021

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for September 24, 2020
Date: Friday, September 18, 2020 2:00:19 PM
Attachments: [20200924_cal.docx](#)
[20200924_cal.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20200924.xlsx](#)

Commissioners,
Attached are your Calendars for September 24, 2020.

Enjoy the fresh air, while it lasts.

Jonas P. Ionin,
Director of Commission Affairs

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