

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#); [Fahey, Carolyn \(CPC\)](#)
Subject: FW: discretionary review, 11/19/2020 - - 526-530 Lombard St
Date: Thursday, November 19, 2020 11:22:11 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.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: Barbara Alexandra Szerlip <baszerlip@gmail.com>
Sent: Thursday, November 19, 2020 10:54 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: discretionary review, 11/19/2020 - - 526-530 Lombard St

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Dear SFPC,

Kyle Holm has the legal right, with your permission, to build on his property.

However,, it's fair to mention (perhaps remiss not to) that, given the complete disdain he has shown for his neighbors on all sides (any blueprint concessions were forced on him) -- it's very likely that he will initiate noisy and months-long construction in the midst of a pandemic lockdown that has adult neighbors working at home (remotely) and children and other students studying (remotely), also confined to their homes.

For your consideration, Thank you.

BAS

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)
Subject: FW: Petition Signers in support of 955 Post
Date: Thursday, November 19, 2020 9:04:15 AM
Attachments: [Petitioners in support of 955 Post 11.18.2020.xlsx](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Nico Nagle <nico@sfhac.org>
Sent: Wednesday, November 18, 2020 4:19 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Petition Signers in support of 955 Post

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

Good afternoon Commissioners,

Attached is an excel document with a list of petition signers in support of the proposed project at 955 Post in advance of the hearing at tomorrow's Planning Commission.

Nico Nagle | Pronouns: He/Him
East Bay Organizer | San Francisco Housing Action Coalition
East Bay Organizer | Bay Area Housing Advocacy Coalition

95 Brady Street, San Francisco, CA 94103
Office: (415) 541-9001 | Cell: (650) 793-5825
Email: nico@sfhac.org | Web: sfhac.org



From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 4300 17th Street Development
Date: Thursday, November 19, 2020 9:03:38 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Bonnie Day <bonniedaymedia@gmail.com>
Sent: Wednesday, November 18, 2020 4:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Desiree Roldan <desroldan@gmail.com>
Subject: Opposition to 4300 17th Street Development

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Dear Planning Commission,

As homeowners in the Corbett Heights neighborhood, we strongly oppose the 4300 17th Street Development. As the CHN Board has expressed, this project does not conform to code, will be harmful to the neighbors and the neighborhood, and the two proposed ADUs could be accommodated on the existing property, without the lot split and new building construction.

Thank you,
Bonnie Day and Desiree Roldan
Owners of 4520 17th St. #1 SF CA 94114

--

Bonnie Day
(650) 704-1635
bonniedaymedia.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Regarding the development proposal at 4300 17th Street
Date: Thursday, November 19, 2020 9:03:27 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Thomas Hauenstein <thomasah@yahoo.com>
Sent: Wednesday, November 18, 2020 8:19 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Regarding the development proposal at 4300 17th Street

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Dear Mr. Horn,

We live across the street from the development proposal at 4300 17th Street.

Although we do appreciate the inclusion of 2 affordable units to the proposal, we object to it overall. We can't claim that what Mr. Pluta is doing is illegal but his overall course of action is egregious. The lack of support from the Planning Department is certainly a red flag. The lack of consideration for residents on the North, East, and West sides of the property is pretty appalling. We also have concerns about the loss of public parking and ultimately the precedent-setting of such an obtrusive structure brought about by circumvention of city planning policies.

We understand that as a property owner he feels entitled to make a profit but should it be at the expense of the neighborhood, his neighbors, their well-being, and their property value?

Thank you for your time,

Thomas Hauenstein and Peggy Tran-Le
4309 17th Street
SF CA 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street
Date: Thursday, November 19, 2020 9:03:15 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Judith Hoyem <jhoyem@sbcglobal.net>
Sent: Wednesday, November 18, 2020 9:23 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th Street

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November 18, 2020

Dear Mr. Horn and Planning Commissioners,

I have lived on 17th Street between Castro and Diamond Streets for 49 years. I was active in the Castro/Eureka Valley Neighborhood Association for many years as Chair of our Planning Committee but am now retired.

As a 17th Street neighbor, I would like to express my opposition to the proposed project at 4300 17th Street.

The project is characterized as “small scale.” As depicted on the project sponsor’s website, the new portion of the project would be built in the entire rear yard of the existing building and

appears to be massive in scale and out of proportion to the neighboring buildings. Moreover, required rear yards for both buildings would no longer exist. Apparently variances have been requested.

While I strongly support the development of affordable housing in San Francisco — and specifically in my neighborhood — it is hard to understand in what respect this project would qualify as supplying affordable housing, especially as the greater part of the project would be an enormous penthouse. I do not understand how this project could possibly become a model for developing affordable housing in other neighborhoods of San Francisco, as asserted by the Project Sponsor.

Finally, the project does not comply with the Corona Heights Large Residence SUD nor with the Planning Code. Conditional Use would not apply as the project is neither necessary, desirable nor compatible with the surrounding neighborhood.

It does not seem that any effort was made by the Project Sponsor to create a project that would comply with the existing SUD and the Planning Code or any other guidelines that might apply. Rather, there seems to be an assumption that any violations could easily be managed simply by the granting of variances.

I strongly oppose this project.

Sincerely yours,

Judith Hoyem
4042 17th Street
San Francisco, CA 94114
(415) 552-1259

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Snyder, Mathew \(CPC\)](#)
Subject: FW: Public Comment in Support of Alexandria Project at 1450 Owens - Agenda Items 13a and 13b (Planning Commission)
Date: Thursday, November 19, 2020 9:03:05 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Bruce Agid <bruce.h.agid@gmail.com>
Sent: Wednesday, November 18, 2020 10:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment in Support of Alexandria Project at 1450 Owens - Agenda Items 13a and 13b (Planning Commission)

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

Commission Secretary,

If you can provide my letter in support of the Alexandria project at 1450 Owens outlined in items 13a and 13b in the agenda to the Planning Commissioners, it would be greatly appreciated.

Thank You! Bruce

Good afternoon Commission President Koppel, Commissioners and Director Hillis

My name is Bruce Agid. For identification purposes only, I'm a native San Franciscan, a 11 year resident of Mission Bay and a Board member and transportation rep of the South Beach/Rincon/Mission Bay Neighborhood Association. I'm speaking in support of the Alexandria project at 1450 Owens outlined in items 13a and 13b in the agenda.

As a resident I am excited to see development of the remaining parcels of land in the Mission Bay Redevelopment Area move forward. I believe this project and its proposed uses integrate well into this life science hub created in our part of the city and included in this one, additional neighborhood serving retail. Alexandria has created high quality projects and has been a good partner of the City, and as demonstrated, they know how to engage the community; receiving recommendations and approvals from the MB CAC and NA's.

As the lead of the Mission Bay Elementary School Steering Committee, unique to this project, I'm pleased to hear that \$1.5M will be contributed to the Mission Bay School Operational Endowment Fund. It's my understanding this contribution will partially fund the operational expenses of the school on an on-going basis. We hope other organizations, corporations or entities can be found to also contribute to this critical fund.

I hope you will support this item. Thank you for your consideration.

From: [Parinas, Suzette \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: RE: Travel Guidance COVID-19
Date: Thursday, November 19, 2020 8:19:14 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
Importance: High

Welcome

Suzette Parinas
Current Planning
Southern Team, Current Planning Division
San Francisco Planning
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7438 | www.sfplanning.org
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From: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Sent: Thursday, November 19, 2020 8:18 AM
To: Green, Mary (CPC) <mary.j.green@sfgov.org>; Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>; Atijera, Evamarie (CPC) <evamarie.atijera@sfgov.org>
Subject: RE: Travel Guidance COVID-19

Thank you.

Josephine O. Feliciano
Commission Affairs
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
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From: Green, Mary (CPC) <mary.j.green@sfgov.org>

Sent: Thursday, November 19, 2020 7:51 AM

To: Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Atijera, Evamarie (CPC) <evamarie.atijera@sfgov.org>

Subject: RE: Travel Guidance COVID-19

Thank you.

Best,

Mary Jane Green

Current Planning

Northern Team, Current Planning Division, City and County of San Francisco

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

Direct: 628.652.7399 | www.sfplanning.org

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From: Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>

Sent: Wednesday, November 18, 2020 8:59 PM

To: Green, Mary (CPC) <mary.j.green@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Atijera, Evamarie (CPC) <evamarie.atijera@sfgov.org>

Subject: FW: Travel Guidance COVID-19

Suzette Parinas

Current Planning

Southern Team, Current Planning Division

San Francisco Planning

San Francisco Planning Department

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

Direct: 628.652.7438 | www.sfplanning.org

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From: Parinas, Roberto (ADM) <roberto.parinas@sfgov.org>

Sent: Tuesday, November 10, 2020 2:03 PM

To: Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>

Subject: FW: Travel Guidance COVID-19

Please see Guidance.

Roberto Parinas Jr.
Compliance Officer
Office of Labor Standards Enforcement
City and County of San Francisco
City Hall, Room 453 | 1 Dr. Carlton B. Goodlett Place
San Francisco, | CA | 94102
Direct 415- 554-4791
Fax 415- 554-7927

During the COVID-19 emergency, OLSE's office is closed and our staff is working remotely. Emails/Calls will be responded as quickly as possible. Your patience and understanding is much appreciated.

From: City Administrator, HR (ADM)
Sent: Tuesday, November 10, 2020 1:10 PM
Subject: Travel Guidance COVID-19

Dear Colleagues,

Please see the attached travel advisory and guidance on how to stay safe this holiday season during the continued COVID-19 pandemic.

We wish you all a safe and healthy holiday season!

City Administrator

Kimberly Castillo (she, her, hers)
Human Resources – Recruitment and Operations Division Director
Office of the City Administrator | City and County of San Francisco
1155 Market St, 4th Floor | San Francisco, CA 94103 | 415-554-6010 |

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: 628 Shotwell
Date: Thursday, November 19, 2020 7:54:23 AM

Commissioners,

Please be advised that Staff is requesting this matter be continued at today's hearing to Jan. 21st. Sponsor is aware.

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: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)
Date: Wednesday, November 18, 2020 4:12:27 PM

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 <<http://www.sfplanning.org/>>
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 11/18/20, 4:12 PM, "Cary Norsworthy" <carynorsworthy@me.com> wrote:

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

Dear Planning Commission,

I live on Ord Court in Corona Heights. I'm contacting you about the conditional use permit application for a project at 4300 17th Street (2019-013808CUAVAR).

The owner of this property wants to expand his existing home and build a second structure in his backyard. The total scope is in violation of the Corona Heights Large Residence Special Use District. These guidelines were specifically created to prevent speculators and developers from stripping the neighborhood of the remaining open space by building massive homes, something that's been impacting our area since 2007.

These guidelines were already in place long before the applicant purchased the property at 4300 17th Street. Even if he didn't know about the guidelines before he purchased his home, instead of compromising, it seems like he wants to break the guidelines now.

Corona Heights does NOT have a housing shortage. There are multiple empty homes within 200 feet of my apartment. A lot of these homes were once average sized and later supersized by developers over the past decade and sold to high-income home buyers. A couple of those neighbors own multiple homes and vacated the city during COVID. At least four other homes (just steps away from me) have sat empty and unfurnished for over a year with no one living in them. And at least two more homes 300 feet from me are under construction by house flippers, and no one lives in those homes, either.

The owner of 4300 17th Street is a single male who moved to California for a high-income tech job. His home is currently two stories over a garage, and it has four bedrooms and three bathrooms. If he wants to add another floor with more bathrooms and bedrooms for himself, or convert/add a second unit to his structure as a rental for extra income, he might be able to do so. But he needs to respect the existing Corona Heights guidelines rather than force his will onto the community.

Thank you for your time.

Regards,
Cary Norsworthy

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Potrero Boosters Endorsement of 1450 Owens
Date: Wednesday, November 18, 2020 4:11:36 PM
Attachments: [1450 Owens Letter.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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From: "jrepp1er1@gmail.com" <jrepp1er1@gmail.com>
Date: Wednesday, November 18, 2020 at 3:19 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>
Cc: Terezia Nemeth <tnemeth@are.com>, Alison Heath <alisonlheath@gmail.com>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Potrero Boosters Endorsement of 1450 Owens

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Dear Commissioners:

Please find attached a letter from the Potrero Boosters Neighborhood Association requesting that you approve the development plans for 1450 Owens.

Sincerely,
J.R. Eppler
President

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: FW: Whole Foods at Masonic and Geary - Support
Date: Wednesday, November 18, 2020 2:12:35 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Tyler Blair <mtyblair@gmail.com>
Sent: Wednesday, November 18, 2020 12:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>
Subject: Whole Foods at Masonic and Geary - Support

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

I am in support of this project and Whole Foods.

If we are going to block Whole Foods because of the possible cancer risk from trucks and cars, we might as well legislate that ALL trucks shall be prohibited in San Francisco, and people must grow their own vegetables.

San Francisco has one of the hardest hit economies in the nation.

Retail vacancy has skyrocketed in the city, and retail vacancy creates blight which dramatically increases crime.

YELP reports that 3000 businesses in the city have closed permanently due to COVID. The vast majority of these were retail stores and restaurants, leaving 10s of 1000s of retail clerks and food service workers unemployed in San Francisco.

We have 1000s of vacant retail spaces in the city, and it takes 6 – 12 months for even a small shop to get open in the city due to the COVID permit delay. This space has been vacant for over three years. WE need to fill these retail vacancies and we have a moral obligation to do everything possible to

bring these retail jobs back.

Whole Foods will create over 1400 LOCAL retail and food service jobs. Working in retail offers a tremendous career path with the ability to start in the stockroom or check out stand, and grow into management and even the executive level.

Unemployed retail workers desperately need these jobs and the city's retail vacancies need to be filled.

To even consider blocking this store and its 1400 local jobs is unfathomable....especially over a miniscule cancer risk....which can be mitigated by eating the broccoli and cauliflower Whole Foods sells

We should be rolling out the red carpet for Whole Foods for the job growth alone.....and the city should be welcoming and fast tracking any retail business that is brave enough to try to open and operate in San Francisco.

Thank you,

Tyler

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: FW: Whole Foods at Masonic & Geary - San Francisco has a RESPONSIBILITY to its residents to ALLOW RETAIL TO EXIST!!!!
Date: Wednesday, November 18, 2020 2:12:08 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
Importance: High

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From: Lukas, Jennifer <Jennifer.Lukas@colliers.com>
Sent: Wednesday, November 18, 2020 12:05 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>
Subject: Whole Foods at Masonic & Geary - San Francisco has a RESPONSIBILITY to its residents to ALLOW RETAIL TO EXIST!!!!
Importance: High

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

Dear Board of Supervisors, Commission Secretary, and Mayor London Breed,

When the residents of San Francisco cast their ballots to elect you fine people to run our city, we put our trust in you to make decisions that would better our community. What transpired last night was the opposite of that.

I am in support of the project at City Center SF at Masonic and Geary where Whole Foods has signed a lease and FOUGHT for the right to occupy and operate.

If we are going to block Whole Foods because of the possible cancer risk from trucks and cars, we might as well legislate that ALL trucks shall be prohibited in San Francisco, and people must grow their own vegetables.

San Francisco has one of the hardest hit economies in the nation.

Retail vacancy has skyrocketed in the city, and retail vacancy creates blight which dramatically increases crime.

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-
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Unemployed retail workers desperately need these jobs and the city's retail vacancies need to be filled.

To even consider blocking this store and its 1400 local jobs is unfathomable....especially over a miniscule cancer risk....which can be mitigated by eating the broccoli and cauliflower Whole Foods sells

We should be rolling out the red carpet for Whole Foods for the job growth alone.....and the city should be welcoming and fast tracking any retail business that is brave enough to try to open and operate in San Francisco.

- Whole Foods is proposing a new store location at the City Center, a large space made for formula retail.
 - o The last tenant that occupied the space was Best Buy
 - o The site has a dedicated parking lot
 - o The project has three components:
 - § Grocery Store
 - § Restaurant
 - § Coffee Bar
- This project was passed by the Planning Commission back in June through a 6-1 vote, and has gained widespread support from the community.
- Supporters included:
 - o Food Runners
 - o City Team
 - o Collective Impact

- o Anza Vista Neighborhood Association
- o Great Geary Merchant Association
- o Fillmore Merchant Association
- o SF Chamber of Commerce
- o Booker T. Washington Community Center
- This will be a meaningful project in District 2 creating nearly 200 jobs for local residents during a time when unemployment in San Francisco is high and opportunities for economic recovery are needed.
 - o 76% of Whole Foods' 1,420 SF employees live in the city
 - o 72% of employees are full-time
 - o 57% identify as people of color
 - o Average wage is \$19.49 an hour
- Additionally, the City recently approved a new 101-unit housing project on Geary and Masonic, right across the street from the proposed project site. Having this store will be a benefit to the community as new residents are welcomed into the area.
- Whole Foods is very committed to hiring locally, and providing San Franciscans with employment opportunities. In partnership with Booker T. Washington, Whole Foods has submitted an MOU to the Mayor's Office of Economic and Workforce Development committing to the City's First Source Hiring initiative. Through this commitment, Whole Foods will be recruiting at least 30% of new hires from the local San Francisco area by prioritizing individuals affiliated with Booker T. Washington, and working with OEWD to ensure we are creating workforce opportunities for residents.
- This project will also generate \$9.6 million in union construction trade labor
- Through their general contractor (not yet selected), Whole Foods has committed to hiring all union construction trade labor to the extent possible.
 - o For recent past projects, Whole Foods has hired between 84-94% union trades, and expects to spend \$31 million on three pipeline projects including the Geary project.
 - o Additionally, Whole Foods has recently awarded their new Stonestown Mall store to a Union G.C.

Jennifer Lukas

Client Services Specialist
Retail Services Group | San Francisco

Dir +1 415 288 7897

Cell + 415 707 9026

jennifer.lukas@colliers.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 4300 17th St.
Date: Wednesday, November 18, 2020 11:51:50 AM

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

From: Susan Shepard <lionshepard@yahoo.com>
Sent: Tuesday, November 17, 2020 2:27 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition to 4300 17th St.

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

Dear Mr. Horn,

Although the Corona Heights Large Residence Special Use District was established to protect light, air, space and the unique quality of our neighborhood (isn't that what makes SF the city it is?), developers continue to flout Planning Department rules and neighbor objections by seeking conditional use and variance applications like the one for 4300 17th St. (2019-013808CUAVAR).

As a retired SFUSD educator who has lived in the neighborhood for 33 years and raised my daughter here, I am in favor of adding affordable housing for young teachers and SF natives like my daughter but this plan adds only 18% of its 5,000+square feet as so-called affordable housing and at what cost to livability in Corona Heights?

This dangerous precedent of building a second structure in the backyard eliminates all open space, cuts out light and air, and runs counter to the 45% rule of how much yard should be left for open space. I concur with The Planning Department's final report opposing this project's current design and request for a variance.

Please maintain the livable quality of Corona Heights and by extension, SF's neighborhoods, by denying this attempt to circumvent the Planning Department's Special Use Districts.

Sincerely,
Susan Shepard
263A States St.
SF, CA 94114
The Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES 'WE WILL RECOVER' TO PROMOTE HEALTHY HOLIDAYS, SHOPPING LOCAL, AND HELPING NEIGHBORS IN NEED
Date: Wednesday, November 18, 2020 11:34:41 AM
Attachments: [11.18.20 We Will Recover Campaign Launch.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)" <mayorspressoffice@sfgov.org>
Date: Wednesday, November 18, 2020 at 11:03 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO LAUNCHES 'WE WILL RECOVER' TO PROMOTE HEALTHY HOLIDAYS, SHOPPING LOCAL, AND HELPING NEIGHBORS IN NEED

FOR IMMEDIATE RELEASE:
Wednesday, November 18, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

SAN FRANCISCO LAUNCHES 'WE WILL RECOVER' TO PROMOTE HEALTHY HOLIDAYS, SHOPPING LOCAL, AND HELPING NEIGHBORS IN NEED

The We Will Recover campaign encourages San Franciscans to take action to support the recovery of San Francisco and offers information and resources for residents to celebrate the holidays safely, support local businesses, and find ways to volunteer and support charity for those in need

San Francisco, CA — Mayor London N. Breed today announced the launch of the We Will Recover campaign to promote individual actions that San Franciscans can take to support the City's recovery from COVID-19. We Will Recover launches amidst an increase in COVID-19 cases in an effort to offer the public ways to engage in traditional holiday activities safely during the pandemic.

We Will Recover focuses on three ways people can do their part this holiday season: Holidays at Home, Shop and Dine in the 49, and Help Your Neighbors in Need.

- **Holidays at Home** offers guidance about gathering and other holiday activities, as well as safe options for San Franciscans to engage in over the holidays.
- **Shop and Dine in the 49** offers information about how to support local restaurants and businesses during the holiday shopping season.
- **Help Your Neighbors in Need** offers information and access to San Francisco-based

volunteering and philanthropic activities during the holidays and beyond.

For more information about We Will Recover, go to sf.gov/wewillrecover

“San Francisco will recover from COVID-19, but what that recovery looks like and how fast it comes is on all of us. Our individual actions to control the spread of the virus, to support our small businesses, and to help our neighbors in need is the key to our City emerging from the pandemic together,” said Mayor Breed. “The choices we make in how we spend our time and our money will lay the groundwork for our recovery from COVID and the economic challenges that have come with it. As we go into a holiday season unlike any other we’ve experienced, we wanted to show people all of the ways that they could support the City, even during a global pandemic.”

All three focuses of the We Will Recover campaign are central to positioning San Francisco for economic recovery. Continuing to manage and minimize the spread of the virus is key to continuing the City’s trajectory towards reopening and increasing economic activity. Supporting small local businesses allows those unique San Francisco establishments that are central to the City’s character continue to survive as they have during the challenges of the last nine months. San Francisco’s economic recovery also depends on meeting the needs of the most vulnerable residents. Philanthropic and volunteer efforts on the part of the public are important complements to the City’s ongoing efforts to fund programs and services that ensure San Franciscans have access to food, shelter, mental health, and other services.

“This is not an ordinary year and this will not be an ordinary holiday. It will be difficult but our actions this holiday season protect our loved ones and our community in the long run. Our ability to mitigate this virus is the best gift we can give to our family, friends, neighbors and our local businesses,” said Dr. Grant Colfax. “Choose to give the gift of health this holiday season by taking precautions and limiting activities to ensure we can celebrate big next year.”

Small businesses make up more than nine out of ten San Francisco businesses, employing more than half of the City’s workforce and generating tens of billions in economic activity each year – most of which remains in the City. Up to half of San Francisco’s small businesses are at risk of permanently closing. If San Francisco is to emerge from the pandemic with the robust small, local business base that it is so famous for and that makes the city such a diverse and vibrant place, San Franciscans must continue to support their neighborhood shops.

"This holiday season is crucial this year for our small businesses and they need our support. As many small businesses continue to struggle through this pandemic, every dollar counts to help them make ends meet and keep thousands of San Franciscans employed,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “As we make safe and smart choices to shop and dine, we want residents to remember that San Francisco’s mecca of amazing restaurants and local producers of crafts and products can survive only through your support and spending. Every dollar spent at local businesses, especially at our mom and pop shops in the diverse neighborhoods that define our City’s character, is essential for the ongoing cultural and economic vitality of San Francisco.”

“Shop and Dine in the 49 has become an important part campaign for San Francisco’s small businesses,” said Maryo Mogannam, President, Council of District Merchants. “It is woven into the fabric of our small business community, and now more than ever it is critical to the survival of our small businesses.”

Likewise, volunteering and donating to local San Francisco non-profit organizations supports vulnerable San Francisco residents who are in need of food and other essential services, especially during the holidays. Prior to COVID-19, [one in four San Francisco residents](#) were at risk of hunger due to low income, and the global pandemic has disproportionately impacted these families even further. The San Francisco Human Services Agency has [reported](#) an additional 34,515 applications for food assistance programs since March. Additionally, San Franciscans who are most vulnerable to COVID and who are staying home as much as possible are feeling the negative mental health effects of isolation. To meet these urgent needs during the holiday season, Help Your Neighbors in Need is launching with a focus on food security and anti-isolation efforts, and is promoting ways that San Franciscans can volunteer safely and donate to support their fellow residents in need.

“In addition to daily meal deliveries to thousands of homebound seniors living in the City, our team of staff and volunteers have, and continue to be, a friendly voice on the other end of the phone for senior meal recipients letting them know that someone cares about them and they’re not alone,” said Ashley C. McCumber, CEO of Meals on Wheels San Francisco. “With COVID, these essential services and friendly calls are more important than ever before. These phone calls help lessen the negative impacts of social isolation for older adults, which according to Meals on Wheels America’s recent data, is associated with detrimental health impacts and an extra \$6.7 billion in Medicare spending each year. We’re excited the City is launching Help Your Neighbors in Need because organizations like ours throughout San Francisco need volunteers and philanthropic contributions to serve our clients and make sure people are taken care of during the holidays and year round.”

The We Will Recover Campaign, as well as each individual focus, will have a website and will use a combination of traditional media, social media, flyers/signs, and advertising promote the key messages and offer individuals the information they need to take action. More information about We Will Recover is available online at: sf.gov/wewillrecover

Holidays at Home

The Holidays at Home Campaign incorporates multilingual public health guidance about Holiday Activities, Travel Advisories, and ideas about safe alternatives to traditional holiday activities. The choices people make this holiday season have direct impact on how many people will get sick and possibly die from COVID-19 this fall and winter. Staying at home and celebrating with your immediate household is the safest thing to do. Suggestions for safe and festive activities include preparing traditional family recipes with people you live with, hosting virtual holiday parties or creating decorations, crafts and greeting cards. San Franciscans are advised to avoid unnecessary travel and higher risk activities like holiday parties, large celebrations, and events that involve sharing food or drink especially if any of these activities occur indoors. Find more information, visit: sf.gov/HolidaysAtHome

Shop and Dine in the 49

Shop and Dine in the 49 Mayor Breed’s year-round campaign supporting local businesses managed by the Office of Economic and Workforce Development. This year the campaign features the Shared Spaces program and commercial corridors that have been closed to vehicles in order to facilitate outdoor shopping and dining opportunities. The Shop and Dine website will include a link to a map of all establishments permitted for outdoor operations through the Shared Spaces program and beginning Thanksgiving day, three Shared Spaces corridors in three opportunity neighborhoods will be decorated and offer prizes for shoppers

such as reusable tote bags and face masks. The neighborhoods include Excelsior, Chinatown, and Mission neighborhoods, all of which have seen a significant increase in retail vacancies over the last year. Additionally, a virtual social media feed of San Francisco based businesses that offer online and curbside pick-up options for holiday meal and gift shopping will be available through the Shop and Dine in the 49 website. For more information, visit:

www.shopdine49.com

Help your Neighbors in Need

Help your Neighbors in Need features San Francisco-based volunteering opportunities focused on food security and anti-isolation efforts during the holidays and into the new year. The site lists a range of volunteer opportunities with non-profit organizations that are working to provide food access and anti-isolation support to San Francisco residents. Help Your Neighbors in Need offers both in-person and virtual volunteer options. For those who prefer to donate to philanthropic efforts, the site offers San Francisco based giving campaigns that support San Francisco non-profit organizations, including the City's Give2SF Fund. For more information, visit: sf.gov/helpyourneighbors

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 013808CUAVAR
Date: Wednesday, November 18, 2020 11:25:47 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.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: Maryann Dresner <madresner@cs.com>
Sent: Wednesday, November 18, 2020 11:01 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; rachel.tanner@sfgov.org; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: daguilar@gmail.com; wm@holtzman.com; koelsch1886@comcast.net; mrmpr@earthlink.net; sfcapaul@mac.com
Subject: 013808CUAVAR

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Dear Planning Commission,

I am a long time resident of Ord Court.

On November 19, 2020, you will be hearing an application for a Conditional Use and Variance for 4300 17th Street (2019-013808CUAVAR). A Conditional Use Authorization is required because the proposal exceeds the scope that is permitted

under the Corona Heights Large Residence Special Use District.

I am always in favor of adding housing to our diminishing and needy housing stock in San Francisco., but **I oppose** the creation of a **second structure** in the back of the lot at 4300-17th Street. . **The current proposal eliminates all open space, and it has a disproportionate impact on its neighbors, and it sets a bad precedent in our neighborhood.**

Our community was able to have a Special Use District created about five years ago, when then Supervisor Weiner recognized the need for regulations limiting the size of structures in the neighborhood and preserving open space in the neighborhood..

The application also has issues including the following: It confuses rooftops with open space, when in fact all open space would be removed. Also, the application suggests that the rear yard should be exempt from setback requirements, because the rear yard faces the street rather than being located in the middle of the block. This argument has no merit, since Section 2.f of our Special Use District specifically calls for the preservation of street-facing rear yards - in this case through-lots.

I am requesting that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. **The addition of housing stock can be made through an attachment and remodeling of the current structure.** A second structure violates the existing laws and rules of the neighborhood. All of those rules and laws and zoning regulations should be followed, rather than exempted because of a sponsor claims that he or she or it will bring new housing and new people to the neighborhood.

Thank you for your attention to this matter.

Maryann Dresner

Maryann Dresner
Attorney at Law
1390 Market, Suite 818
San Francisco, Ca 94102
415-864-7636
Facsimile 415-863-8596

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)
Date: Wednesday, November 18, 2020 11:25:33 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

San Francisco Planning Department
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From: Jason Goodrick <jason.goodrick@gmail.com>
Sent: Wednesday, November 18, 2020 10:58 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Bill Holtzman <wm@holtzman.com>; Maryann Dresner <madresner@cs.com>; Dirk Aguilar <daguilar@gmail.com>; Chuck Leoni <chuckleoni@gmail.com>; Susan Shepard <lionshepard@yahoo.com>; Josh Steinfeld <jsteinfeld@gmail.com>; Marissa Hockfield <mhockfield@yahoo.com>; Suzy Drell <suzy@zycreative.com>; Chris Marby <marby@acm.org>
Subject: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)

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Dear Planning Commission,

On November 19 you will be hearing Conditional Use and Variance applications for 4300 17th Street (2019-013808CUAVAR). A Conditional Use Authorization is required because the proposal exceeds

the scope that is permitted under the Corona Heights Large Residence Special Use District (SUD).

I **oppose** the creation of a **second structure** in the back. The current proposal **eliminates all open space**, it has a **disproportionate impact** on its neighbors and it sets a **bad precedent** in our neighborhood. In fact, this proposal exemplifies why our community has created a Special Use District.

The application also has a few flaws: This proposal eliminates open space which is clearly mandated in the SUD. Moreover the application suggests that the rear yard should be exempt from setback requirements, because it faces the street rather than being located in the middle of the block. This argument has no merit, since Section 2.f of our Special Use District specifically calls for the preservation of street-facing rear yards - in this case through-lots.

I respectfully ask that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. Thank you for your attention to this matter.

Sincerely,

Jason Goodrick
257 States Street

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1450 Owens Street / Case No. 2018-014357 OFA
Date: Wednesday, November 18, 2020 10:43:57 AM

From: Rodney Minott <rodneyminnott@outlook.com>
Sent: Wednesday, November 18, 2020 8:38 AM
To: Chan, Deland (CPC) <deland.chan@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Snyder, Mathew (CPC) <mathew.snyder@sfgov.org>
Subject: 1450 Owens Street / Case No. 2018-014357 OFA

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Dear Commissioners,

I'm writing in regards to plans for 1450 Owens Street, Case No. 2018-014357 OFA. As a grassroots neighborhood group, Save The Hill has engaged with numerous developers and project sponsors over the years. Regrettably, our interactions have too often ended in disappointment and dispute when project sponsors merely pay lip service to community engagement, or ignore our input entirely.

I'm happy and thankful to report this has not been our experience with Alexandria Real Estate on 1450 Owens Street. Alexandria representatives (specifically Terezia Nemeth and her team) have conducted themselves in model fashion and their community outreach has been stellar. They've diligently listened to community concerns, absorbed input, and to their great credit have made significant adjustments based on neighborhood feedback. Again, I can't emphasize enough how much this has meant to us as a community. Simply put, on 1450 Owens, Alexandria has truly proven itself to be the best kind of neighbor.

Thank you for your time and attention.

Best,

Rodney Minott
On behalf of Save The Hill

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support for 1580 Pacific 2018-008259CUA
Date: Wednesday, November 18, 2020 10:43:53 AM
Attachments: [image003.png](#)
[RHN Letter of Support for 1580 Pacific 2018-008259CUA.pdf](#)

From: Carol Ann Rogers <carolannrogers@prodigy.net>
Sent: Wednesday, November 18, 2020 9:35 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Subject: Letter of Support for 1580 Pacific 2018-008259CUA

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Dear Planning Commissioners:

Russian Hill Neighbors is pleased to submit the attached letter of support for 1580 Pacific 2018-008259CUA. Thank you for your consideration. Should you have any questions, please do not hesitate to contact me.

Best regards,
Carol Ann Rogers

Carol Ann Rogers, President
Russian Hill Neighbors
415-902-3980
president@rhnsf.org



From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th St Development, CUV 2019-013808CUAVAR
Date: Wednesday, November 18, 2020 10:43:32 AM

From: Carol Clements <carol.m.clements@gmail.com>
Sent: Wednesday, November 18, 2020 9:36 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th St Development, CUV 2019-013808CUAVAR

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Dear Planning Commission,

I am writing to oppose approval of the application for Conditional Use and Variance for the project at 4300 17th Street (2019-013808CUAVAR), which you are scheduled to hear on November 19. A Conditional Use Authorization is required because the proposal exceeds the scope that is permitted under the Corona Heights Large Residence Special Use District.

I respectfully request that you deny the application as submitted. The impact to the neighborhood far outweighs the value of a couple of affordable units. The elimination of unimproved space on the lot has obvious negative environmental effects such as less water recharge, and impeding light and airflow to the adjacent properties. The height and density of the proposed project set a bad precedent in our neighborhood by raising the rooflines on the block and facilitating new megamansions which will not be required to provide affordable housing. The addition of a second unit violates the requirements of the Corona Heights Special Use District, and is unnecessary to add affordable units.

The essence of this project is to brick over all unimproved space on the lot to create more luxury dwellings. The effect would be to usher in more high-end megadevelopments—the opposite of what we need to make housing affordable in

Corona Heights and in the City. The minimal proposed affordable housing in this application is a fig leaf. Please don't fall for this ruse!

Thank you for your attention,

Carol Clements

52 Ord Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Support for Whole Foods Market at City Center SF
Date: Wednesday, November 18, 2020 10:43:16 AM

From: Erika Kim <e_kimch@yahoo.com>
Sent: Wednesday, November 18, 2020 10:11 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for Whole Foods Market at City Center SF

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

Dear Board of Supervisors, Mayor and Commission Secretary,

Thank you for your service. I am writing in strong support of opening the Whole Foods in City Center, San Francisco. I live four blocks away, and I would like to have another choice for my grocery shopping. Labor Unions should not dictate where private residents go shopping for their goods. We, the people didn't elect Unions to run The City. Unions have no place in making decisions in a Democracy.

Having Wholefoods in the City Center will create jobs and served the neighborhood. Not allowing Wholefoods to open will result in an empty retail space - one more in The City that desperately needs storefronts to be occupied.

Please approve this store opening. Thank you.

Erika Kim
San Francisco Resident

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1450 Owens Street (CPC Hearing 11/18/20) Errata Memo
Date: Wednesday, November 18, 2020 10:39:56 AM
Attachments: [1450 Owens Street - errata memo .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: Mathew Snyder <mathew.snyder@sfgov.org>
Date: Wednesday, November 18, 2020 at 10:38 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 1450 Owens Street (CPC Hearing 11/18/20) Errata Memo

Hi Jonas and all –

Could you please forward to the Commissioners the attached errata memo regarding 1450 Owens Street, which is on the agenda for tomorrow.

Also, if I could be invited to the practice WebEx, that would be great.

Thank you,

Mat

Mat Snyder, Senior Planner
Citywide Planning
San Francisco Planning Department

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: 628.652.7460 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Statement in Opposition to Rec.# 2019-013808CUAVAR 4300 17th Street
Date: Wednesday, November 18, 2020 8:23:02 AM

Commission Affairs
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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San Francisco Property Information Map

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

From: Tim Wu <timw@sfzoo.org>
Sent: Tuesday, November 17, 2020 7:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Statement in Opposition to Rec.# 2019-013808CUAVAR 4300 17th Street

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

Note to the Commission Secretary: Please do NOT make public my personal contact information. Thank you.

To the Members of the Planning Commission,

I respectfully request that the Commission deny the Conditional use Authorization for the 4300 17th Street<x-apple-data-detectors://0> Project. The Planning Department executive summary on this matter clearly and succinctly explains many valid reasons why the variances and conditional use authorization should be disapproved. I am writing today specifically to call into question the Project Sponsor's ancillary claim that a primary motivation for this project is to create mixed-affordable housing in the neighborhood.

My partner Eric Murphy owns one of the condominium units directly adjacent to the proposed expansion site, and thus I attended Mr. Pluta's first neighborhood open forum meeting in August 2019. At no point during this initial meeting, or in subsequent contacts which Mr. Pluta initiated with neighboring residents, did Mr. Pluta mention that his primary goal is to rectify centuries-old housing inequities, as his misleading project website attests. To the contrary, Mr. Pluta's rationale in August 2019 can be summed up as alternating between: 1) The only way he can afford to build his two-story penthouse on this site is to have multiple revenue-generating rental units, and 2) He feels badly that the neighborhood will be negatively impacted, but he has the right to build as he wishes on his property.

As the neighborhood consensus against this project intensified, Mr. Pluta again never communicated that, as his website states in its very first sentence, "The purpose of this project is to build small scale, infill mixed-affordable housing."

It was only AFTER it became clear that both the Planning Department and the neighborhood associations were adamantly against this project that Mr. Pluta chose to make affordable housing and social equity the “purpose of this project,” while omitting the fact that the single largest dwelling unit in the project is his personal penthouse residence and private outdoor terrace.

The City and County of San Francisco has long struggled to address housing inequities, and solving this intransigent issue is a noble goal. I ask the members of the commission to carefully scrutinize the Project Sponsor’s claim that this is the primary purpose of his project, and to ascertain if this is simply another convenient talking point through which he seeks to generate support. Affordable housing is a serious and critical issue in our city; it should not and cannot be used as a tool to enable individuals seeking to build multi-million dollar personal residences to circumvent important public planning regulations.

Thank you in advance for your thoughtful deliberations on this matter.

Sincerely,

Timothy Wu

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Development Proposal for 4300 17th Street
Date: Wednesday, November 18, 2020 8:21:56 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

San Francisco Planning Department
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Direct: 628.652.7600 | www.sfplanning.org
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From: Richard Nizzardini <rnizzardini@gmail.com>
Sent: Tuesday, November 17, 2020 3:22 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Development Proposal for 4300 17th Street

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Dear Mr. Horn:

I am writing to voice my opposition to the proposed project at 4300 17th Street. My primary concerns are that the Planning Department itself doesn't support the proposal, and the fact that while this is proposed as an affordable housing development project, only 18% of the proposed square footage is devoted to affordable units. It seems that number should at least be in the 30-40% range.

Additionally, while developments require that 45% of a yard remain intact, this proposal doesn't leave any of the yard intact.

I am unable to attend the Planning Commission meeting on November 18th, but I wanted to have

my voice heard.

Sincerely,

Rick Nizzardini

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th street
Date: Wednesday, November 18, 2020 8:21:42 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Chuck Leoni <chuckleoni@gmail.com>
Sent: Tuesday, November 17, 2020 3:07 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Suzy Drell <suzy@zycreative.com>
Subject: 4300 17th street

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Re: 2019-013808

Dear Mr. Horn,

* Do Not split the lot! The proposed lot split Variance exceeds the scope allowed under CoronaHeights Special Use District. Density is key to the character of this neighborhood. DO NOT SPIT THE LOT!

* The proposed project provides inadequate open space. Open space and greenery is essential to the desirability of this neighborhood. Rooftops are not open space! Open space is earth, dirt, gardens, plants, trees. That is why we live here.

* We need more housing, but "affordable" apartments are a trivial part of this project. Competent architects can increase housing without crushing the neighborhood. Additional housing (ADUs) can

be built without Variance.

I respectfully ask the Commission to deny this Variance. JUST SAY NO!

Charles Leoni

263A States Street

San Francisco, California 94114

T: 415.861.0223

C: 415.845.4707

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Error in 628 Shotwell Packet
Date: Tuesday, November 17, 2020 2:38:18 PM
Attachments: [628 Shotwell PC Packet - Revised.pdf](#)

Corrected Case Report.

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: "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>
Date: Tuesday, November 17, 2020 at 12:36 PM
To: "Son, Chanbory (CPC)" <chanbory.son@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Richard Sucre <richard.sucre@sfgov.org>
Subject: FW: Error in 628 Shotwell Packet

Here is the corrected packet for 628 Shotwell, thank you!

-Claire

Claire Feeney, AICP, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
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: 628.652.7313 | www.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: Feeney, Claire (CPC)
Sent: Tuesday, November 17, 2020 11:33 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: Error in 628 Shotwell Packet

Hello,

An error has come to my attention in the packet for 628 Shotwell, specifically in Exhibit D the Land Use Table. The dwelling units are marked as affordable instead of market rate. I have corrected the

table and uploaded the corrected packet to M-Files and the Packet folder on the I-Drive, and a PDF is attached just in case.

[628 Shotwell PC Packet - Revised.pdf](#) ([Desktop](#), [Web](#), [Mobile](#))

I:\Commissions\CPC Packets\20201119\628 Shotwell PC Packet - Revised.pdf

My apologies for this mistake.

-Claire

Claire Feeney, AICP, Planner
Southeast Team, Current Planning Division

San Francisco Planning Department

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: 628.652.7313 | www.sfplanning.org

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE HOUSING IN MISSION BAY
Date: Tuesday, November 17, 2020 2:36:40 PM
Attachments: [11.17.20 Mission Bay Block 9 Groundbreaking.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: Tuesday, November 17, 2020 at 12:14 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE HOUSING IN MISSION BAY

FOR IMMEDIATE RELEASE:
Tuesday, November 17, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED CELEBRATES
GROUNDBREAKING OF NEW PERMANENT SUPPORTIVE
HOUSING IN MISSION BAY**

The development will provide wraparound supportive services and stable housing for 140 adults exiting homelessness

San Francisco, CA — Mayor London N. Breed today announced the groundbreaking of a new housing complex at Mission Bay Block 9 (Block 9), a Permanent Supportive Housing (PSH) development in the heart of Mission Bay. Once complete in late 2021, the building will add 140 homes to San Francisco's PSH portfolio, as well as a community garden open to residents and members of the larger Mission Bay community.

“As San Francisco recovers from COVID-19, it is critical that we create and acquire new Permanent Supportive Housing so we have stable, secure homes for people in need,” said Mayor Breed. “That’s why we created our Homelessness Recovery Plan and why we funded projects like Block 9, which not only create new homes for formerly homeless residents, but also creates new construction jobs to help get our economy back on track.”

The development advances the City's strategy for economic recovery, which is centered in stimulating new job creation and investing in infrastructure that ensures San Francisco's post-

COVID-19 economy emerges more equitable and resilient than before. Pursuing the development of 140 units of new affordable housing for San Francisco's most vulnerable residents makes progress on several recommendations made by the Economic Recovery Task Force and illustrates the City's efforts to retain and support its residents. Block 9 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.

Block 9 is located within the Mission Bay South Redevelopment Project Area under the jurisdiction of the Office of Community Investment and Infrastructure (OCII), the former San Francisco Redevelopment Agency. The site has been designated as an "Agency Affordable Housing Parcel" and is part of the OCII's efforts to revitalize underutilized land.

"This housing project is not only going to give 140 people formerly experiencing homelessness a safe and stable place to call home, it's also going to enrich our Mission Bay community," said Supervisor Matt Haney. "Mission Bay is a wonderful place to build a community that is for everyone in our city."

The Mission Bay Project Area has seen many uses in its past, from warehouses and industrial facilities to the former Southern Pacific Railyard. Today it is one of San Francisco's newest mixed-use, transit-oriented developments, and upon completion will have approximately 6,500 housing units, of which 1,900 are affordable. The Mission Bay project is anticipated to wrap up over the next five to ten years and result in the construction of more than \$700 million of new infrastructure, over \$8 billion in private vertical development, and the creation of more than 30,000 permanent jobs.

"We know that housing is the solution to homelessness," said Abigail Stewart-Kahn, Interim Director, San Francisco Department of Housing and Supportive Housing. "Permanent Supportive Housing is a critical component of the Mayor's Homelessness Recovery Plan and the key to eradicating chronic homelessness in our community."

"OCII strives to create inclusive neighborhoods that provide opportunities for individuals and families of all backgrounds and income levels," said Nadia Sesay, Executive Director, OCII. "Block 9 is an important addition to the diverse and growing Mission Bay community. In addition to providing urgently-needed homes and supportive services, the project has been beautifully designed to facilitate connections among residents and neighbors. OCII looks forward to welcoming residents to Block 9 next year."

Block 9 is a collaborative partnership between OCII, the San Francisco Department of Homelessness and Supportive Housing (HSH), BRIDGE Housing, Community Housing Partnership (CHP), and HealthRight 360. The development is employing factory-built housing unit construction in an effort to expedite the delivery of housing for formerly homeless individuals, and one of several City sponsored projects that is part of a factory-built housing pilot program.

"Community Housing Partnership is proud to be a partner with the City and BRIDGE Housing to create 140 permanent homes for people who have been experiencing homelessness," said Rick Aubry, CEO of Community Housing Partnership. "By providing a stable place to live coupled with high quality supportive services, we can help people rebuild their lives, become self-sufficient and break the cycle of homelessness."

“Right now, it’s more important than ever for our most vulnerable neighbors to have a stable, affordable place to live,” said Cynthia Parker, President and CEO of BRIDGE Housing. “We’re excited to see the building rise quickly with modular construction, and we’re proud to partner on these new apartments that will end homelessness for many San Franciscans.”

Major financing for Block 9 was provided by a \$37.2 million investment from OCII that enabled the \$86.7 million project to move forward, as well as a state and federal Low-Income Housing Tax Credit equity and a loan from the Federal Home Loan Bank Affordable Housing program. The units will be supported through a City-funded Local Operating Subsidy Program contract and homeless applicants will be referred to the development through the HSH Coordinated Entry System.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: 4300 17th Street, 2019-013808CUAVAR
Date: Tuesday, November 17, 2020 2:16:44 PM
Attachments: [4300JI.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Gary Weiss <info@sfluc.org>
Sent: Sunday, November 15, 2020 1:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Re: 4300 17th Street, 2019-013808CUAVAR

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: oppose 4300 17th St
Date: Tuesday, November 17, 2020 2:13:59 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Anna M <amalyala@gmail.com>
Sent: Tuesday, November 17, 2020 2:09 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: oppose 4300 17th St

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

Dear Mr Horn and Planning Commission,

I live on Douglass St near 17th St, and I oppose the proposed project at 4300 17th St.

This project has been put forth as "small scale ... affordable housing" on the sponsor's website (<https://430017th.com/>) and postings on the building itself. I am a strong supporter of affordable housing, and believe we need more in our neighborhood. However, only 18% of the property's square footage would be "affordable" and it's unclear exactly what "affordable" means in this case. I find the suggestion that this project will help remedy "the racist and exclusionary origins of San Francisco's housing crisis" particularly galling, given that the remaining 82% of the square footage includes a luxury penthouse. Additionally, this project:

- Doesn't comply with Planning Code
- Doesn't comply with the Corona Heights Large Residence SUD
- Doesn't maintain required open space
- Doesn't maintain adjacent properties' access to light and air

I strongly oppose this project.

Thank you,
Anna Malyala

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street Planning Commission Hearing, 11/19/20 Testimony Against Item 4300 17th Street.
Date: Tuesday, November 17, 2020 2:13:48 PM
Attachments: [4300 17th ST. Testimony Against. 11-19-20 Hearing.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Bob Herman <RHerman@hclarchitecture.com>
Sent: Tuesday, November 17, 2020 1:43 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: 4300 17th Street Planning Commission Hearing, 11/19/20 Testimony Against Item 4300 17th Street.

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From: Bob Herman
Sent: Tuesday, November 17, 2020 1:16 PM
To: jeffrey.horn@sfgov.org
Cc: commissions.secretary@sfgov.org
Subject: 4300 17th Street Planning Commission Hearing, 11/19/20 Testimony Against Item 4300 17th Street.

Dear Jeffrey Horn & San Francisco Planning Commissioners,

Please see attachment related to the SF Planning Commission Hearing scheduled for 11/19/20;
Testimony Against Item "4300 17th Street.

Thank you,

Sincerely

Robert Herman
FAIA

Bob Herman
Herman Coliver Locus Architecture
423 Tehama Street
San Francisco, CA 94103
415-495-1776 ext. 201
rherman@hclarchitecture.com
www.hclarchitecture.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Letter in opposition to 4300 17th Street
Date: Tuesday, November 17, 2020 2:13:36 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Susie Coliver <SColiver@hclarchitecture.com>
Sent: Tuesday, November 17, 2020 1:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Letter in opposition to 4300 17th Street

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

Hello Mr. Horn & San Francisco Planning Commissioners:

I'm writing in opposition to the proposed development at 4300 17th Street.

I live a block away, and pass this corner almost daily. When I first saw a notice of the proposed project a few weeks ago, I thought I must not have understood the drawing. Surely no one would propose a building that covers the entire rear yard open space of a parcel in this neighborhood, to which people move for its luxurious vegetation and access to nature in the center of the city. However, on further study, it became clear that this is precisely what was being proposed.

Rear yard setbacks are practically sacrosanct in San Francisco. It's difficult to gain permission to build a deck which extends even a few inches into the rear 25% of a parcel's lot depth. So, to propose a project which completely obliterates a rear-yard, with no open space at grade at all, seems like the height of insolence. As well, it would seem to set a really dangerous precedent.

The proponent seems to be cloaking their request in the mantle of providing affordable housing. This is offensive. I work with a number of affordable housing developers. As a group, they tend to be very sensitive to making sure that their projects are good neighbors, which give back to the community. They value open space as much, or more, than for-profit developers, recognizing that the well-being of residents who have smaller (and thereby more affordable) apartments, need the relief that open space provides even more than the rest of us.

I urge you to deny this proposal for the sake of the neighborhood and the continuing relevance of the Planning Code.

In appreciation of your consideration,

Susie Coliver

5 Vulcan Stairway

San Francisco, CA 94114

C: 415 225 5299

hclarchitecture.com

scoliver@hclarchitecture.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Writing about 4300 17th St
Date: Tuesday, November 17, 2020 2:13:16 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Todd Huss <thuss@gabrito.com>
Sent: Tuesday, November 17, 2020 12:57 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Writing about 4300 17th St

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Dear Mr Horn and Planning Commission,

I'm a property owner and business owner and live at Douglass St and 17th St and I oppose the current project at 4300 17th St. The project:

- Doesn't comply with Planning Code
- Doesn't comply with the Corona Heights Large Residence SUD
- Doesn't maintain required open space
- Doesn't maintain adjacent properties' access to light and air

I am a strong supporter of affordable housing, however, only 18% of this project will be affordable. The suggestion that it will help remedy "the racist and exclusionary origins of San Francisco's housing

crisis" is both misleading and offensive given that 82% of it is a luxury dwelling for the ultra rich.

I strongly oppose this project in its current form.

Todd Huss

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: oppose 4300 17th St
Date: Tuesday, November 17, 2020 2:13:06 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Susan Detwiler <susan.detwiler@gmail.com>
Sent: Tuesday, November 17, 2020 12:20 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: oppose 4300 17th St

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Dear Mr Horn and Planning Commission,

I live on Douglass St near 17th St, and I oppose the proposed project at 4300 17th St.

This project has been put forth as "small scale ... affordable housing" on the sponsor's website (<https://430017th.com/>) and postings on the building itself. I am a strong supporter of affordable housing, and believe we need more in our neighborhood.

However, as designed, only 18% of the property's square footage would be "affordable"; and it's unclear to me exactly what "affordable" means in this case. I find the suggestion that this project will help remedy "the racist and exclusionary origins of San Francisco's housing crisis" particularly galling, given that the remaining 82% of the square footage includes a luxury penthouse.

Further, this project:

- Doesn't comply with Planning Code
- Doesn't comply with the Corona Heights Large Residence SUD
- Doesn't maintain required open space
- Doesn't maintain adjacent properties' access to light and air

I strongly oppose this project.

Thank you,
Susan Detwiler

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Hearing Nov 19, 2020: Item # 17a (2019-013808CUA (4300 17th Street)) OPPOSE
Date: Tuesday, November 17, 2020 2:12:52 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: mrmpr@earthlink.net <mrmpr@earthlink.net>
Sent: Tuesday, November 17, 2020 9:58 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Subject: Commission Hearing Nov 19, 2020: Item # 17a (2019-013808CUA (4300 17th Street)) OPPOSE

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

Dear Commission President Koppell, Commissioners Moore, Chan, Diamond, Fund, Imperial and Tanner

After spending a fair amount of time attempting to understand this proposal, I

am writing to express my serious concern about a proposal based, apparently, on a premise that planning, and established zoning standards, does not matter and is to be ignored.

I also write to express my disappointment with the effort by advocates to present a flaunting of virtually all zoning rules as necessary to accomplish their asserted goal. As staff has logically made clear, achievement of what is presented as the primary goal of the project can be accomplished within the existing code provisions.

For this reason, while its proximity may have brought the proposed project more readily to my attention, if a similar attempt--- to seemingly declare the virtual irrelevancy of existing zoning regulations, of the SF Planning Department, and of the planning function itself---- were asserted anywhere in the city, I would be equally troubled.

I have engaged and worked with the Planning Department a good deal over many years. I understand the difficulty of its responsibility to interpret and apply complex codes. I understand and appreciate the difficulty of this Commission, and those before it, to render, often difficult, judgements week after week. I have sometimes disagreed with Department staff and with the decisions of prior Commissions, but never with the need and value of transparent and consistent planning standards, based upon common sense and genuine concern for long term implications.

We look to you to uphold a reasoned, sound and deliberative planning process and adopt the staff recommendation.

Mark Ryser

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 11/19 @ 1 pm: Public Hearing to Convert 628 Shotwell to Market-Rate Housing
Date: Tuesday, November 17, 2020 8:50:09 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

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From: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Sent: Tuesday, November 17, 2020 7:39 AM
To: Jacqueline Patton <jacqueku@gmail.com>; Ronen, Hillary <hillary.ronen@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; madison.alvarado@duke.edu
Subject: RE: 11/19 @ 1 pm: Public Hearing to Convert 628 Shotwell to Market-Rate Housing

Hello Jacqueline,

Thank you for message regarding project 2019-022661CUA at 628 Shotwell Street. I am adding your message to the project file.

Best,
Claire

Claire Feeney, AICP, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department

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: 628.652.7313 | www.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: Jacqueline Patton <jacqueku@gmail.com>

Sent: Monday, November 16, 2020 8:13 PM

To: Ronen, Hillary <hillary.ronen@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>

Cc: Feeney, Claire (CPC) <claire.feeney@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>;

Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>;

Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>;

Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC)

<rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>;

Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; madison.alvarado@duke.edu

Subject: 11/19 @ 1 pm: Public Hearing to Convert 628 Shotwell to Market-Rate Housing

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Dear Supervisor Hillary Ronen,

I am a constituent in your district and an eviction defense attorney at the Eviction Defense Collaborative. I had the pleasure of volunteering for you during your campaign along with the other progressive powerhouses: Dean Preston and Jackie Fielder.

I am writing to ask if you are able to attend this hearing on Thursday, November 19 beginning at 1 pm? I live next door and do not want to see this former board-and-care facility turned into luxury and/or market-rate housing. Therefore, I am asking you to oppose the requested change of use from "Residential Care Facility" to "Residential."

Here is an article from Mission Local, detailing how these are the kinds of buildings we need to protect for low-income and disabled folks and prevent from being turned into market-rate housing: [Developers look to flip former board-and-care into luxury housing](#) by Madison Alvarado.

Please see the following link for more details regarding the hearing:

<https://sfplanning.org/event/planning-commission-111>

2019-022661CUA: 628 Shotwell Street – East side of Shotwell Street between 20th and 21st Streets, Lot 036 of Assessor's Block 3611 (District 9) – Request for Conditional Use Authorization

pursuant to Planning Code Sections 209.1 and 303 and Interim Zoning Control 2019-017654PCA for the change of use from Residential Care Facility to Residential. The building is a single-family home that was later converted into apartments. In 1984 the first floor was converted to a Residential Care Facility that remained until a fire in 2015. The building is now vacant. The Project includes restoration to fire damage, interior improvements, façade work, a new rear deck, and the addition of a one-bedroom dwelling unit on the ground floor. The building footprint and massing will not be altered. The Project Site is located within the RH-3 Zoning District and 40-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). For further information, call Claire Feeney at (628) 652-7313, or via email at claire.feeney@sfgov.org and ask about Case No. 2019-022661CUA.

Please let me know if you need any more information, thank you for your time!

Jacqueline Patton
610 Shotwell, #7
San Francisco, CA 94110
316-516-4428

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: No on 4700 Ord St
Date: Tuesday, November 17, 2020 8:49:56 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: David Howell <howdsf@gmail.com>
Sent: Monday, November 16, 2020 10:59 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; info@corbettneighbors.com
Subject: No on 4700 Ord St

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I noticed this evening on Next Door that the person pressing for approval of the development is the owner of the lot immediately adjacent, on the corner of 17th and Ord. Were the owner(s) of the lot one building up 17th pressing for development, on the uphill side of the garden, then the case for development might be stronger. However, enthusiasm from

them is unlikely since, according to the plans on Next Door, all three floors would be doomed to looking—not at a garden and the views to the East but instead to—nothing, unless you count a blank wall and zero light as something. Does anything?

I live catty-corner to that open space and want to express my profound objection to the potential development. I don't recall having seen a single garden on 17th St, from Ord all the way up to Clayton, with the exception of this bit of open space. Houses open directly only to the street all the way up the *always-busy* corridor. Leave the space alone!

I would like to say that my objection arises from self-interest. Alas, decades ago, a top floor was added to the house adjacent to mine, completely eliminating any view of the Bay from my upstairs. Instead, I look on HVAC! I would not wish the same misfortune for my neighbors across the street.

Best regards,

David J Howell

110 Corbett Ave

(rear of house onto 17th)



From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th - bad for the neighborhood.
Date: Tuesday, November 17, 2020 8:49:31 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: J. Soulsby <johnslifeonline@gmail.com>
Sent: Monday, November 16, 2020 9:08 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th - bad for the neighborhood.

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Mr. Horn,

The multi-unit construction project proposal at 4300 17th is wrong for Corbett Heights. It is roughly three times the size of any recent construction project in our neighborhood and will diminish the character, green space, and architectural integrity of an inner city neighborhood.

1. Designs show that this structure will span from lot line to lot line. How does this meet or more importantly violate current property line set back requirements?
2. An entire yard and green space will be removed if this project proceeds. The massive structure will infringe on neighbors' homes and close in their open spaces. Isn't there city requirements to maintain a portion of green space when a yard already exists? This project will remove all of the

current yard.

3. Street parking is already a challenge in our neighborhood. This project will only make matters worse.

There are certainly better designs that would gain the support of neighbors and the city. This builder has given no consideration to neighbors' feedback and is attempting to stream roll this project.

Please help us make this a better project for everyone.

John Soulsby
129 Ord St,
San Francisco, CA 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1/19/20 Hearing; Record No. 2019-0138088CUAVR; 4300 17th St.
Date: Tuesday, November 17, 2020 8:49:17 AM
Attachments: [SuppMemoInOp.pdf](#)

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

From: paul allen <sfcapaul@mac.com>
Sent: Monday, November 16, 2020 9:06 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 1/19/20 Hearing; Record No. 2019-0138088CUAVR; 4300 17th St.

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Dear Mr. Secretary,

Kindly find attached a Supplemental Memorandum in Opposition to this Project filed on behalf of Corbett Heights Neighbors, a neighborhood association, for the public record in advance of the hearing this Thursday, November 19, 2020.

Sincerely,
Paul Allen
Secretary, Corbett Heights Neighbors

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Comments on Record No.: 2019-013808CUAVAR, Project Address: 4300 17th Street
Date: Tuesday, November 17, 2020 8:49:06 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: YinLan Zhang <yinlanz@yahoo.com>
Sent: Monday, November 16, 2020 5:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comments on Record No.: 2019-013808CUAVAR, Project Address: 4300 17th Street

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Please forward to all Planning Commissioners and relevant staff.

I am writing in support of the planning staff recommendation to disapprove the above project. I live close to the project site, in Cole Valley. There is a reason that the City has planning codes and landuse regulations. If the applicant wants to build this project, he needs to get the appropriate landuse and zoning code designations changed first. Barring that, he is trying to side step the City's planning code and it is simply not an appropriate path to build anything in SF. A project can have lots of people supporting it and still fundamentally be in violation of the landuse law. The first test should be whether it meets basic landuse and zoning requirements. If it can't pass that basic test, then there is no project. If you approve the project against staff recommendations, then the Planning Commission is essentially approving something that does not comply with the legal requirements it is supposed to uphold. It is a basic process that every applicant before the planning commission has to follow. How many homeowners and businesses have had to change their projects multiple times based on consultation with your staff? And here, you have someone who simply ignores basic planning code and just wants to push his projects through? How much sense does that make? Please follow your staff recommendations and deny this application.

Sincerely,

YinLan Zhang

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Regarding 4300 17th Street - HEARING NOV 19th
Date: Tuesday, November 17, 2020 8:48:33 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Maria Chambers Hutchins <mariachambers@gmail.com>
Sent: Monday, November 16, 2020 4:23 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Regarding 4300 17th Street - HEARING NOV 19th

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Dear Planning Commission,

As a long-time teacher and artist, I have experience being low-income and am personally committed to the issue of affordable housing. It is essential that we begin to explore the best ways to add affordable housing to our neighborhoods. The development proposed at 4300 17th Street is not a true solution, and certainly not one to "repeat hundreds of times" throughout the city. Here is why:

First, to the extent that the need for affordable housing requires us to reexamine our priorities and potentially shift our zoning regulations, it also requires us to have a thoughtful respectful process within our communities. This means soliciting input broadly, considering the varied needs,

compromising where necessary and achieving substantial community buy-in. To do so will be neither easy nor quick, but is essential to success, especially if we want to create a project exemplary enough to be used as a "blueprint" throughout San Francisco. The contentious project proposed at 4300 17th Street fails on this "process" front first and foremost. It has already increased the divisions within our community through its very failure to honestly consider the needs of neighbors or to compromise. It is a project based on the needs of an individual.

Second, from my reading of the MANY pages of fine print, this project is simply not what it claims to be: "Mixed Use Affordable Housing". To be clear, I was actually quite excited when I first read Mr. Pluta's statement about creating affordable housing and his deep concerns about social and racial justice. I felt I had found a kindred spirit; someone who shared some of my own concerns and priorities. However, I had a one-on-one conversation with Mr. Pluta about his project in September, and my understanding of his priorities shifted. In that conversation he told me about the evolution of his project, including the fact that he added the racial justice language to his proposal (and website) after the protests following the murder of George Floyd. I am not a person of color, but I find this willingness to use the crises of the moment to advance his own purposes deeply offensive. Meanwhile, he has represented his project as a racial justice issue, soliciting support online from anyone and everyone who - like me - cares about racial and social justice. But do people even know the details of his project before they hit "send" on their letters of support?

Mr Pluta quotes city policy on his website: "**Construction of new affordable housing projects should likewise be distributed throughout the city**" I agree with this wholeheartedly. However, this also implies that 4300 17th street is a "new affordable housing project". It is a proposed 3705sqft new building of which a 540sqft unit at ground level next to the garage would be an "ADU" and therefore affordable. If less than 15% of the new construction would be affordable housing, is it fair or accurate to call this new building affordable housing? To me, this is misleading at best.

Mr. Pluta is adept at using facts to his own advantage. Indeed, I believe that most of the information on his website is factually true. Certainly, the deep history of racial and economic disparities are indisputable, but is it relevant to his true objectives here? Clearly, that is implied. Facts are facts, but they can be used selectively. What is omitted matters, too. To me, the way this project has been represented - indeed "sold" - to the public is dishonest.

We should take up the affordable housing issue together, with all stakeholders represented. I will gladly come to the table, and I believe many others will as well. It must be a thorough, careful, thoughtful process resulting in policy and projects with a broad base of support. The people - all the people - of San Francisco deserve nothing less.

In the meantime, I respectfully ask that you reject this project which is masquerading as something it's not in an attempt to bypass numerous zoning restrictions.

Thank you so much for your time,

Maria Hutchins
47 Levant Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street - Proposed changes - Commission Meeting, Thursday, November 19
Date: Monday, November 16, 2020 1:07:30 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: buell008@gmail.com <buell008@gmail.com>
Sent: Monday, November 16, 2020 12:55 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th Street - Proposed changes - Commission Meeting, Thursday, November 19

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Dear Sir,

Through a friend in my neighborhood, I learned about the proposed development at 4300 17th Street, which I am opposed to for the following reasons:

- Numerous violations of the City's Planning Code.
- The side yard will be replaced by a massive structure, that runs from lot line to lot line. It will dramatically reduce sun, light and airflow to the residents on the North, East and West sides.
- All developments are required to leave 45% of the yard intact. This proposal leaves zero percentage of the yard intact.
-

A mandatory environmental review has not been completed, yet this is a firm requirement.

- Corbett Heights Neighbors believes homeowners and renters should not fear what might happen to a neighbor's yard, but we do care and are greatly concerned!
- **The terrace at 90 Ord Street will lose its southern exposure from full sun to semi-darkness and the open space disappears forever!**

The developer continues to promote the benefits of including two “affordable” units, but these units represent only 18% of the proposed square footage. The other 82% of the square footage support for-profit, market-rate rentals. This complex includes a luxury, two-level penthouse which takes up 33% of total square footage AND the developer has publicly stated his desire to move into the new development. So who really is going to benefit from this?

- The history of the developer's plans goes back to September 2019 at a pre-application meeting. All the attending neighbors objected to this 6,349 square foot project.
- In April 2020, the SF Planning Department issued a memo citing 8 areas of concern.
- In September 2020, the developer ignored these concerns and appealed directly to the Planning Commission which is highly unusual and not good business practice. For obvious reasons, the Planning Department did not support this proposed development.

In conclusion, we live in friendly, tight-knit community and take pride of ownership and look out for one another. As the above facts indicate the developer is only thinking about his profits and himself and will stop at nothing to achieve his goals.

Please ask the Planning Commission to act wisely and to deny this developer’s request to build at 4300 17th Street.

Thank you.

Carol Buell
30 Ord Court, #7
San Francisco, CA 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Comment Letter for 2019-013808CUAVAR
Date: Monday, November 16, 2020 1:07:10 PM
Attachments: [4300 Opp Letter.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: casey94114@yahoo.com <casey94114@yahoo.com>
Sent: Monday, November 16, 2020 9:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment Letter for 2019-013808CUAVAR

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Mr. Ionin:

Attached please find our letter in opposition to the proposed development at 4300 17th Street. Please let me know if you have any questions.

Thank you.

Casey & Greg Rando

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)
Date: Monday, November 16, 2020 1:06:39 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Bob Mould <bobmould@me.com>
Sent: Monday, November 16, 2020 10:41 AM
To: commissionssecretary@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: jeffrey.horn@sfgov.org
Subject: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)

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Dear Planning Commission,

On November 19 you will be hearing Conditional Use and Variance applications for 4300 17th Street (2019-013808CUAVAR). A Conditional Use Authorization is required to proceed with large developments that are out of step with our neighborhood.

I oppose the creation of a **second structure** in the back. The current proposal **eliminates all open space**, it has a **disproportionate impact** on its neighbors and it sets a **bad precedent** in our neighborhood. In fact, this proposal exemplifies why our community has created a Special Use District.

I respectfully ask that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. Thank you for your attention to this matter.

Best regards,
Robert Mould
Homeowner
71 Ord Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th St
Date: Monday, November 16, 2020 1:06:24 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: dan frost <dfrost13@hotmail.com>
Sent: Monday, November 16, 2020 10:42 AM
To: jeffery.horn@sfgov.org
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th St

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Hello,

I am writing to express my disapproval of the proposed building at 4300 17th St. The main concerns I have are around the how the proposal does not leave any yard space, the lack of significant affordable units, and the fact that there has been no environmental review. Please do not approve this building under the current plans!

Best,
Dan Frost
4167 17th St.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street planned development
Date: Monday, November 16, 2020 1:06:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.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: Katherine Zinsser <kjz1917@gmail.com>
Sent: Monday, November 16, 2020 11:18 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th Street planned development

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Dear Mr. Horn and Planning Commission: My husband and I live in our condo at 40 Ord Street (x is 17th). We are very concerned about the proposed development around the corner from us. We are writing to **oppose** the development.

We understand that the project has not undergone environmental review and has numerous violations of the City's planning code. It will be a massive structure running from lot line to lot line, despite requirements for maintenance of yard space. It will dramatically reduce the light and airflow for the immediate neighbors. We have a similar terrace and know how we cherish this space for its outdoor light and breezes.

While we support below market rentals in our neighborhood, there must be a way to redesign this project to provide the below market rentals proposed while also keeping within the planning code

requirements and allowing neighbors to have fresh air and light on their terrace.

Thank you -

Katherine Zinsser

Jonathan Neuberger

kjz1917@gmail.com

40 Ord Street

San Francisco CA 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RALPH REMINGTON APPOINTED AS NEW DIRECTOR OF CULTURAL AFFAIRS FOR THE SAN FRANCISCO ARTS COMMISSION
Date: Monday, November 16, 2020 12:53:37 PM
Attachments: [11.06.20 Director of Cultural Affairs Ralph Remington.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: Friday, November 6, 2020 at 10:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RALPH REMINGTON APPOINTED AS NEW DIRECTOR OF CULTURAL AFFAIRS FOR THE SAN FRANCISCO ARTS COMMISSION

FOR IMMEDIATE RELEASE:
Friday, November 6, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED ANNOUNCES RALPH
REMINGTON APPOINTED AS NEW DIRECTOR OF
CULTURAL AFFAIRS FOR THE SAN FRANCISCO ARTS
COMMISSION**

Remington will bring decades of leadership experience in the arts and a focus on equity, diversity, and inclusion to the San Francisco Arts Commission

San Francisco, CA — Mayor London N. Breed today announced Ralph Remington has been selected as the Director of Cultural Affairs for the San Francisco Arts Commission. Remington was hired by the City following a comprehensive search led by the Arts Commission. He will begin in January 2021.

The Director of Cultural Affairs leads the administration of the San Francisco Arts Commission and directs citywide cultural activities in all aspects of the arts through programs, special projects, grantmaking and policy-setting initiatives. The Director reports to the 15-member, mayoral-appointed Arts Commission, which is responsible for the Civic Art Collection, Civic Design Review, Cultural Equity Grants and other funding, public art, art vendors, and seven cultural centers.

“San Francisco has been a national and international leader in championing artists and cultural organizations in our city, and we’ve consistently prioritized equity and diversity in our

programs and through the arts,” said Mayor Breed. “Ralph has a long history of working in the arts, I know he will ensure San Francisco’s diverse community of artists and cultural organizations are supported and valued throughout this pandemic and beyond. The arts are what make San Francisco such a vibrant and thriving city, and a place where people want to live and visit. As we work to recover as a city from COVID-19, keeping up our support for the arts community will help San Francisco rebound and come back even stronger than before.”

“We live in times that require bold fearless leadership around issues of arts and culture interwoven with equity, diversity and inclusion,” said Ralph Remington. “I am thrilled for the opportunity to work progressively with Mayor Breed and the San Francisco Arts Commission to boldly further the path of equity, diversity and belonging in the City of San Francisco, one of the world’s greatest arts and culture capitals.”

Remington has extensive professional experience in arts administration and government, and has experience as an actor, playwright, and screenwriter. He currently serves as the Deputy Director for Arts and Culture for the City of Tempe, Arizona. In that role, he is responsible for Tempe Center for the Arts’ comprehensive performance and visual art programming, as well as overseeing public art, the Tempe History Museum, arts engagement, and municipal arts granting. He previously served as the former Western Regional Director and Assistant Executive Director for Actors Equity Association in Los Angeles. Prior to that, he was Director of Theater and Musical Theater at the National Endowment for the Arts (NEA) in Washington, D.C. In 2010, he received the NEA Chairman’s Distinguished Service Award.

“We are so excited to welcome Ralph Remington to San Francisco to lead the Arts Commission at this historic moment in time. In partnership with countless artists and arts and culture organizations, our 90-year-old City agency has helped shape San Francisco’s cultural persona and has cemented our reputation as a world-class city for art and creative innovations. I believe in Ralph’s ability to harness the City’s resources and lead us into the future,” said Roberto Ordeñana, President, San Francisco Arts Commission. “This pandemic presents incredible challenges to the world and our sector in particular, and Ralph’s fresh perspectives and incredible intersection of skills will help deploy strategies to keep the arts so very central to what San Francisco values. I believe he will build strong relationships across multiple sectors and bring his energy to lift up artists and cultural institutions to get us through these vulnerable times with much creativity and fortitude.”

Prior to working at the NEA, Remington was a City Council member for the City of Minneapolis. He is a former Guthrie Theater Acting Company member, and is the founding Producing Artistic Director of award-winning Pillsbury House Theatre in South Minneapolis. Remington has a Bachelor of Fine Arts in Drama from Howard University.

The Director of Cultural Affairs for the Arts Commission oversees the City’s extensive, renowned collection of public art, the planning and implementation of grantmaking that supports art of all disciplines, a gallery program and related public programs, as well as sustaining affordable space for artists and organizations. In addition, the Director is responsible for working with government agencies, community groups, philanthropy and cultural organizations to coordinate activities and programs, and participate in the planning and implementation of arts policy and funding.

The San Francisco Arts Commission is the City agency that champions the arts as essential to daily life by investing in a vibrant arts community, enlivening the urban environment and

shaping innovative cultural policy. Learn more at: www.sfartscommission.org.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Continuance - 1145 Mission Street - Agenda Item 11
Date: Monday, November 16, 2020 12:35:14 PM

Commissioners,

Please be advised that 1145 Mission on your Agenda this week will be announced as proposed for Continuance to Jan. 14, 2021.

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: "RivamonteMesa, Abigail (BOS)" <abigail.rivamontemesa@sfgov.org>
Date: Monday, November 16, 2020 at 8:57 AM
To: "Ajello Hoagland, Linda (CPC)" <linda.ajellohoagland@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>, Kate Conner <kate.conner@sfgov.org>
Subject: Re: Proposed Continuance - 1145 Mission Street - Agenda Item 11

Hi Linda,

Thank you for touching base. We are fine with a January continuance. What date would that be Jan 14?

Best,
Abi

From: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Sent: Monday, November 16, 2020 8:53 AM
To: RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>
Subject: Fw: Proposed Continuance - 1145 Mission Street - Agenda Item 11

Hi Abi,

The Project Sponsor has requested another continuance to continue working with stakeholders and MOHCD on an agreeable alternative (see below). Under SB 330, this would take us to the 5th hearing.

I have not been provided a date certain for the requested continuance, but staff would

recommend Dec 17th or early January. The Commission Secretary would need to confirm availability.

Regards,
Linda

Linda Ajello Hoagland, AICP Senior Planner

Northeast Team, Current Planning Division

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: 628.652.7320 | www.sfplanning.org

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From: Ryan Patterson <ryan@zfplaw.com>

Sent: Friday, November 13, 2020 5:06 PM

To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>

Cc: Shoshana Raphael <shoshana@zfplaw.com>

Subject: RE: Proposed Continuance - 1145 Mission Street - Agenda Item 11

Dear Linda,

The project sponsor's team met today with Supervisor Haney's Office and community stakeholders. It was suggested that next week's hearing be continued in order to discuss potential options for the property with the Mayor's Office of Housing and Community Development, and the project sponsor is amenable to this continuance. Would the Planning Commission be willing to grant a short continuance so this discussion can take place?

Thank you,

Ryan Patterson
Attorney for project sponsor

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400

San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO TO ROLL BACK SELECT ACTIVITIES IN RESPONSE TO ASSIGNMENT TO STATE'S RED TIER
Date: Monday, November 16, 2020 12:26:43 PM
Attachments: [11.16.20 COVID-19 Update.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: Monday, November 16, 2020 at 12:26 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO TO ROLL BACK SELECT ACTIVITIES IN RESPONSE TO ASSIGNMENT TO STATE'S RED TIER

FOR IMMEDIATE RELEASE:
Monday, November 16, 2020
Contact: San Francisco Joint Information Center, dempres@sfgov.org

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

**SAN FRANCISCO TO ROLL BACK SELECT ACTIVITIES IN
RESPONSE TO ASSIGNMENT TO STATE'S RED TIER**

Due to a rapid increase in COVID-19 cases across the City and State, San Francisco will roll back non-essential offices and reduce capacity of gyms and fitness centers

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the City will adjust its reopening of businesses and activities due to the continued increase in COVID-19 cases in San Francisco, which has resulted in the State placing the City in the more restrictive Red Tier. San Francisco will temporarily roll back the reopening of all non-essential offices and will reduce the capacity of fitness centers and gyms to a maximum capacity of 10%. These changes will go into effect on Tuesday, November 17, 2020.

San Francisco is rolling back these activities in compliance with the California's [Blueprint for a Safer Economy](#) tier assignments. San Francisco, the Bay Area, and California continue to experience a rapid and significant increase in COVID-19 cases. To adapt to the widespread rise in cases, the State has notified the counties that it is changing its reopening tier assignments. On Monday, 41 of the 58 counties will be assigned to the most restrictive Purple Tier, which prohibits many business and activities. The State has assigned San Francisco from the least restrictive Yellow Tier, where virus transmission is minimal, to the more restrictive Red Tier, where virus transmission is substantial.

“The increased rate of new COVID-19 cases in San Francisco means that we need to make some additional adjustments to slow the spread of the virus in our community. We need to make these hard choices now so that we can save lives and keep our healthcare system from becoming overwhelmed,” said Mayor Breed. “In addition to these rollbacks, we need everyone to do their part to get COVID-19 under control, especially as we go into the holiday season. I know that people want to spend time with their family and friends this Thanksgiving, but this year we need to all stay home as much as possible, avoid unnecessary travel, and avoid gathering with people who don’t live with us. I know it’s difficult, but it’s an important step we can each take to stay safe and protect the health of our entire community.”

The rolling back of certain businesses and activities is required by the State now that San Francisco has been assigned to the Red Tier. Due to its deliberate and strategic approach to reopening, San Francisco had only reopened a small number of activities allowed in the Orange Tier and only these activities are required to roll back. Non-essential offices which had been opened to 25% capacity on October 27th will need to close, and fitness centers will need to reduce their capacity to 10%, down from 25% capacity.

“San Francisco is in the midst of a major surge, and as we are seeing in communities across the country, it is moving aggressively,” said Dr. Grant Colfax. “Together, we have beaten back the virus twice before and we can do it again by taking the proper precautions. We must take every possible precaution to protect ourselves, our families and our community. Do not travel this holiday season. The choices we make in the next two weeks will save lives and determine the remainder of this holiday season. COVID-19 is not resting and neither can we.”

San Francisco is currently experiencing a surge in new cases rates. One of the [key indicators](#) of COVID-19 prevalence in the city, the number of new cases per day per 100,000 people, continues to climb from a low of 3.7 cases per 100,000 people to more than 10 cases per 100,000 people this week. From October 10 to November 10, daily new COVID cases jumped from a 7-day average of 29 cases per day to 97 cases per day.

San Francisco’s increase in cases is significant but not unique. California has seen a significant increase in new positive cases over the last week and many counties have been re-assigned to more restrictive tiers on the State’s system. Because of the widespread rise in cases, the State has notified the counties that it is changing its tier reassignment assignment in order to respond to changes in health indicators more immediately. Before this change, a county had to be in a tier for two consecutive weeks before the State re-assigned it to a more restrictive tier. Now a county will only need to be in that more restrictive tier for one week. Because of this change, San Francisco is moving from the least restrictive Yellow Tier to the Red Tier after only one week.

The following activities will halt indoor operations until further notice:

- Non-essential offices. Offices will have to return to 100% remote and telework operations.

The following activities will be required to reduce indoor capacity:

- Fitness centers (including gyms, hotel fitness facilities, and climbing walls) may remain open at 10% capacity.

All other businesses and activities that are currently allowed may continue operating this time within current applicable guidelines, including outdoor gyms and fitness centers, outdoor

dining and take-out, elementary and middle schools, retail shopping, personal services, and cultural and family activities such as museums and aquariums.

The Department of Public Health will continue to closely monitor the City's case count, infection rate, and hospitalization rate in order to determine if additional activities need to be rolled back in order to contain the outbreak of the virus. The Department of Public Health released a [Travel Advisory](#) on November 12, urging San Franciscans to refrain from travelling outside of the county and recommending a 14-day quarantine for those who do choose to travel. As cases continue to climb throughout California and the rest of the country, this advisory is even more important to follow. The City strongly encourages San Franciscans to avoid gatherings, wear face coverings when leaving home, and keep their distance from other people, and to get tested for COVID-19 if they feel sick.

More information about San Francisco's reopening timeline can be found at <https://sf.gov/step-by-step/reopening-san-francisco>.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO REALLOCATES TESTING RESOURCES TO SERVE NEIGHBORHOODS MOST IMPACTED BY COVID-19
Date: Monday, November 16, 2020 12:17:34 PM
Attachments: [11.16.20 CityTestSF Alemany.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: Monday, November 16, 2020 at 9:51 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO REALLOCATES TESTING RESOURCES TO SERVE NEIGHBORHOODS MOST IMPACTED BY COVID-19

FOR IMMEDIATE RELEASE:
Monday, November 16, 2020
Contact: San Francisco Joint Information Center, dempres@sfgov.org

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

SAN FRANCISCO REALLOCATES TESTING RESOURCES TO SERVE NEIGHBORHOODS MOST IMPACTED BY COVID-19

Beginning on Tuesday, November 17, the City will offer free, low-barrier testing five days a week at Alemany Farmer's Market

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax today announced the CityTestSF COVID-19 testing site at the Alemany Farmer's Market will open tomorrow, Tuesday, November 17. CityTestSF resources are being reallocated from the SoMa testing site to the Alemany Farmer's Market as part of the City's strategic testing program.

CityTestSF at Alemany Farmer's Market will operate five days a week with the capacity to test as many as 500 people a day, which is the same testing capacity previously provided at the SoMa site. The City's testing program is designed to serve the populations and neighborhoods that are most highly impacted by the virus. The southeast sector of San Francisco carries a disproportionate virus burden and the reallocation of these 500 tests to that part of the city is a critical component for fighting the spread of the virus.

“Equity has been a priority for us throughout the pandemic, and part of having an equitable citywide response to COVID means that we direct our resources where there's the most need,” said Mayor Breed. “With the CityTestSF site at Alemany, we're making testing even easier for people to access right in their own neighborhood.”

Since the onset of the pandemic, San Francisco moved quickly and aggressively to establish a robust public COVID-19 testing program, with partners Color and Carbon Health. San Francisco currently tests more than 5,800 people each day, which is the highest rate among Bay Area counties. In addition to the two CityTestSF sites, the City continues to provide testing in the neighborhoods and for the populations most impacted by the virus. Through pop-up community testing sites, in partnership with community organizations and Color, the City has served two neighborhoods a day with testing resources. Additionally, the Department of Public Health has expanded testing at its community clinics and has partnered with the state on a testing site at the City College Bayview campus.

“We have to adapt our strategy to where the need is greatest and locating more high-capacity, low barrier testing to the most impacted part of the city is the smart strategy,” said Dr. Colfax. “As we experience a surge in cases in the city, the region and the nation, we must manage our public testing resources in the most efficient ways possible to slow the spread of the virus. Re-allocating these testing resources to the area of the city with highest rate of infection is critical to our response to the virus.”

The collaboration with Color and Carbon Health has enabled the City to quickly stand up testing sites where they are needed most, streamline scheduling and sample collection, distribute and track test kits, and efficiently return results to individuals and the Department of Public Health. Color has helped San Francisco become a national leader in turnaround time with 86% of results returned in less than 24 hours and 99% in less than 48 hours.

“Our partnership with San Francisco has helped to create a model for the rest of the country to follow,” said Othman Laraki, CEO, Color. “Since we began working together in April, we are providing nearly 4,000 tests a day by building a testing program that’s easy for anyone in San Francisco to access, simple to navigate, and will dependably return results in less than 24 hours. This program is the foundation of a strong public health response and critical to managing the virus in communities most affected.”

San Francisco has the highest testing rate per capita of any other city in the United States. The City currently administers and funds 55 percent of all COVID-19 tests conducted in San Francisco, with the intention of testing people most at risk for COVID-19.

CityTestSF prioritizes testing for essential workers and residents who have symptoms or who have been exposed to the virus. If you have insurance, schedule a test with your doctor.

During this current surge, city resources will not support testing for travel or visitations. Tests are set aside for essential workers, close contacts identified through contact tracing, and for the City’s first responders. Appointments are released on a rolling basis.

The Alemany CityTestSF low-barrier testing facility, located on 100 Alemany Boulevard, will provide COVID-19 testing five days per week, with both walk-through and drive-through tests. Appointments can be scheduled online at sf.gov/gettestedsf and residents or essential workers without appointments are welcome.

The hours of Alemany CityTestSF are:

- Monday: 12:30 p.m. - 4:30 p.m.
- Tuesday - Thursday: 8:30 a.m. - 4:30 p.m.
- Friday: 8:30 a.m. - 12:30 p.m.

Testing is a part of the City's COVID-19 response, but every San Franciscan must also focus on prevention. The most important things that every person can do to slow the spread of the virus are: wear a face covering outside their homes; avoid gathering with people outside your household; continue to stay home as much as possible; stay six feet apart from others when not home; and always wash hands frequently.

If you have symptoms or have been exposed, you should get tested. If you have insurance, call your doctor first. For more information on testing options, please visit: sf.gov/gettestedsf.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th proposal violates San Francisco's Planning Code
Date: Monday, November 16, 2020 8:57:39 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

San Francisco Planning Department
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Direct: 628.652.7600 | www.sfplanning.org
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From: Gervet, Eric <Eric.Gervet@kearney.com>
Sent: Friday, November 13, 2020 4:20 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: o.roujol <o.roujol@gmail.com>
Subject: 4300 17th proposal violates San Francisco's Planning Code

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

San Francisco City team,

The 4300 17th development proposal has a long list of issues, including:

- **Numerous violations of the City's Planning Code.**
- **Attempt to bypass the Planning Department: that has not approved the proposal.**
- **The side yard will be replaced by a massive structure,**

that runs from lot line to lot line. It will dramatically reduce sun, light and airflow to the residents on the North, East and West sides.

- **All developments are required to leave 45% of the yard intact. This proposal leaves zero (0) % of the yard intact. In short, all open space will be destroyed.**
- **Mandatory environment review has not been completed, yet this is a firm requirement.**

This should be stopped, now!

Thanks for your support to the Community and to the Tax Payers.

**Best
Eric & Odile
22 Saturn Street**

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: RE : November 19 Hearing Record No. 2019-013808CUAVAR; 4300 17th St.
Date: Monday, November 16, 2020 8:57:25 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

San Francisco Planning Department
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From: Brett Browman <btbrowman@gmail.com>
Sent: Friday, November 13, 2020 4:57 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE : November 19 Hearing Record No. 2019-013808CUAVAR; 4300 17th St.

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Hi --

I am writing as a San Francisco resident and homeowner for the last 15+ years in strong opposition to the proposed development referenced above at 4300 17th St.

Echoing concerns of our neighbors and the neighborhood association, we take strong issue with these major points in the development:

- Wholesale (100%) destruction of the side yard vs 45%
- Lack of set backs
- Lack of the environmental review
- Lack of any meaningful input from the community. The only exception

was a pre-application meeting which brought 100% rejection

- The exaggerated impact of “affordable” units vs market-rate units:
 - o Two ADU units equal 18% of the square footage
 - o Four market-rate units total 82% of total square footage
- The addition of two garages
- A two-level luxury penthouse that totals 2,122 square feet. This penthouse is almost twice the size of the ADU square footage
- In the developer package, he indicates a desire to move into the new structure
- These percentages prove that profit (and personal residence) is the driving factor not ADUs.
- The ADUs in question could be added to the existing structure
- Some neighbors have actually indicated that they would support a modest “bulge” into the backyard to facilitate these units.

As homeowners and longtime SF residents, we believe that the Planning Commission should deny this request and rule that the proposal should not be reconsidered for at least a year.

Respectfully yours,

Brett Browman & Thomas Keller
4532 17th St
San Francisco, CA 94114

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)
Date: Monday, November 16, 2020 8:57:06 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.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: Suzy Drell <suzy@zycreative.com>
Sent: Friday, November 13, 2020 5:04 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Bill Holtzman <wm@holtzman.com>; Maryann Dresner <madresner@cs.com>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Dirk Aguilar <daguilar@gmail.com>; Susan Shepard <lionshepard@yahoo.com>; Chuck Leoni <chuckleoni@gmail.com>; Josh Steinfeld <jsteinfeld@gmail.com>; Marissa Hockfield <mhockfield@yahoo.com>
Subject: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)

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Dear Planning Commission,

On November 19 you will be hearing Conditional Use and Variance applications for 4300 17th Street (2019-013808CUAVAR). A Conditional Use Authorization is required because the proposal exceeds the scope that is permitted under the Corona Heights Large Residence Special Use District (SUD).

I **oppose** the creation of a **second structure** in the back. The current proposal **eliminates all open space**, it has a **disproportionate impact** on its neighbors and it sets a **bad precedent** in our neighborhood. In fact, this proposal exemplifies why our community has created a Special Use District.

The application also has a few flaws: This proposal eliminates open space which is clearly mandated in the SUD. Moreover the application suggests that the rear yard should be exempt from setback requirements, because it faces the street rather than being located in the middle of the block. This argument has no merit, since Section 2.f of our Special Use District specifically calls for the preservation of street-facing rear yards - in this case through-lots.

I respectfully ask that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. Thank you for your attention to this matter.

Sincerely,
Suzy Drell
263 States Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street at Ord
Date: Monday, November 16, 2020 8:56:57 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Aaron Chapman <achapmanmd@gmail.com>
Sent: Friday, November 13, 2020 5:16 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th Street at Ord

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Dear Senior Planner Horn:

I am writing to you to express my opposition to the proposed development at 1700 17th Street. I am a resident of the "Upper Market/Corbett Heights" neighborhood. Unfortunately this is one of many proposed projects over the years that threaten to seriously detract from the character of the neighborhood. I understand that the owner developer has thrown a "twist" into this proposal via the inclusion of below market rate units among the multiple units proposed for the property. It is my understanding that if the development of low-income housing was the driver behind this proposal that this could be accomplished without running afoul of the planning codes. What this seems to me is a clever-by-half way to skirt the planning codes and to maximize his own windfall. If this proposal was solely regarding the development of below market rate units within the existing codes (or with minor variance) I would not be contacting you. Instead what I see is a scheme to blow several massive holes in the codes for this neighborhood doing significant damage in the

process.

Thank you in advance for your consideration of this matter.

Be well,

Aaron Chapman

368 Corbett Avenue

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPPOSE project at 4300 17th Street Hearing 11/19/20 2019-013808CUA/VAR
Date: Monday, November 16, 2020 8:56:42 AM

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

From: Leslie <koelsch1886@comcast.net>
Sent: Friday, November 13, 2020 9:22 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: OPPOSE project at 4300 17th Street Hearing 11/19/20 2019-013808CUA/VAR

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Commissioners:

I wish to express my opposition to the project as proposed at 4300 17th Street for the following reasons:

It doesn't comply with relevant requirements and standards of the Planning Code.
It is inconsistent with the Corona Heights Large Residence SUD.
It is not necessary, desirable, and compatible with the surrounding neighborhood.
It would have significant negative impacts to neighboring properties and the mid-block open space.
Adding ADUS can be done with lot spitting and without construction a mammoth 5000 square foot building.

John Koelsch
197 Corbett Avenue
San Francisco 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street Project OPPOSE 2019-013808CUA/VAR HEARING 11/19/20
Date: Monday, November 16, 2020 8:56:21 AM

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

From: Leslie <koelsch1886@comcast.net>
Sent: Friday, November 13, 2020 9:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 4300 17th Street Project OPPOSE 2019-013808CUA/VAR HEARING 11/19/20

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To: Planning Commission
From: Leslie Koelsch
Re: 4300 17th Street Project 2019-013808CUA/VAR
Date: November 14, 2020

Commissioners:

The project proposed for 4300 17th Street is of great concern to this neighbor. The main objections are that it doesn't comply with relevant requirements of the Planning Code. It would have significant negative impacts to neighboring properties as described in the Planning Department's Plan Check Letter. It is not consistent with the Corona Heights Large Residence SUD. I support the Department's recommendations for a proposal at this site redesigned at a less intense scale that respects the mid-block open space and maintains adjacent properties' access to light and air by providing adequate setbacks and yards. If the goal is to add ADUs, it can be done without splitting the lot and without constructing a mammoth 5,000 square foot building.

Thank you.

Leslie Koelsch
197 Corbett Avenue
San Francisco 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street (2019-013808CUAVAR - oppose)
Date: Monday, November 16, 2020 8:56:09 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Rick Walsh <patandrick@sbcglobal.net>
Sent: Sunday, November 15, 2020 10:06 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; wmmia@hotmail.com
Subject: 4300 17th Street (2019-013808CUAVAR - oppose)

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Dear Planning Commission,

On November 19 you will be hearing Conditional Use and Variance applications for 4300 17th Street (2019-013808CUAVAR). A Conditional Use Authorization is required because the proposal exceeds the scope that is permitted under the Corona Heights Large Residence Special Use District.

I salute the project sponsor's desire to add housing, but **I oppose** the creation of a **second structure** in the back. The current proposal **eliminates all open space**, it has a **disproportionate impact** on its neighbors and it sets a **bad precedent** in our neighborhood. In fact, this proposal exemplifies why our community has created a Special Use District.

The application also has a few flaws: It confuses rooftops with open space, when in fact all open

space would be removed. Moreover the application suggests that the rear yard should be exempt from setback requirements, because it faces the street rather than being located in the middle of the block. This argument has no merit, since Section 2.f of our Special Use District specifically calls for the preservation of street-facing rear yards - in this case through-lots.

I respectfully ask that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. Thank you for your attention to this matter.

Best regards,

Rick Walsh
18 Ord Street

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment for:11/19/20 Mtg
Date: Monday, November 16, 2020 8:55:55 AM
Attachments: [430017thSt. 11.20 PC.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: phold2@yahoo.com <phold2@yahoo.com>
Sent: Sunday, November 15, 2020 11:25 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Comment for:11/19/20 Mtg

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RE: 4300 17th Street Project
Please forward to all Planning Commissioners. Thank you

Patricia & Frederick Holden
298 Upper Terrace, SF CA

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Stop 4300 17th
Date: Monday, November 16, 2020 8:55:32 AM

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

From: Travis Tiani <Travis.Tiani@yahoo.com>
Sent: Sunday, November 15, 2020 1:37 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Stop 4300 17th

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Hello,

My name is Travis Tiani and I live at 67 Douglass Street, approximately 1 block away from a proposed development site. I am extremely opposed to this as it will ruin the character of our neighborhood, cause further traffic issues for the already dangerous 17th street, and completely obstruct views of our neighbors and friends. Please do what you can to stop this development from occurring!

Thank you,
Travis Tiani

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 4300 17th Street, 2019-013808CUAVAR
Date: Monday, November 16, 2020 8:55:21 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Grace Gellerman <grace.gellerman@gmail.com>

Sent: Sunday, November 15, 2020 2:09 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>

Cc: Bill Holtzman <wm@holtzman.com>; Maryann Dresner <madresner@cs.com>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: Opposition to 4300 17th Street, 2019-013808CUAVAR

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Dear Planning Commission,

Applications for Conditional Use and Variance for 4300 17th Street (2019-013808CUAVAR) are scheduled for Thursday November 19.

The project would require a lot split to enable the construction of a 5,000+ square foot building in what is now the side yard. We believe that such construction would negatively impact the neighbors and would set a dangerous precedent in our neighborhood.

We also believe that the existing building could be adapted to create the two accessory dwelling units that the project proposes without the need for the lot split and the loss of all open space on this corner lot.

We respectfully ask you to reject these applications and instead direct the project sponsor to add units to the existing building as suggested in his application.

Many thanks,

Grace Gellerman and Martin Burbidge
1 Vulcan Stairway

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th
Date: Monday, November 16, 2020 8:55:10 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Jared <jared001@gmail.com>
Sent: Sunday, November 15, 2020 5:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: 4300 17th

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fyi commentary related to 4300 17th street. Thank you

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

From: **Jared** <jared001@gmail.com>
Date: Mon, Nov 2, 2020 at 7:30 PM
Subject: 4300 17th
To: <jeffrey.horn@sfgov.org>

Hi Jeffrey,

I read about plans for a new building at 4300 17th. One of the things I appreciate about our neighborhood is the green space around many buildings. I remember when the neighborhood was

struggling with mega houses taking over lots, and I am glad we found a good legislative solution to foster our community's development. I believe that legislation and other codes related to green space reflect the community's collective view on how we want to grow and manage our spaces together. Perhaps there is a way the builders can adjust their plans to fit these guidelines.

Thank You,

Jared Waterman
120 Corbett Avenue

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to proposed project 4300 17th Street
Date: Monday, November 16, 2020 8:54:57 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Myra Friel <myrafriel@gmail.com>
Sent: Sunday, November 15, 2020 7:43 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition to proposed project 4300 17th Street

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Dear Planning Department and Planning Commission,

My name is Myra Friel and I am writing to express my opposition to the proposed project on 4300 17th street.

I live in the Castro and have been walking up 17th street frequently since the beginning of this pandemic, so I am very familiar with the neighborhood and it's charms. I am also friends with one of the neighbors who will be impacted by the proposed project at 4300 17th, which is why I am writing to you today.

My main concern with this project is that it entirely consumes the backyard/open space of the existing structure. Our lives have changed drastically in the past year due to the pandemic and one

thing that we have come to treasure in this city is access to open space, either in our backyard or out our windows. The proposed project at 4300 17th St leaves no open space for the inhabitants of the existing structure and doesn't afford any to the inhabitants of the new structure, unless you are the fortunate occupant of what looks to be a luxurious upper unit.

This new structure also has extremely negative impact on the inhabitants of surrounding buildings. Given how much time our residents are forced to stay indoors these days, the loss of light on neighboring buildings is additionally impactful. There must be a reasonable alternative to offer people who live adjacent to the project sponsor's open space/backyard.

The project sponsor is positioning this as a benefit in terms of affordable housing, yet of the 3 new units proposed, only 1 is targeted to be affordable. The other affordable unit is in the existing structure, which doesn't require a variance. I point this out because there must be other ways to provide affordable housing without obscuring/obliterating all of the existing open space. Have alternatives or compromises been suggested? Is there a way to extend the existing structure to provide an additional affordable unit without requiring the lot to be subdivided?

San Francisco is undergoing a major change as a result of the pandemic, and this has changed how much time we spend inside of our homes and how our homes influence our emotional and mental health. A proposal that would take away light and open space doesn't feel to be in the best interest of the community. I ask that you reject this proposed project.

Thank you,
Myra

Myra Friel
myrafriel@gmail.com
415-505-1352
311 Eureka St, SF CA 94114

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Street
Date: Monday, November 16, 2020 8:54:45 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Jann Reed <heyjann@gmail.com>
Sent: Sunday, November 15, 2020 9:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 4300 17th Street

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Attention: SF Planning Commission

I own a condominium at [4307 17th Street](#), across the street from the proposed project.

My concerns:

1) My property is also built lot line to lot line. This is unfortunate because it makes access to the south side of my building difficult and depends on the willingness of that property owner to allow me to enter his property. It also restricts the type of windows I can have on that side of the condo (fixed only) which does not provide for cross ventilation. I do not believe full build out to lot lines should be allowed for any future infill projects at [4300 17th Street](#).

2) There is a huge project on Ord Street (completed prior to my time in the neighborhood) that was supposed to be a 2 unit building but once completed the smaller unit was incorporated into the larger. This proposed new 2 unit building could also become one very large (expensive) unit which might further increase the number of white, male inhabitants in the neighborhood, something Scott Pluta/applicant pointed out is a concern of his.

3) Although Scott Pluta states he is providing 2-ADU's which will become part of the Mayor's stock for below market rate housing, there is no way to guarantee these spaces will always be used for that purpose, by Scott Pluta or future owners. Also future legislation concerning ADU's is unknown but could negatively affect the neighborhood. However we do know ADU's cannot be designated as only for rental to BIPOC as Scott suggests is needed in the neighborhood.

4) The loss of light, ventilation, views and proximity to green space will be lost to the neighbors to the West of the project if built as currently proposed. This seems to go against the idea of being a good neighbor. The people who own that property believed the green space separating their property from Scott Pluta's current building at 4300 17th Street was permanent and would remain as green space when they purchased their home. The people who own the home to the North of the property would lose light in their garden and their home and also believed the existing green space was permanent.

5) Scott Pluta does not appear to be informed about the Corona Heights Large Residence SUD which is to keep new projects to a size/value that would allow more persons the opportunity to purchase a residence in San Francisco and to insure that infill projects are compatible with existing residential structures. A 5000+ square foot building is an extremely large dwelling that is inconsistent with many properties in Corona Heights. I use my condominium as a comparison at approximately 750 square feet.

I am in favor of increasing the number of multi-unit residential buildings in Corona Heights to provide housing, especially affordable housing (although I do not know the exact parameters of what San Francisco believes is affordable) but that does not seem to be the focus of this proposed project. It feels like the tiny ADU's were added (and garage space removed) to try to convince the Planning Department that adding housing was the applicant's goal. In actuality Scott Pluta is hoping to build his two story dream home while negatively affecting the dream homes of his neighbors.

Please do not allow this project to move forward.

Sincerely,

Jann Reed
4307 17th Street
San Francisco, CA 94114

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment for Planning Commission Hearing 2019-013808CUA/VAR
Date: Monday, November 16, 2020 8:54:24 AM
Attachments: [Comment for Planning Commission Hearing 2019-013808CUAVAR.pdf](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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From: Eric Murphy <eric_murphy_sf@yahoo.com>
Sent: Sunday, November 15, 2020 10:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Comment for Planning Commission Hearing 2019-013808CUA/VAR

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Hello,

Attached, please find my comment stating opposition to the proposed plans for 4300 17th Street (records #2019-013808CUA and #2019-013808VAR) scheduled to be heard by the San Francisco Planning commission on November 19, 2020.

Thank you.

Eric Murphy

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPPOSITION of the mixed-affordable housing project at 4300 17th st
Date: Monday, November 16, 2020 8:54:02 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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From: Jess <jesskleclerc@gmail.com>
Sent: Sunday, November 15, 2020 10:13 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: OPPOSITION of the mixed-affordable housing project at 4300 17th st

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Dear Planning Department and Planning Commission,

I am writing this letter to express my views in opposition of the mixed-affordable housing project at 4300 17th street. My fiancé and I have been tenants next door at 4304 17th street since September 2018. I am well aware of the life cycle of the project proposed by Scott Pluta, because when I first heard the plan, I was devastated at how it would negatively impact our neighborhood.

In August 2019, Pluta invited neighbors to attend a pre-application meeting to present the first draft of his project plan before submitting to The Planning Department. Neighbors that attended collectively opposed the proposal containing **nine** variances.

Pluta's initial story stated he needed financial support from tenants to afford his property, though it is clear that the main goal of this project is to build a new multi-million dollar structure in what is currently open space so that he could create a custom designed two story luxury penthouse to upgrade his own personal dwelling, using 33% of the square footage of the total project.

Once his plans were denied the first time, the marketing storyline for the project pivoted to being a champion for social justice. In the new plan, affordable housing units only represent 18% of the proposed square footage. The other 82% is for-profit, market-rate rental.

On a personal level, my fiancé and I are a mixed couple. I am white and he is black. Pluta has never been openly friendly or communicative to us, so it was extremely surprising that he claimed to care so deeply about the issue of racially based housing inequality segregation in our neighborhood. Frankly, we are personally insulted and disgusted that Pluta would use social justice and housing affordability as a platform to justify a project that ultimately is about his own personal gain.

Additionally, we have not witnessed any signs that he is committed to the wellbeing of the Corbett Heights neighborhood. Submitting his plans even though immediate neighbors opposed, his absence from home for extended periods of time resulted in trash build up outside his property, and many random people staying at the property for mere days, before and during Covid-19 Shelter in Place.

Recently, we reported to 311 a Jeep Rubicon with a Virginia license plate illegally parked in the red zone by our garage in a construction zone. The Jeep was Pluta's and he inaccurately blamed our upstairs neighbors, escalating the incident by uploading recorded Nest footage on [YouTube](#) of them walking next to his illegally parked car, falsely titling the video "*SF Neighbors Harassing Affordable Housing Project*". To be clear, this incident was not related to his housing project,

I fear this is not a project that is trying to actually solve San Francisco's affordable housing crisis, but rather someone who is riding on current events to disguise his true focus, to build a luxury two-level penthouse condominium at the expense of the neighborhood which will lose green space and replace it with a monstrous construction containing a personal 500 square foot deck for only the resider to enjoy.

I urge The Planning Department to reject this project (again). Thank you for taking the time to read my letter voicing my concerns.

Sincerely,
Jessica LeClerc

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th street
Date: Monday, November 16, 2020 8:53:44 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.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: Richard Nelson <rdnrn4@gmail.com>
Sent: Monday, November 16, 2020 6:51 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4300 17th street

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

Dear Mr. Horn,

Please stop the proposed new construction at 4300 17th street. They have not followed the planning code and the building they want to construct will detrimentally affect the neighbors and neighborhood greatly. I live nearby on Douglass street.

Thank you,
Richard Nelson

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)
Date: Monday, November 16, 2020 8:53:25 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Commission Affairs

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From: Sonja Renner <sonja.renner@gmail.com>
Sent: Monday, November 16, 2020 8:19 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Bill Holtzman <wm@holtzman.com>; Maryann Dresner <madresner@cs.com>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: For 11/19/2020 Hearing: Opposing 4300 17th Street (2019-013808CUAVAR)

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

Dear Planning Commission,

On November 19 you will be hearing Conditional Use and Variance applications for 4300 17th Street (2019-013808CUAVAR). The subject property is located in the [Corona Heights Large Residence Special Use District](#) and it requires a Conditional Use Authorization because of its excessive size.

I salute the project sponsor's desire to add housing, but **I oppose** the creation of a **second**

structure in the back. The current proposal **virtually eliminates ALL open space**, it has a **disproportionate impact** on its neighbors and it sets a **bad precedent** in our neighborhood. In fact, this proposal exemplifies why our community has actually created a Special Use District.

The application argues that the rear yard is exempt from setback requirements, because it faces the street rather than being located in the middle of the block. This argument has no merit, since our Special Use District also intends to preserve street-facing rear yards by calling out through lots in Section 2f.

I respectfully ask that you please reject these applications and direct the project sponsor to add units to the existing structure as his application suggests. Thank you for your attention to this matter.

Best regards,

Sonja Renner
30 Ord Street

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Agendas for November 19, 2020
Date: Friday, November 13, 2020 4:40:15 PM
Attachments: [20201119_cal.pdf](#)
[20201119_cal.docx](#)
[Advance Calendar - 20201119.xlsx](#)
[CPC Hearing Results 2020.docx](#)

Commissioners,
Attached are your Calendars for November 19, 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
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON THE ELECTION OF JOE BIDEN AND KAMALA HARRIS
Date: Friday, November 13, 2020 11:07:48 AM
Attachments: [11.07.20 Presidential Election.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)" <mayorspressoffice@sfgov.org>
Date: Saturday, November 7, 2020 at 8:47 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE ELECTION OF JOE BIDEN AND KAMALA HARRIS

FOR IMMEDIATE RELEASE:

Saturday, November 7, 2020

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE ELECTION OF JOE BIDEN AND KAMALA HARRIS

San Francisco, CA — Mayor London N. Breed today issued the following statement following the election of Joe Biden and Kamala Harris as the next President and Vice President of the United States.

“Joe Biden ran on the simple but powerful idea that we should strive to be a united country, not a divided one. As president, he has promised to represent everyone, not just those who voted for him, and he will put the needs of the American people first. I am so proud that this country chose leadership, decency, and compassion in our next President.

With this election, we also made history by choosing Kamala Harris as our Vice-President. For the first time, millions and millions of Americans chose a black woman to help lead this country. The pride I feel as a black woman is hard to put into words. Kamala Harris is a friend and mentor, but most importantly, she is an inspiration to so many of us all across this country. While Kamala's path to Washington has been her own unique journey, she is just as sure bringing the hopes and dreams of so many little girls with her. I only wish my grandmother, a daughter of slaves and sharecroppers, a woman who raised me to believe that we can all work to make the world a better place, were still alive to see this day.

These results have shown us how close these elections are, and how much every single vote matters. All across this country, more people than in any other election in our history took to

the cast their vote to fight for our democracy. We overcame decades of sinister efforts to suppress the vote. We overcame the cynicism that too often dissuades people from voting because they think their voice doesn't matter. With this election, we have shown not only that our voices matter, but they have the power to change the course of history.

We've got a lot of work to do, and we have hard days ahead of us, but tomorrow will be a little lighter and the days to come will be a whole lot brighter. Today, I have real hope for the future of our country.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO BEGINS REHOUSING VULNERABLE HOMELESS MOVED INTO HOTELS AS PART OF COVID-19 RESPONSE
Date: Friday, November 13, 2020 11:03:21 AM
Attachments: [11.09.20 Shelter In Place Rehousing Plan.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)" <mayorspressoffice@sfgov.org>
Date: Monday, November 9, 2020 at 3:46 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO BEGINS REHOUSING VULNERABLE HOMELESS MOVED INTO HOTELS AS PART OF COVID-19 RESPONSE

FOR IMMEDIATE RELEASE:
Monday, November 9, 2020
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

SAN FRANCISCO BEGINS REHOUSING VULNERABLE HOMELESS MOVED INTO HOTELS AS PART OF COVID-19 RESPONSE

Working with community partners, Department of Homelessness and Supportive Housing initiates first phase of plan to eventually move 2,300 people out of hotels and into stable housing solutions, ensuring that people exit into stability and not the street

San Francisco, CA — San Francisco's Department of Homelessness and Supportive Housing (HSH) and non-profit partner agencies have begun a concerted effort to identify stable longer-term housing solutions for individuals currently staying in hotels as part of San Francisco's COVID-19 response. Care Coordinators have started the first phase of engagement with households in an initial set of hotels, and the City and service provider staff have begun executing transitions for households, with several guests receiving keys to their new housing this past week.

For the last seven months, the City of San Francisco has directly faced the challenges of the COVID-19 pandemic by working with local, state and national agencies to provide care and resources for the City's vulnerable populations.

In March, a shelter-in-place order was issued by the San Francisco Department of Public Health (SFDPH) due to the community spread of COVID-19. The City of San Francisco

activated the first Shelter-in-Place (SIP) hotel in April, providing a safe place for individuals who were at the highest risk for severe disease. Over the intervening 6 months, the City expanded the emergency SIP program to include 29 SIP hotel sites. Thanks to the hard work of City Departments and non-profit partners, San Francisco opened and filled nearly 20% of the hotel rooms under the state's Project Roomkey, despite San Francisco only having 5% of the state's homeless population.

“Moving thousands of people into hotels was a monumental task that took incredible efforts from city workers and our non-profits partners, and now we need to bring that same focus to move people into stable housing,” said Mayor Breed. “Our hotel program was always temporary, but we are committed to ensuring that no one ends up on the street. COVID has presented us with many challenges, but we will continue to do the work necessary to meet the needs of the impacts of this pandemic on our City and our residents.”

Over the coming months, as part of the SIP Rehousing Plan, the City and HSH are planning to offer rehousing options to over 2,300 guests sheltering in place at SIP hotels. Phase One of this Plan, which is in process, will focus on offering rehousing to more than 500 guests at 7 SIP hotels over the coming weeks. The Fiscal Year 2020-21 and 2021-22 budget provides funding, reliant on Proposition C and other state and General Fund sources, to allow for a gradual wind down of the hotel program, with people being moved out in phases, with the remaining guests being rehoused by the end of June.

As part of the SIP Rehousing Plan, Care Coordinators from the HSH-funded service providers and HSH staff are meeting with SIP guests, conducting assessments, and matching them to more sustainable housing resources. This work has begun, and it will be challenging due to the unique impacts and continued evolution of COVID-19. The process will include continuous evaluation and adjustments to allow for the plan to be improved and adapted based on learnings from each phase to ensure successful outcomes for people.

“Under Mayor London Breed's leadership, the City has never been more committed to ending Homelessness,” said Abigail Stewart-Kahn, Interim Director, San Francisco Department of Homelessness and Supportive Housing. “Together, we will realize our goal of exiting anyone who came inside during this crisis to stability.”

About the San Francisco Department of Homelessness and Supportive Housing (HSH)

San Francisco is a pioneer in homeless services and a leader in providing supportive housing as a permanent exit from homelessness. The San Francisco Department of Homelessness and Supportive Housing (HSH) strives to make homelessness rare, brief and one time and seeks to be a national leader in the movement to end homelessness through a Homeless Response System comprising a coordinated, client-focused system of services, piloting innovative models, and implementing proven solutions with measurable results. Major programs include: street outreach and service connection through the Homeless Outreach Team; a robust shelter system for single adults and families including shelters for members of the LGBT community and survivors of domestic violence; Navigation Centers that provide temporary shelter for individuals and couples using a low-threshold model; rapid rehousing rental subsidies for families, adults, seniors and transitional aged youth; the Homeward Bound program which has helped 10,000 individuals return to stable housing in their city of origin; and robust supportive housing programs of nearly 7,500 units which provide permanent housing and services to formerly homeless individuals and families.

About the City's COVID-19 Alternative Housing:

The City has established a variety of COVID-19 Alternative Housing options, including private hotels, congregate sites, trailers and recreational vehicles (RVs). Many sites have on-site medical and behavioral health staff as needed for guests. Public health and human service officials assess and determine the most appropriate housing option and on-site services to meet the needs of the different populations. Additional information can be found on the City's COVID-19 Alternative Housing Dashboard: <https://data.sfgov.org/stories/s/COVID-19-Alternative-Housing/4nah-suat/>

About The Mayor's Homelessness Recovery Plan

In July 2020, Mayor Breed announced a plan to fund a Homelessness Recovery Plan. Through the Homelessness Recovery Plan, the City will expand capacity in the Homelessness Response System and will make 6,000 placements available for people experiencing homelessness, including 4,500 placements in Permanent Supportive Housing. This includes acquiring or leasing 1,500 new units of Permanent Supportive Housing in the next two years, the largest one-time expansion in the City in 20 years.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Proposed remodel and addition to 695 Rhode Island Street, PA 2019122000232
Date: Friday, November 13, 2020 10:42:08 AM

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: Leonard Jung <leonardjunginfo@gmail.com>
Date: Thursday, November 12, 2020 at 12:48 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Proposed remodel and addition to 695 Rhode Island Street, PA 2019122000232

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

Dear Mr. Ionin,

I hope you are doing well, all things considered, and staying healthy during this time.

We are writing to request that the developer pursue the remodel project at 695 Rhode Island Street without the proposed vertical and horizontal additions. (We sent a letter to you via USPS; but, we wanted to follow-up with an email in case you are working from home.)

First, the proposed project is NOT in height and depth compatible with the existing building scale at the street. This would set a precedent that would erode and destroy the character of this historic area.

Second, the proposed vertical and horizontal additions, particularly since the development is in close proximity and on higher land than us, will cast a shadow on our entire garden deck, blocking out the sunlight and affording us no natural light, diminishing our quality of life and making it impossible for our abundant garden to survive. San Francisco has undergone a transformation over the years; with technology becoming the city's culture; it is crucial that we protect the light, instead of allowing significant overshadowing and destroying gardens due to development opportunities.

Third, the proposed vertical and horizontal additions would create a loss of privacy and overlooking. The proposed windows will overlook our garden deck, where we have a right to enjoy quietly and peacefully.

Lastly, we have heard from several of our neighbors, such as Dan Feldman at 699 Rhode Island Street, that Charles Quach has told them that we are ok with his remodel. This is a lie. We do not approve his remodel and condemn his unethical behavior stating otherwise.

Please take these objections into consideration and refuse planning permission for this entirely inappropriate application that destroys the character of Potrero Hill.

Thank you,

Lisa Wu and Leonard Jung

Owners at 675 Rhode Island Street

Phone number: 925 719 4371