

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** SAN FRANCISCO MAYOR LONDON BREED AND SAN JOSE MAYOR SAM LICCARDO ON PLAN BAY AREA TELECOMMUTE STRATEGY
Date: Wednesday, October 14, 2020 3:49:03 PM
Attachments: [10.14.20 Plan Bay Area Telecommute Strategy.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Wednesday, October 14, 2020 at 12:01 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** SAN FRANCISCO MAYOR LONDON BREED AND SAN JOSE MAYOR SAM LICCARDO ON PLAN BAY AREA TELECOMMUTE STRATEGY

FOR IMMEDIATE RELEASE:
Wednesday, October 14, 2020
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** STATEMENT *****
SAN FRANCISCO MAYOR LONDON BREED AND SAN JOSE
MAYOR SAM LICCARDO ON PLAN BAY AREA
TELECOMMUTE STRATEGY

San Francisco, CA — On September 23, the Metropolitan Transportation Commission (MTC) approved the Final Blueprint for Plan Bay Area, which is a policy document to guide the growth of the Bay Area through 2050. This Blueprint included a strategy of increasing the number of Bay Area workers that work from home one or more days per week in pursuit of a goal to reduce greenhouse gas emissions and traffic congestion. It would do this by mandating all large office-based employers (25 or more employees) have at least 60 percent of their employees telecommute on any given day.

San Francisco and San Jose have been working with the MTC over the last few weeks to address significant challenges stemming from the proposal. Today, the 15 members of the Bay Area delegation to the California State Legislature issued a [letter](#) raising significant concerns.

Mayors Breed and Liccardo released the following statement about the proposal:

“As the Mayors of the two largest cities in the Bay Area, we appreciate the work the Metropolitan Transportation Commission staff have committed to developing and completing the Plan Bay Area 2050 Blueprint that will help us meet our collective climate goals. We also acknowledge Plan Bay Area’s responsibility to meet State emissions reduction targets with a fiscally constrained transportation investment plan -- especially given the more recent impacts of COVID-19 on our respective communities.

While we support many of the innovative and bold strategies MTC has developed to help address our shared transportation challenges and meet our emissions reduction targets, we remain concerned about the telecommute mandate and cannot support it as currently drafted. We look forward to working with MTC staff, and our colleagues, on refining this strategy and considering alternatives that allow us to equitably meet our GHG reduction target and support the vitality of our downtowns.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OPENING OF SIX NEWLY RENOVATED PLAYGROUNDS
Date: Wednesday, October 14, 2020 11:35:02 AM
Attachments: [10.14.20 Playground Renovations.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, October 14, 2020 at 11:14 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES OPENING OF SIX NEWLY RENOVATED PLAYGROUNDS

FOR IMMEDIATE RELEASE:
Wednesday, October 14, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED ANNOUNCES OPENING OF SIX
NEWLY RENOVATED PLAYGROUNDS**

Playgrounds throughout the City were renovated as part Let'sPlaySF!, a partnership between the San Francisco Recreation and Park Department and the San Francisco Parks Alliance

San Francisco, CA — Mayor London N. Breed and San Francisco Recreation and Park Department General Manager Phil Ginsburg today announced the opening of six newly renovated playgrounds. These renovations come as San Francisco moves forward with reopening playgrounds citywide.

“The Recreation and Park Department has been hard at work making sure our playgrounds continue to get the attention they need and deserve,” said Mayor Breed. “These renovations could not have come at a better time for families across San Francisco. Every child deserves to play in a safe, clean, and fun environment, and these updated playgrounds will serve our young people for years to come.”

“We are incredibly pleased to reopen our playgrounds as dynamic hubs for creativity and family life,” said Phil Ginsburg, General Manager, Recreation and Park Department. “From imaginative new play structures that spark imagination to improved access for everyone, our new play areas were designed with growing bodies and brains in mind.”

Six neighborhood playgrounds completed their extensive makeovers over the last seven

months. Five of the play area renovations are part of Let'sPlaySF!, a public-private partnership between the San Francisco Recreation and Park Department and the San Francisco Parks Alliance that is transforming 13 time-worn playgrounds across San Francisco.

The sites were prioritized by a community task force, based on presence of unhealthy chemicals in playground wood, and with priority given to playgrounds in low-income neighborhoods dense with children. The program has its roots in the 2012 Clean and Safe Neighborhood Park Bond. When bond funds were not sufficient to renovate all of the sites recommended by the task force, the Parks Alliance stepped in to help secure private funding so that sites could be transformed.

“These playgrounds are the result of years of strong will, hard work, and community organizing. The families and community members who all stepped in to support these efforts—despite setbacks—truly demonstrate our collective commitment to our children and youth,” said Supervisor Norman Yee, President of the Board of Supervisors. “These playground renovations are a central part to advancing San Francisco’s vision to become a truly Child-Friendly City where children shape spaces where they can be free, adventurous explorers and feel a deep sense of belonging. We cannot wait for families to make new memories in these upgraded public spaces.”

“For far too long our playgrounds have not received the level of investment they deserve,” said Supervisor Ahsha Safaí. “I am glad that through the investment of Let'sPlaySF our children and families can have top tier playgrounds in their own neighborhoods. We're going from having some of the worst playgrounds in the City, to some of the best!”

“As mom of a young daughter, I can't think of a more hopeful sign for our city right now than the reopening of playgrounds,” said Supervisor Hillary Ronen. “The beautiful new Redwood Grove picnic and play area is going to put smiles on little faces from the Portola and nearby neighborhoods. We need to keep investing in ways to make San Francisco a great place for families.”

“The renovation of Sgt. John Macaulay Park has been a labor of love for the Tenderloin community,” said Supervisor Matt Haney. “We're thrilled to open the park in its new form with new community stewards that will keep our kids healthy and safe.”

Merced Heights Playground

At the newly renovated Merced Heights Playground in the Oceanview-Merced Heights-Ingleside (OMI) neighborhood, families will find entirely new equipment, including a massive timber play structure, climbers, a spinner, and a bowl swing. Upgrades to lighting, fencing, sport courts, the clubhouse and ADA improvements were also included in this \$2.9 million renovation. The reimagined playground, improvements to sport courts and a planned revamp of the park's lower level are all part of a \$5.3 million total overhaul.

Alice Chalmers Playground

The \$3.7 million renovation of Alice Chalmers playground in the Crocker Amazon neighborhood includes a reimagined play area with new equipment for tot and school age children along with new safety surfacing, landscaping, trees, picnic tables and other seating, and improvements to the field. The restrooms and pathways have been upgraded and made more accessible.

Sergeant John Macaulay Playground

Sergeant John Macaulay playground in the Tenderloin has undergone a \$2.9 million transformation to a safe, multi-generational park with a nature-inspired theme. Improvements, made in partnership with the Trust for Public Land, include custom-built children's play structures, upgraded landscaping, seating, and accessibility.

West Portal Playground

West Portal playground's \$3.4 million makeover includes new, vibrant and inclusive play equipment, including a dragon-themed slide, in addition to a nature nook for children, new plantings, seating, and paving.

Redwood Grove Playground

The redesigned Redwood Grove playground in McLaren Park incorporates natural elements such as boulders, timbers, and native plantings. A slide reaches from the top of the playground to the grassy lawn and a large net structure will allow children to climb to sweeping views of the City. The \$2.8 million playground renovation is part of a larger \$5.4 million overhaul that includes new restrooms and upgrades to the picnic areas, pathways, and lawn.

"We're ecstatic for families to experience the next five playgrounds of our Let'sPlaySF! campaign especially at a time when they're needed most. This campaign, will benefit more than 20,000 children throughout the City," said Drew Becher, CEO, San Francisco Parks Alliance.

Sunset Reservoir Playground

A sixth site, the Sunset Reservoir Playground, has also undergone a major facelift thanks to the San Francisco Public Utilities Commission, which owns the Sunset Reservoir where the playground is located. The \$200,000 project includes a new tot swing and slide, and new rubberized matting in a fun two-toned graphic pattern.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF PLAYGROUNDS IN SAN FRANCISCO
Date: Wednesday, October 14, 2020 8:54:50 AM
Attachments: [10.14.20 Playgrounds Reopening.pdf](#)

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[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, October 14, 2020 at 8:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF PLAYGROUNDS IN SAN FRANCISCO

FOR IMMEDIATE RELEASE:
Wednesday, October 14, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES REOPENING OF
PLAYGROUNDS IN SAN FRANCISCO**

Playgrounds are now open with new signage and public health guidelines

San Francisco, CA — Mayor London N. Breed, San Francisco Recreation and Park Department General Manager Phil Ginsburg, and Director of Health Dr. Grant Colfax today announced the City's outdoor playgrounds are now open. San Francisco's more than 180 public playgrounds will have signs reminding families of capacity limits and other guidelines to prevent the spread of COVID-19. Recreation and Park Department monitors will be stationed at the City's busiest playgrounds for the first two weekends of operation to educate families about the new rules and ensure health guidelines are followed.

"We know kids and parents have been missing playgrounds since the end of March, and I'm excited that we're now at a place where we can safely reopen them," said Mayor Breed. "It's important kids have a place to explore, have fun, and get some outdoor exercise. We hope this brings families and kids some joy during an otherwise challenging time."

"We are thrilled to welcome families back to their neighborhood playgrounds and all the fun, connection, and creativity they inspire," said Phil Ginsburg, General Manager, San Francisco Recreation and Park Department. "For kids, play is serious business. It is essential to their cognitive, physical, social and emotional development. A trip to the playground relieves stress, reduces anxiety, and promotes healthy bodies and imaginations."

Playgrounds are reopening with limits on the number of children and adults who can enter based on the size of the playground, and limits on the number of children who can use playground equipment at once. To comply with State regulations, playground visits must be limited to 30 minutes when others are present. Visitors of all ages must stay 6 feet away from non-household members and everyone 2 and older must wear masks. To maximize the number of children who can play, only one adult may accompany each child.

Eating and drinking are not allowed, and visitors should clean their hands before and after playing. Hand washing stations have been placed at the 51 playgrounds without restrooms through a generous donation by Kaiser Permanente and KABOOM!, a non-profit organization that helps communities build playgrounds.

Adults must actively supervise children at all times and avoid non-essential cell phone use. If a caregiver must take a break, children should stay by their side until they can resume. Children younger than 2 must remain within arm's reach of a caregiver and are not allowed on play structures that hold more than one child at a time.

“Returning children to environments where they can learn and play has been a top priority since we were removed from the State watch list on September 1, and the re-opening of playgrounds follows our efforts re-opening out of school programs, community hubs and elementary schools,” said Dr. Grant Colfax. “Our successful and sustained re-opening is a result of every San Franciscan doing their part to keep our communities healthy and safer. We must continue these efforts for the sake of our children, our families, and our communities.”

The San Francisco Department of Public Health offers families the following tips to play safely:

- Go to the playground during days and times when there are fewer people.
- Choose playgrounds within walking distance of your home instead of taking public transportation.
- Choose smaller playgrounds with fewer people over larger playgrounds that can hold more people.
- If your child is crying and cannot be consoled, remove them from the play structure or playground until they are calm, since loud crying can produce a large number of respiratory droplets.
- If anyone in your household is experiencing symptoms of COVID-19, do not visit a playground.

###

From: [Feliciano, Josephine \(CPC\)](#)
To: [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: FW: Mail for Planning Commissioners - letter re: 350 San Jose Ave
Date: Tuesday, October 13, 2020 3:49:00 PM
Attachments: [letter - 350 San Jose Ave - Joe Stevens.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Josephine O. Feliciano

Commission Affairs

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[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: DCP, Reception (CPC) <reception.dcp@sfgov.org>
Sent: Tuesday, October 13, 2020 2:31 PM
To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: Mail for Planning Commissioners - letter re: 350 San Jose Ave

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Request Continuance for Item 12: 2214 Cayuga #2016-012135CUA
Date: Tuesday, October 13, 2020 2:49:26 PM

Commissioners,

Please be advised that the Sponsor is requesting a one month continuance of the above referenced matter on this week's Agenda.

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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[San Francisco Property Information Map](#)

From: Jeremy Schaub <jeremy@slasf.com>
Date: Tuesday, October 13, 2020 at 10:49 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>
Subject: Request Continuance for Item 12: 2214 Cayuga #2016-012135CUA

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Jonas-

I asked Gabriela about this last week, but it looks like our continuance didn't make it to the published agenda. We'd like to ask for a +/-4 week extension. Hopefully around 11/12 or the week after. Thank you!

Jeremy Schaub, Principal Architect

Schaub | Ly | Architects, Inc.
Formerly [Gabriel Ng + Architects, Inc.](#)
1360 9th Avenue, Suite 210 | San Francisco, CA 94122
c. 415-598-8747 | o. 415.682.8060 x 103 | www.slasf.com

Please Note: I will be working from home until further notice. Email is the best way to reach me.

From: [Ionin, Jonas \(CPC\)](#)
To: [Christensen, Michael \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: New development at 1021 Valencia
Date: Tuesday, October 13, 2020 2:42:50 PM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Gina Limón <pixies0013@me.com>
Date: Tuesday, October 13, 2020 at 2:33 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: New development at 1021 Valencia

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To Whom it May Concern,

As you know district 9 has been gentrified and has hundreds of new luxury condo developments that are sitting empty. We are in the middle of a pandemic that has seen our neighbor die, become homeless or just move because they can now work remote and want more room. So yes I am writing you to talk about a new glass box condo development with retail that is 75ft tall, on one of the many mini monsters in the mission. This project will be developed at 1021 Valencia St, a street that is not in need of new luxury condos. It is slated to be built butting up against my residence. Just the construction alone will disrupt our lives beyond what is reasonable. We are in the middle of a PANDEMIC and all of us are working from home. I am a RN for SFPD street medicine team that does Telehealth calls from home- I am not sure this is possible with the amount of construction proposed. My husband is disabled and is home all the time. His disabilities include severe tinnitus, this involves an extreme sensitivity to loud noises. All of our neighbors are elderly and their health would no doubt suffer if this project is to continue. Our lives will be disrupted in a way that could negatively affect our health (I also suffer from asthma and this will cause exacerbations and our employment. I have lived at this address for 20 years and have been a dedicated civil servant. I was lucky enough to find this rent controlled apartment so I could stay in San Francisco, as with the current wealth gap I have no hope of ownership in the city. Every person that lives in this building is either a bay area native or has lived in this building for 30+ years, we are a community that looks out for each other. We are Latinx people, elderly people, civil servants, care givers and religious leaders. This building threatens to further gut the soul of the Mission. As the daughter of a proud Mexican father who taught farm worker English by Caesar Chavez's side, I am devastated by what has happened to our people and our culture in San Francisco's Mission District.

The new building will directly affect our quality of life just by its height alone. The new building would impede on our outside patio, in essence cutting us off from enjoying our outside area. The light in our apartment would decrease by 95% if this plan goes through. Our neighbors would lose 100% of their light. This is not acceptable in any way. It is not conducive to human life to live in complete darkness 100% of the time.

We were only just informed of this plan and have been offered no compensation for the disruption in our lives and no way to negotiate some changes to our light and back patio (which we PAY for). This project could also have disastrous consequences for our building's foundation. The new development plans to dig 50+ ft underground, below our foundation. Our building is over 100 years old and should be protected as a historical Victorian in the mission.

With all this disruption and absolute loss of our quality of life we have just now been notified of this project. We have been offered no compensation for our disruption of life/lower quality of life. We would like the chance to be heard on this as it directly affects us. I am

the only one in the building that owns a computer and can zoom in, the rest of our building is essentially cut off as it is too dangerous for them to attend in person due to the pandemic. Please consider our situation and needs.
Thank You,

Gina Limon

From: [Susan Diamond](#)
To: [Susan Diamond](#)
Subject: [Susan Diamond](#)
Date: [Tuesday, October 13, 2020 10:00AM](#)
Attachments: [Susan Diamond](#)

San Francisco Planning Department
1500 Market Street, Suite 1000, San Francisco, CA 94102
Phone: 415-221-1100
[San Francisco Planning Department](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are [operating 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: [Susan Diamond](#)
Sent: Monday, October 12, 2020 10:00 AM
To: [Susan Diamond](#)
Cc: [Susan Diamond](#)
Subject: General Public Comment October 15, 2020

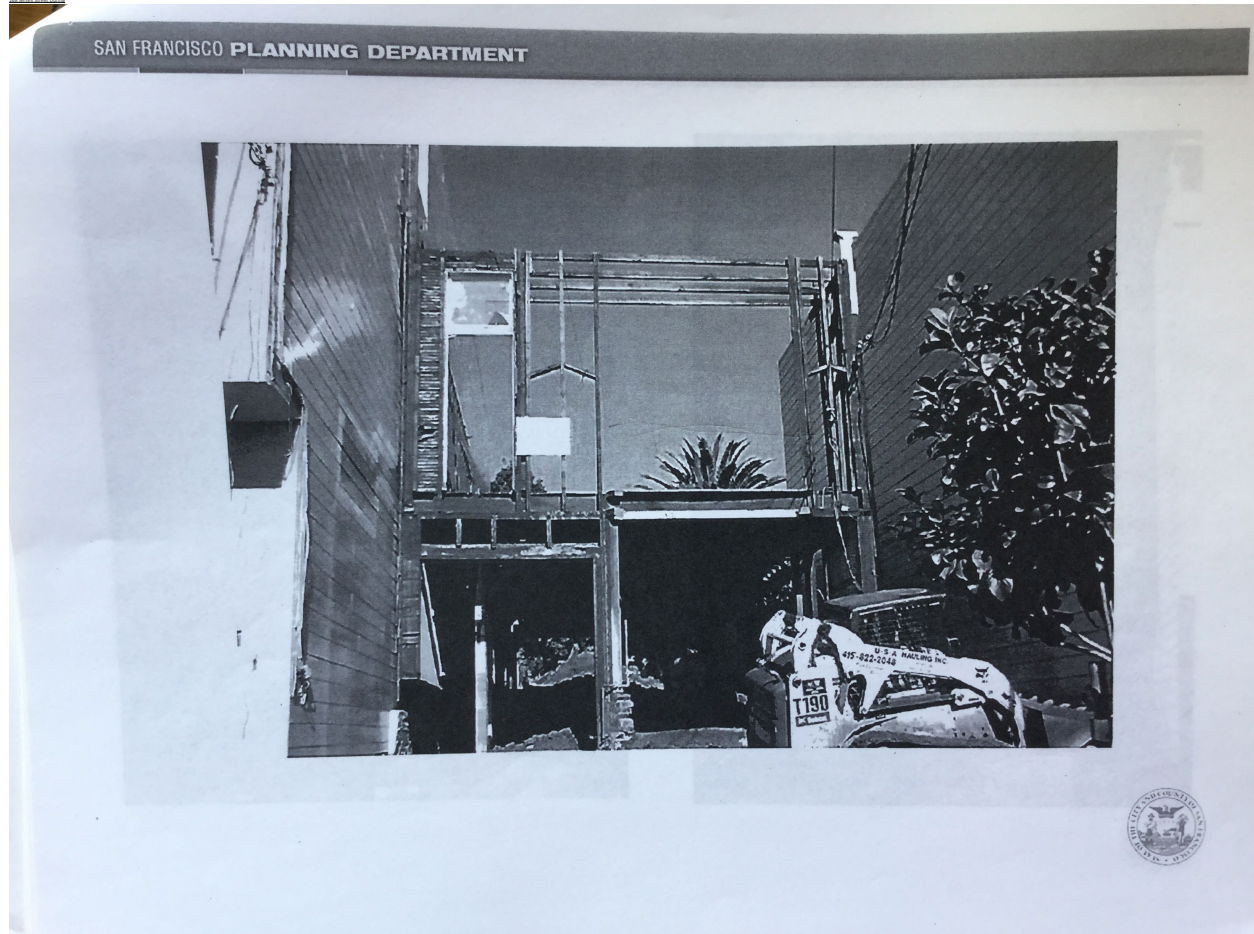
This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

If we could all gather in Room 400, I would show these five screenshots on the overhead, but since we can't, I am emailing them to you prior to Thursday.

Photos from 2014 Planning Department Staff Training Manual on Tenement in Denial

100 photos (2014-2015)



100 photos (2014-2015)

100 photos (2014-2015)



2010 Census: was also analyzed by Huff in December 2011 as one of the samples of alterations in New Valley that were not properly reviewed. The photos above were used to illustrate issues with determining FID in the 2010 Huff Training Manual.

in 2012 it was for \$1.375 million before the alteration
in 2013 it was for \$1.7 million after the alteration
in 2014 it was for \$1 million

There were no published Form Cuts for this alteration on Jersey Street

Date of 2010 Alteration on 2010 Street in New Valley currently unknown



Date of 2010 Alteration on 2010 Street in New Valley currently unknown



There are no published Open City for this account. However,

Below the area based on 2018 Census data shows 11 and 12 miles to the nearest location

to 2018 is not for 10-12 miles

9:19 PM Mon Oct 12

redfin.com

60%



Thank you and take good care.
Sincerely,
Georgia Schmitt

From: [CPC-Commissions Secretary](#)
To: [Falcione, Josephine \(CPC\)](#)
Subject: [File: 2839 24th St Conditional Use Protest for Oct 15 Planning Hearing](#)
Date: Tuesday, October 13, 2020 8:24:02 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs
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[San Francisco Property Information Map](#)



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From: Steph <honeybadger@me.com>
Sent: Sunday, October 11, 2020 1:20 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Durandet, Kimberly (CPC) <kimberly.durandet@sfgov.org>; Lewis, Victoria (CPC) <victoria.lewis@sfgov.org>; Li-D9, Jennifer (BOS) <jennifer.li-d9@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Monge, Paul (BOS) <paul.monge@sfgov.org>
Cc: RonenStaff (BOS) <ronenstaff@sfgov.org>; Beinart, Amy (BOS) <amy.beinart@sfgov.org>; Lerma, Santiago (BOS) <santiago.lerma@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joe.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>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: 2839 24th St Conditional Use Protest for Oct 15 Planning Hearing

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Planning Commission and Supervisor Ronen,

I voice my protest of the proposed approval of 2019-017022CUA as the plans submitted for 2019-017022CUA are fraudulent.

1. The plans submitted with this application, dated 6/23/20, list an additional commercial unit in this building, 2829 24th st, as "Former Laundromat (currently in situ remediation)" This is false. 2829 24th st is currently being used by the restaurant "La Torta Gorda" which also occupies 2833 24th St. No environmental cleanup has been performed or permits issued for the change of use from laundromat to restaurant. Obviously using a laundromat as a restaurant poses a serious health risk. This illegal use has been confirmed under DBI complaint 202055401

From: "Tienda, Braulio (DBI)" <braulio.tienda@sfgov.org>
Date: 9/15/2020
Subject: 2829 24th St

Greetings

I am attempting to locate the address of your complaint and I believe it is not correct. That address is not posted and 2833 is La Torta Gorda. 2829 should be to the left of this establishment but addresses jump down and skip 2829. I asked owners of Torta Gorda to open neighboring doors and found that it is their establishment as well. Please reply to this email so I may better serve your concerns.

Braulio Tienda
Building Inspector

2. The plans submitted with this application list an additional unit in this building, 2841 24th St, as "Commercial Property (previously TV repair)". This is false. Please refer to the previous plans dated, 2/20/18. 2841 24th St is listed as "Live Work". Also please refer to the plans submitted for pending 2017-003538VAR 2603 BRYANT ST, this same parcel, those plans list 2841 24th St as "Residential R2-Occupancy (residence)." Photos Attached

2841 24th St has also been illegally converted from ground floor retail to residential with kitchen/bath with no permits or planning department approval, the same as 2839 24th st.

This shows a history of illegal use and continued deception by the corporate property owners.

3. This property is located on 24th St, one of the last retail districts in the mission. This area needs local retail businesses, and we continue to lose them because of greedy corporate landlords such as this one. The 24th-mission NCT zoning was put in place to protect ground floor retail locations just like this one, which the corporation owning this property blatantly ignored.

This property does not meet the requirements for the CUA to be granted:

Planning Code Section 303(c)
(1): The proposed feature is neither necessary or desirable

Ground floor shops, art galleries, restaurants - local business are desirable, ground floor residential units do not belong on a retail corridor.

(2) The proposed use will be detrimental to the convenience and general welfare of persons residing in the vicinity

Neighborhood residents depend on their local stores and services.

(2)(a) The size/shape of this unit is not conducive to the proposed use

it is a store with display windows, it is not suitable as a residence.

(2)(b) The accessibility and traffic patterns for persons and vehicles make this location unsuitable for the proposed change in use.

It is a busy pedestrian retail street day and night, the unit is adjacent to a Liquor store and a restaurant - noise, vehicle fumes, etc make this unsuitable for residential use.

The plans in the application are fraudulent, retail use is protected under the 24th-Mission NCT, and the project does not meet the requirements of conditional use approval.

This application must be denied.

I strongly believe in protecting 24th st and will challenge any illegal approval of this CUA with the Board of Supervisors, Board of Appeals, Planning Discretionary Review, and ethics board review of why fraudulent plans are being approved.

Thank you
Stephany Hernandez



Revisions



FLOOR PLANS

DATE	02/20/18
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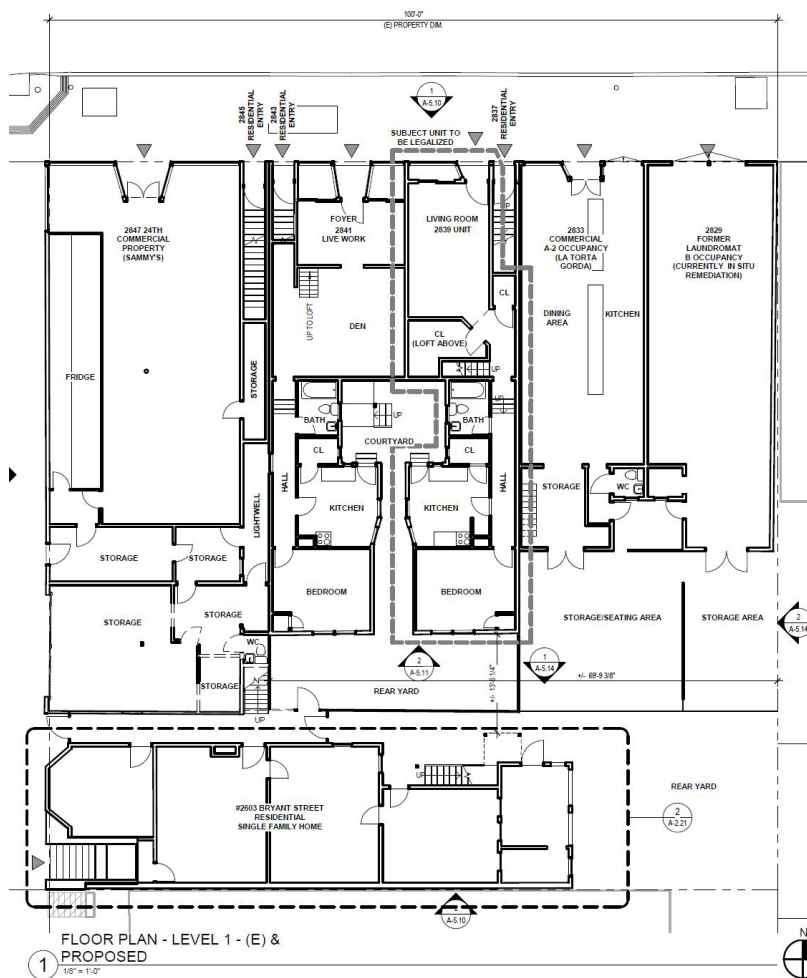
SCALE $1/8" = 1'-0"$

DRAWN BY	OG
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CHECKED BY	Checker
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JOB NO.

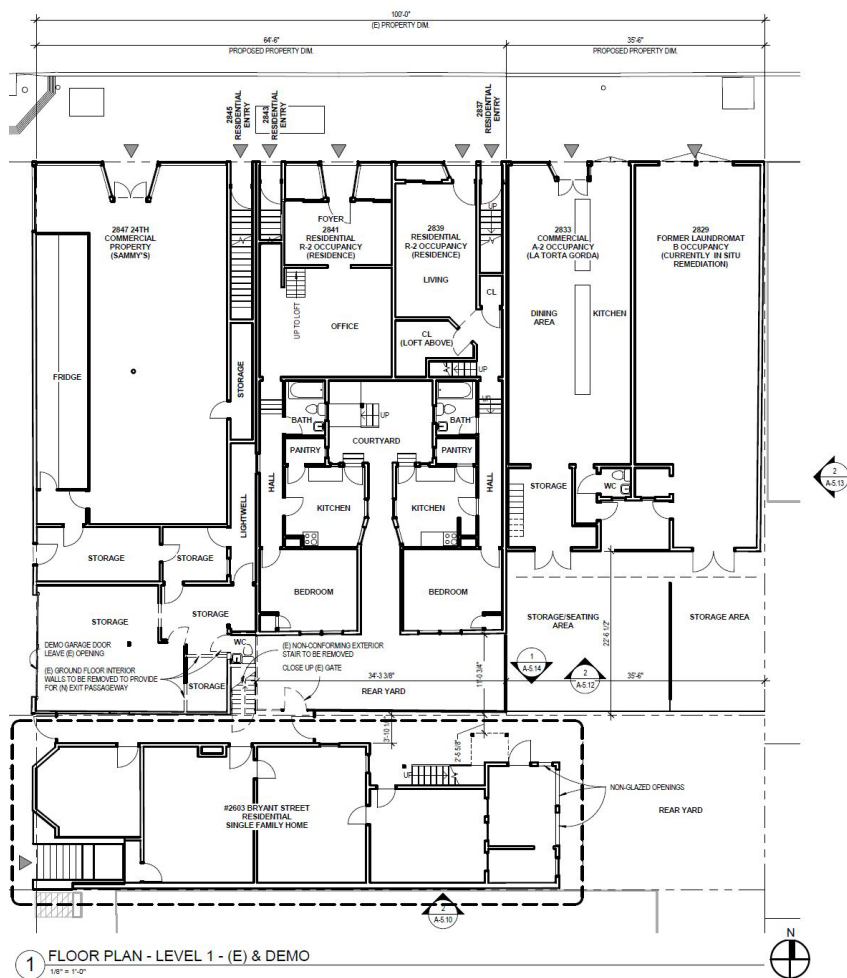
A-2.00





DATE	03/15/17
SCALE	1/8" = 1'-0"
DRAWN BY	OG
CHECKED BY	Checker
JOB NO.	

A-2.00



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 466-468 Elizabeth Street Demo Calcs and Entitlement
Date: Tuesday, October 13, 2020 8:23:53 AM
Attachments: [Plans \(3.20.2020\) - 466 Elizabeth St.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](#)



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From: SchuT <schuttishtr@sbcglobal.net>

Sent: Saturday, October 10, 2020 3:47 PM

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

Cc: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>

Subject: 466-468 Elizabeth Street Demo Calcs and Entitlement

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

Dear President Koppel, Vice President Moore and Commissioners Chan, Diamond, Fung and

Imperial:

Good afternoon to you all.

On August 30, 2020, I sent an email to the Commission and Staff about this property, a legal pair of flats for sale, with an entitlement for a major expansion.

The expansion of these flats skirted through an apparent loophole of the Flat Policy by using the existing values in Demo Calcs under Section 317 to avoid the thresholds.

The expansion illustrates why the Demo Calcs should be adjusted per §317 (b) (2) (D).

Below is an updated real estate listing with new plans.....different from the approved plans under the entitlement.....and showing how these two legal flats could be one very large single family home. The legally approved plans are on the pdf, which also show the Demo Calcs.

This “merging” of flats is something that went on previously with wine refrigerators and microwave ovens as a “kitchen” in the second, reduced-in-size flat that could pass muster for the issuance of the CFC and then ultimately be absorbed into the entire structure as one big, expensive single family home.

This is one reason the Commission passed the Residential Flat Policy in October 2017 to preserve housing....potentially rent controlled housing....and to close the loophole of §317 (b) (7).

I recognize that it is not the Commission’s or the Staff’s responsibility to police all projects once an entitlement is granted.

And in fact if this entitlement sells, it may be discovered during the title search that this is legally two units and there are a set of legally approved plans.

However:

It seems reasonable to wonder if the Calcs had been adjusted once or twice since 2008/2009, would this speculative project have proceeded, now selling the entitlement?

And therefore, would the two existing, legal, very livable, rent controlled units at 466-468 Elizabeth Street each be presently occupied with San Francisco residents?

Thanks and take good care.

Sincerely,

Georgia Schuttish

<https://www.compass.com/listing/466-468-elizabeth-street-san-francisco-ca-94114/592550191788616217/>

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ECONOMIC RECOVERY TASK FORCE RELEASES FINAL REPORT
Date: Friday, October 09, 2020 3:42:34 PM
Attachments: [10.08.20 Economic Recovery Task Force Report.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, October 8, 2020 at 3:10 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ECONOMIC RECOVERY TASK FORCE RELEASES FINAL REPORT

FOR IMMEDIATE RELEASE:

Thursday, October 8, 2020

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

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

**SAN FRANCISCO ECONOMIC RECOVERY TASK FORCE
RELEASES FINAL REPORT**

In initial response to comprehensive report, Mayor Breed announces plan to expand elements of the Shared Spaces program beyond the pandemic, support businesses with grants to support reopening, delay impact fees, initiate a basic income program for arts, and more

San Francisco, CA — Today the San Francisco Economic Recovery Task Force (ERTF) released a report and policy recommendations at its final meeting, following months of stakeholder convenings. Called together in early April by Mayor London N. Breed and Board of Supervisors President Norman Yee, the ERTF began meeting within six weeks of the Stay Safer at Home Health Order, bringing together over 100 leaders from business, hospitality, labor, faith, education, non-profit, and community organizations to guide and inform San Francisco's economic recovery through COVID-19.

The ERTF was chaired by Assessor Carmen Chu, Treasurer José Cisneros, President of the Chamber of Commerce Rodney Fong, and Executive Director of the Labor Council Rudy Gonzalez. The report issued today summarizes the early economic impacts of COVID-19 and the City's immediate response to support residents, businesses and workers. The report advances 41 policy recommendations that focus on long-term economic recovery and development, narrowing the gap for vulnerable communities, and providing businesses more opportunities and flexibility to operate and succeed in the short- and mid-term.

In response to the report, Mayor Breed announced an initial series of steps to support San

San Francisco's recovery, including moving forward on creating a plan to make elements of the Shared Spaces program permanent, providing direct funding support to businesses, creating a pilot basic income program for artists, supporting cultural districts, delaying impact fees, and waiving certain taxes and fees for businesses that remain closed. These are just the beginning of San Francisco's work to get the City moving toward economic recovery and meeting the policies and goals set in the ERTF report.

"San Francisco is only at the beginning of what we know is going to be a long road to recovery," said Mayor London Breed. "Here in this City, I've been so proud of how we came together to combat this virus with a shared commitment to public health and keep one another safe. In the months and years ahead, it's going to take that same collective effort to confront the economic devastation caused by this virus. I want to thank everyone who participated in the Economic Recovery Task Force, especially our co-chairs, for stepping up when San Francisco needed them most to come forward with their ideas and their energy. We need to continue to translate these ideas into action so we can get people back to work and get San Francisco moving forward."

"We are grateful to all the Economic Recovery Task Force members coming together to offer ideas, recommendations, and a vision for San Francisco's future," said President Norman Yee. "We recognize the challenges so many of our businesses and residents are facing. I look forward to working with my Board colleagues, the Mayor, and the Co-Chairs to evaluate and to develop policies based on this Report to bring relief to the communities that need it most."

"The recommendations released today are a reflection of the immediate needs and aspirations of our Task Force and community. I am especially proud that we never lost sight of the need to rebuild more equitably so that all our communities can prosper," said Assessor Carmen Chu, Co-Chair of the Economic Recovery Task Force. "This report is just the beginning, we must continue to adapt to emerging needs of this global pandemic. Our Task Force's Shared Spaces program is an example of what is possible when we work with purpose and when we work together. Collectively, the Task Force, departments, Mayor's Office and Board of Supervisors acted swiftly to remove obstacles and support a program that has since created opportunities for more than 1,600 businesses across the City. As we move forward, my hope is that we continue to rise to meet the future with the same passion, creativity, and collective purpose."

Over the last several months, the ERTF has been instrumental in supporting the City's response to COVID, including by creating the City's Shared Spaces program and helping lead the creation of the reopening roadmap, which provided a timeline and guidance for reopening San Francisco's economy. The Shared Spaces program 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, and the City has issued over 1,600 Shared Spaces permits to date.

Policy Recommendations

The ERTF Report policy recommendations include actions that are both short-term and longer-term. The City has already implemented some of the recommendations such as the Shared Spaces program, business tax deferrals, increased testing capability across the City, and expanded sick leave programs. The recommendations focus on the following areas of need:

Local Economic Stimulus - explore policies and investments that encourage economic development and activity in San Francisco, such as funding public infrastructure projects, streamlining permitting processes, advocacy for state and federal resources, and more

- **Job Connections** - facilitate and improve connection to jobs and explore programs that hire local workers
- **Promote Safe Reopening** - provide clear and accessible information to businesses and workers on reopening requirements and provide tools and strategies to keep workers, customers, and residents safe
- **Preserve Operations and Lessen Regulatory Burdens** - create flexibility for businesses to operate and consider reducing or eliminating regulatory burdens
- **Pursue Economic Justice** - narrow the wealth gap and bridge the digital divide for low-income residents and communities of color
- **Invest in Housing** - incentivize the construction of affordable housing, an immediate and long-term need
- **Meet the Basic Needs of the Vulnerable** - ensure San Franciscans have access to food, shelter, mental health, and other services
- **Imagine and Build Stronger Neighborhoods** - activate and draw upon San Francisco's unique neighborhood and cultural assets

For the full list of detailed policy recommendations, read the report here: onesanfrancisco.org

“When San Francisco faces an incredible challenge, the entire community pulls together,” said Treasurer José Cisneros. “The Economic Recovery Task Force convened government leaders and community members to chart the roadmap for restoring San Francisco’s economic strength. We will return from this pandemic like we rebuilt after the earthquakes and like we endured through the AIDS crisis. I am grateful to all the Task Force members for the contributions they made. Their work will guide us on our journey ahead.”

“The entire business community thanks Mayor London Breed and President Norman Yee for pulling together this diverse group of stakeholders to shape and solve the challenges COVID-19 has brought to San Francisco,” said Rodney Fong, President and CEO, San Francisco Chamber of Commerce. “We have a long road to recovery ahead of us, but if we are able to come together as San Franciscans, I’m confident that we will rebuild San Francisco as a better and more equitable city.”

“The ERTF has been a productive and important step in what will continue to be a campaign toward a just and equitable recovery,” said Rudy Gonzalez, Executive Director of the San Francisco Labor Council. “I’m excited to see SF lead the way in developing high road workforce training and career opportunities especially for our hardest hit communities.”

Immediate Actions

The Mayor will initiate several immediate actions informed by the ERTF report today and aligned with the areas of need identified in the policy recommendations. These are just the first in a series of actions that will be forthcoming to support San Francisco’s economic recovery.

Extending Shared Spaces: Building off of the early successes of the Shared Spaces program, the City will work to make elements of the program permanent. The existing Shared Spaces program will continue throughout the duration of the local emergency in San Francisco, which

remains in effect, and the new effort will incorporate lessons learned and ensure that the program's benefits to businesses and the community continue throughout San Francisco's long-term recovery and beyond.

Economic Support for Small Business Reopenings: The City will provide \$1.6 million in grants and design services to support neighborhood businesses that need to purchase furniture and fixtures and reconfigure space in order to meet health requirements for operating. This funding will come by re-purposing grant funding from the SF Shines program, which normally gives grants to businesses for facade improvements. Additionally, the City will provide \$200,000 for businesses that need legal support and assistance negotiating their leases.

Basic Income Pilot for Artists: San Francisco is directing nearly \$6 million in funding for artists, teaching artists, arts organizations, and cultural workers, including a new universal basic income pilot program for San Francisco artists. The UBI program will provide up to 130 artists with \$1,000 a month for at least six months starting early next year. The Arts Commission will also provide arts organizations with funding to reopen safely and will fund the creation of an online Arts Hub, which will serve as a one-stop-shop for artists and organizations looking for financial assistance, professional networking, and employment opportunities. Next week, the Arts Commission will open four other grant programs for artists, arts organizations, and cultural facilities. The Office of Economic and Workforce Development will make \$265,000 available to fund artists to paint murals with a public health theme on boarded up businesses and deploy performance artists to promote COVID-safe behaviors in high foot traffic areas.

Fee and Tax Waivers for Closed Businesses: San Francisco is continuing its support for businesses that have been unable to open due to COVID, and will be providing an additional fee and tax waiver for businesses that remain closed -- including entertainment, arts, and nightlife venues.

Defer Impact Fee Collection: In addition to deferring fee collection from businesses, the City will defer collection of impact fees on development projects to help promote housing construction in San Francisco. This will help advance the City's goals of creating more housing and making San Francisco a more affordable place to live, while also promoting local job creation.

Grants for Cultural Districts: The Cultural Districts Community Building and Impact program will award \$265,000 to each legislatively approved Cultural District working to preserve, strengthen, and promote their cultural communities. The funds will primarily be utilized to celebrate culture, support community resilience in light of COVID-19, provide direct resources, and stabilize the identity of the District and its ability to generate a vibrant economy.

Going forward, the City will use the Task Force Recommendations and the priorities for Economic Recovery that it established to inform the programs and policies it advances to rebuild San Francisco's economy. San Francisco will continue to work with partners in the business and philanthropic community to find ways to support those who continue to struggle through this public health and economic crisis.

Economic Recovery Task Force Outreach

The ERTF was created to guide the City's efforts to sustain and recover local businesses and

employment, and mitigate the economic hardships that are affecting the most vulnerable San Franciscans. Each of the 100 members on the ERTF served as a connection point to the community beyond them, so that constituencies they represented could be connected to the City's response to COVID. In addition to several convenings, the Task received over 1,000 public surveys and emails in multiple languages from San Franciscans.

The Task Force reached over 900 people and facilitated over 40 hours of interviews and conversations, including Task Force member policy meetings, public hearings at the Small Business Commission, Immigrant Rights Commission, the Commission on the Environment, and the Commission on the Status of Women, as well as neighborhood meetings and Cultural Districts across the city. The Task Force's Community Engagement and Listening team also conducted targeted stakeholder outreach to tenants from single room occupancy buildings, restaurants in Chinatown (an area especially hit hard when COVID-19 initially emerged), the arts and entertainment community, immigrant communities, the disability community, and the Black, Latino and Filipino communities.

The full Report can be read here: onesanfrancisco.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 15, 2020
Date: Friday, October 09, 2020 3:29:47 PM
Attachments: [20201015_cal.docx](#)
[20201015_cal.pdf](#)
[CPC Hearing Results 2020.docx](#)
[Advance Calendar - 20201015.xlsx](#)

Commissioners,
Attached are your Calendars for October 15, 2020.

Cheers,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: [Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: FW: Mail for Planning Commissioners - 2 letters re: 350 San Jose Ave
Date: Friday, October 09, 2020 2:13:42 PM
Attachments: [letter - 350 San Jose Ave - Susie McKinnon.pdf](#)
[letter - 350 San Jose Ave - Amanda Peterson.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: DCP, Reception (CPC) <reception.dcp@sfgov.org>
Sent: Friday, October 09, 2020 1:59 PM
To: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: Mail for Planning Commissioners - 2 letters re: 350 San Jose Ave

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Board Report
Date: Friday, October 09, 2020 12:01:01 PM
Attachments: [2020_10_08.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Sent: Friday, October 09, 2020 11:59 AM
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: Board Report

Please see attached.

Thanks,

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: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1950 Page Street/High School for the Arts
Date: Friday, October 09, 2020 11:10:28 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Lisa Lightman <lisa.lightman@gmail.com>
Sent: Thursday, October 08, 2020 7:40 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; Lisa Lightman <lisa.lightman@gmail.com>
Subject: 1950 Page Street/High School for the Arts

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Dear Commissioners Koppel, Moore, Chan, Diamond, Fung, and Imperial:

I want to thank you for your thoughtful questions about the 1950 Page Street project at the Planning Commission meeting today. I appreciate your delay in approving the project until key questions are answered. I was online to respond during the public comment but a technical glitch prevented the call to proceed.

I live at 1965 Page Street and was one of the 10 individuals who submitted a

response letter to you. I want to add additional information to our initial concerns. I am pleased that some of these concerns were also addressed today.

Community Meetings

The school has held various community meetings over the years. However, these meetings have been weak in substance and content. In 2019, Sherry Zhang, the Director of the school, presented the initial plans to the community at the Park Branch library. The former architect on the project did not attend. Ms. Zhang was unable to answer basic questions. In the September 2020 community meeting, technical problems also prohibited a substantive exchange. I am not surprised that Ms. Zhang was not available to answer the Commissioners' questions today nor could Larry Badiner do so regarding the residential units.

Footprint

The size of this project goes beyond the footprint of the neighborhood. While an art and dance school is a positive addition to the educational options for middle and high school students, this is not the right location. Street safety and area congestion is a critical concern with the anticipated 730 Stanyan Street project.

Traffic

Over the years, many of us have addressed double and triple parking during drop off and pick-up. The school responded by providing a guard who stood by the door and was inactive in his responsibility to actually direct traffic. We believe the same inaction will occur which is especially troublesome as the school hopes to expand from 50 to 250 students.

Construction

This 18 month or longer project requires clear construction guidelines. How will it be staged? What equipment will be used? Excavating the former swimming pool for an underground garage requires a structural engineer. The community would like to hear more details including a timeline, a construction schedule, hours, and more. Holding a meeting without subject matter experts is not helpful and supports the lack of transparency and disregard we have experienced.

Parking

The school has 5 SFMTA approved spaces in front of the building which the school administrative staff currently uses for parking. They are seeking 5 additional above ground spaces, thus allotting themselves nearly the entire block. This is in addition to the 7 underground spaces. Has the Urban School and the French-American School, also located on Page Street, asserted similar parking needs?

Residential

The request for residential units is highly unusual. This addition significantly increases the scale of the project overall. If there are visiting artists for part of the school year, short term rentals will suffice.

Overall, the expansion of the school in this location, at the projected scale and

with the limited enrollees that have been consistent over the years, makes little sense to many of us.

Thank you again for your critical questions at the Commission meeting today.

Sincerely,
Lisa Lightman
1965 Page Street, #302

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Items 2019-023428CUA and 2019-023428VAR
Date: Friday, October 09, 2020 11:10:17 AM
Attachments: [Revised NEIGHBOR PARTY WALL AGREEMENT.docx](#)

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

From: Mark Mosher <markmsf@icloud.com>
Sent: Thursday, October 08, 2020 1:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Jodi Schwartz <jodi@lyric.org>; brett gladstone Gladstone <brett@gladstoneassociates.com>
Subject: RE: Items 2019-023428CUA and 2019-023428VAR

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Dear President Koppel and members of the Planning Commission:

My wife and I live at 119 Collingwood Street next to LYRIC at 123-127 Collingwood Street.

We strongly support LYRIC's mission of helping LGBTQ youth and do not oppose the project before you today.

However, as LYRIC's project requires the demolition of a structure that shares a wall with our home — specifically our bedroom — we would like several conditions attached to LYRIC's Conditional Use authorization:

- That LYRIC be required to immediately rebuild/repair the exterior wall of our property upon demolition of their adjoining rear garage to ensure the watertight integrity of our property.
- That LYRIC and their contractors pay for any damage done to our property during the course of construction with their insurance — not ours — as a backstop to cover the costs.
- That any assessment of damage caused to our be performed by an independent contractor, not one performing services for LYRIC.
- That all construction and demolition work commence no earlier than 8:30 a.m.

We have incorporated all of these conditions as changes into a Neighbor Party Wall Agreement proposed by LYRIC

and their counsel Brett Gladstone (see attached).

We request that the commission incorporate them into conditions approved today or provide a continuance so we can execute a final agreement with LYRIC before approval of their items by the commission.

Best regards,

Mark Mosher
Erica Walters
119 Collingwood Street
San Francisco, CA 9411