

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Friday, January 08, 2021 8:30:45 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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



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**From:** Pam A Spittler <[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)>  
**Sent:** Thursday, January 07, 2021 10:36 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support for the 450 O'Farrell Essential Housing project

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Re: Support for the 450 O'Farrell Essential Housing project

Dear Planning Commissioners,

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners '450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,

Pam A Spittler

[pamspittler@gmail.com](mailto:pamspittler@gmail.com)

4158810540 445 Wawona St San Francisco, CA 94116 Constituent

Prepared by OneClickPolitics (tm) at <https://www.oneclickpolitics.com/> ListID: [4158810540](#)  
<https://www.oneclickpolitics.com/4158810540> For more information regarding our policies and services, please contact [info@oneclickpolitics.com](mailto:info@oneclickpolitics.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: The Role of The Planning Commission In Reviewing and Commenting Upon UCSF Plans Hearing 1/7/21  
**Date:** Friday, January 08, 2021 8:29:33 AM  
**Attachments:** [UCSF City MOU 1987.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Dennis Antenore <[antenored@earthlink.net](mailto:antenored@earthlink.net)>  
**Sent:** Thursday, January 07, 2021 12:39 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** FW: The Role of The Planning Commission In Reviewing and Commenting Upon UCSF Plans Hearing 1/7/21

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**From:** Dennis Antenore [<mailto:antenored@earthlink.net>]  
**Sent:** Thursday, January 07, 2021 10:37 AM  
**To:** 'joel.koppel@sfgov.org'; 'kathrin.moore@sfgov.org'; 'deland.chan@sfgov.org'; 'sue.diamond@sfgov.org'; 'frank.fung@sfgov.org'; 'theresa.imperial@sfgov.org'; 'rachael.tanner@sfgov.org'; Ionin, Jonas (CPC) ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org))  
**Cc:** [rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org); Switzky, Joshua (CPC) <[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)> ([joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)); Buckley, Jeff (MYR) ([jeff.buckley@sfgov.org](mailto:jeff.buckley@sfgov.org))  
**Subject:** The Role of The Planning Commission In Reviewing and Commenting Upon UCSF Plans Hearing 1/7/21

It troubles me that this hearing is limited to an informational hearing. The Planning Commission has



an important role in responding to the UCSF expansion plans. On February 17, 1987 UCSF entered into a Memorandum of Understanding (MOU) with the City and County of San Francisco regarding communication and “oversight” of University master planning, construction and real estate utilization. (copy attached hereto) That MOU remains in effect and should form the basis of the City’s review of UCSF plans. Among other provisions the MOU requires UCSF “to advise the City in writing of all matters concerning master planning, construction and real property utilization initiated by UCSF which may have an impact on the City. The City Planning Commission will review such proposals and advise UCSF in writing as to the conformance of such development with the Master Plan of San Francisco and Planning Code Section 304.5 (Institutional Master Plans) with recommendations, if any, for amendment to the proposal. (emphasis supplied)

I hope that the Commission requests a delay in the consideration of the MOU, until it has an opportunity to review and comment on it as set forth in the 1987 MOU. Respectfully submitted,  
Dennis Antenore

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A vital project that will advance the health and well-being of San Francisco  
**Date:** Friday, January 08, 2021 8:28:59 AM  
**Attachments:** [In support of the plans for Parnassus and the community.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[In support of the plans for Parnassus and the community.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
[Sharing support for UCSF's Parnassus and community benefits.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
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**From:** JULIE BIONDI <JULIE.BIONDI.403305258@p2a.co>  
**Sent:** Thursday, January 07, 2021 12:30 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A vital project that will advance the health and well-being of San Francisco

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To whom it may concern,

I am writing today to ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. yes!!

UCSF cannot maintain the status quo. Without the CPHP, UCSF cannot treat over 3,000 patients annually who seek care but cannot be accommodated due to an insufficient number of hospital beds. I appreciate UCSF led an extensive community engagement and internal planning process. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

A renovated campus with state-of-the-art facilities will help UCSF serve more patients who seek and need specialized care only UCSF can provide. As a Parnassus Heights neighbor, I am in full support the UCSF Comprehensive Parnassus Heights Plan and community benefits.

Kind regards,

JULIE BIONDI  
3450 Sacramento St  
San Francisco, CA 94118

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Investments in UCSF Parnassus Heights and surrounding neighborhoods  
**Date:** Friday, January 08, 2021 8:27:51 AM  
**Attachments:** [UCSF Parnassus Heights and community investments.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[In support of the plans for Parnassus and the community.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[In support of the plans for Parnassus and the community.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[A shared future for UCSF Parnassus Heights.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Modernizing UCSF Parnassus Heights.msg](#)  
[Pleas support UCSF plan and revitalization.msg](#)  
[Sharing support for UCSF's Parnassus and community benefits.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Modernizing UCSF Parnassus Heights.msg](#)  
[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
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[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
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[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
[A shared future for UCSF Parnassus Heights.msg](#)  
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services [here](#).

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**From:** Gayle Roca <Gayle.Roca.403172210@p2a.co>

**Sent:** Thursday, January 07, 2021 12:27 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Subject:** Investments in UCSF Parnassus Heights and surrounding neighborhoods

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

I hope this email finds you well.

I ask for your support of UCSF's commitment to our community and revitalization of UCSF Parnassus Heights. I greatly support this project! I work at UCSF and commute through SFMTA on a daily basis. I would love to live closer to work in UCSF housing and the campus could greatly use a facelift! This is an exciting project that will help the community as well as the staff at UCSF.

I am a UCSF staff member, Parnassus Heights neighbor, supporter, and advocate for UCSF's Comprehensive Parnassus Heights Plan. A renovated campus with state-of-the-art facilities will help UCSF expand patient care, construct new housing, and bring transit solutions to San Francisco. The plan addresses many challenges identified by Parnassus Heights neighbors, such as transit, housing, and open space.

UCSF cannot maintain the status quo. Without the CPHP, UCSF will be unable to update UCSF's clinically obsolete facilities that hamstring frontline workers and face a seismic safety deadline.

I appreciate UCSF led an extensive community engagement and internal planning process. These updates reflect UCSF's mission and the community's priorities - based on years of internal collaboration, neighborhood input, and community outreach.

I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community. Please do not delay this essential project that will benefit all San Franciscans.

Thank you,

Gayle Roca  
741 Ellis St  
San Francisco, CA 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: The renewed UCSF Parnassus Heights and solutions for SF  
**Date:** Friday, January 08, 2021 8:25:38 AM  
**Attachments:** [The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[Modernizing UCSF Parnassus Heights.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
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[I support UCSF's plans.msg](#)  
[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
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[In support of the plans for Parnassus and the community.msg](#)  
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[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
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**From:** Yvette Bromberger <Yvette.Bromberger.403155318@p2a.co>  
**Sent:** Thursday, January 07, 2021 12:26 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** The renewed UCSF Parnassus Heights and solutions for SF

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Greetings,

My name is Yvette Bromberger and I am a SF resident, UCSF patient, UCSF researcher, UCSF alumni, and advocate for UCSF's plans to revitalize Parnassus Heights. UCSF led an extensive community engagement and internal planning process to create this plan. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community.

UCSF has been a leader in patient care and innovative research, serving the community around it, as well as the larger population of San Francisco. It is important to think ahead to what the community will need from this institution in the years to come. The CPHP is a thoughtful plan designed with the future in mind. A renovated campus with state-of-the-art facilities will help UCSF remain committed to San Francisco and UCSF's mission to serve the community. Without the CPHP, UCSF will be unable to address the region's growing critical health care needs.

Please support this important plan for the future of UCSF Parnassus Heights and San Francisco.

Many thanks,

Yvette Bromberger  
1425 Vallejo St  
San Francisco, CA 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Investments in UCSF Parnassus Heights and surrounding neighborhoods  
**Date:** Friday, January 08, 2021 8:21:02 AM  
**Attachments:** [Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[A new hospital and plans for UCSF Parnassus Heights.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[In support of the plans for Parnassus and the community.msg](#)  
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[Your support is needed for the UCSF Parnassus expansion.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[UCSF Parnassus Heights Plan - support it!.msg](#)  
[Sharing support for UCSF's Parnassus and community benefits.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Modernizing UCSF Parnassus Heights.msg](#)  
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**From:** Michael Murano <Michael.Murano.403290282@p2a.co>  
**Sent:** Thursday, January 07, 2021 11:49 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Investments in UCSF Parnassus Heights and surrounding neighborhoods

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

I hope this email finds you well.

I ask for your support of UCSF's commitment to our community and revitalization of UCSF Parnassus Heights. We really modernize UCSF facilities to maintain SF's privilege of being home to a world class healthcare system. The project also provides a lot of housing for staff and students.

I am a SF resident, and advocate for UCSF's Comprehensive Parnassus Heights Plan. A renovated campus with state-of-the-art facilities will help UCSF teach and train the next generation of health care providers. The plan addresses many challenges identified by Parnassus Heights neighbors, such as transit, housing, and open space.

UCSF cannot maintain the status quo. Without the CPHP, UCSF will be unable to update UCSF's clinically obsolete facilities that hamstring frontline workers and face a seismic safety deadline.

I appreciate UCSF led an extensive community engagement and internal planning process. These

updates reflect UCSF's mission and the community's priorities - based on years of internal collaboration, neighborhood input, and community outreach.

I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community. Please do not delay this essential project that will benefit all San Franciscans.

Thank you,

Michael Murano  
720 Presidio Ave  
San Francisco, CA 94115

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: UCSF Parnassus Heights and community investments  
**Date:** Thursday, January 07, 2021 11:41:04 AM  
**Attachments:** [image007.png](#)  
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**From:** Rachel Freeman <Rachel.Freeman.403235670@p2a.co>  
**Sent:** Thursday, January 07, 2021 11:03 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** UCSF Parnassus Heights and community investments

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Hello,

Providing housing for employees reduces car traffic and car ownership while stimulating the economy of the neighborhood nearby. San Francisco has a doctor shortage and this will also help alleviate that. UCSF should be allowed to complete this project with as few delays as possible.

As a Parnassus Heights neighbor, SF resident, UCSF patient, supporter, I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements.

A revitalized campus with modernized facilities will help UCSF help rebuild the local economy with thousands of new jobs. The plan also addresses local challenges such as housing, transit, and open space. Without the CPHP, UCSF will be unable to put San Franciscans back to work and revitalize the

local economy devastated by COVID-19.

I recently learned about the plans for renewed campus, hospital, and neighborhood improvements and am excited by the vision. These updates reflect UCSF's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I ask for your support of UCSF's commitment to our community and the UCSF Comprehensive Parnassus Heights Plan. Please do not delay this essential project that will benefit all San Franciscans. Thank you,

Rachel Freeman  
1837 Oak St  
San Francisco, CA 94117

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: TIME SENSITIVE RE TODAY'S 1:00 P.M. PUBLIC HEARING - 2013.1535CUA-02: 450-474 O'Farrell Street/532 Jones Street  
**Date:** Thursday, January 07, 2021 10:56:52 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Ltr to SF Planning Commission re Pacific Bay Inn 1-7-21.PDF](#)  
**Importance:** High

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**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)  
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**From:** Marcelle Boudreaux <marcelle.boudreaux@sfgov.org>  
**Date:** Thursday, January 7, 2021 at 10:30 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** FW: TIME SENSITIVE RE TODAY'S 1:00 P.M. PUBLIC HEARING - 2013.1535CUA-02: 450-474 O'Farrell Street/532 Jones Street

This is addressed to the Commission as well as me – can this please be forwarded?

**Marcelle Boudreaux, AICP, Principal Planner**  
**Citywide Cultural Resource Survey & Landmarks | Current Planning Division**  
San Francisco Planning  
**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7375 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Ruby Williams <Ruby.Williams@ndlf.com>  
**Sent:** Thursday, January 7, 2021 10:21 AM  
**To:** Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>  
**Cc:** Michael W. Shonafelt <Michael.Shonafelt@ndlf.com>  
**Subject:** TIME SENSITIVE RE TODAY'S 1:00 P.M. PUBLIC HEARING - 2013.1535CUA-02: 450-474 O'Farrell Street/532 Jones Street  
**Importance:** High

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Sent on behalf of Michael Shonafelt



**Ruby Williams**

**Legal Administrative Assistant**

949.271.7238 | [Ruby.Williams@ndlf.com](mailto:Ruby.Williams@ndlf.com)

**Newmeyer & Dillion LLP**

895 Dove Street, 5th Floor  
Newport Beach, CA 92660

[newmeyerdillion.com](http://newmeyerdillion.com)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Role of The Planning Commission In Reviewing and Commenting Upon UCSF Plans Hearing 1/7/21  
**Date:** Thursday, January 07, 2021 10:56:25 AM  
**Attachments:** [UCSF City MOU 1987.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**

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**From:** Dennis Antenore <antenored@earthlink.net>

**Date:** Thursday, January 7, 2021 at 10:39 AM

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

**Cc:** "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, joshua Switzky <joshua.switzky@sfgov.org>, Jeff Buckley <jeff.buckley@sfgov.org>

**Subject:** The Role of The Planning Commission In Reviewing and Commenting Upon UCSF Plans Hearing 1/7/21

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It troubles me that this hearing is limited to an informational hearing. The Planning Commission has an important role in responding to the UCSF expansion plans. On February 17, 1987 UCSF entered into a Memorandum of Understanding (MOU) with the City and County of San Francisco regarding communication and "oversight" of University master planning, construction and real estate utilization. (copy attached hereto) That MOU remains in effect and should form the basis of the City's review of UCSF plans. Among other provisions the MOU requires UCSF "to advise the City in writing of all matters concerning master planning, construction and real property utilization initiated by UCSF which may have an impact on the City. The City Planning Commission will review such proposals and advise UCSF in writing as to the conformance of such development with the Master Plan of San Francisco and Planning Code Section 304.5 (Institutional Master Plans) with recommendations, if any, for amendment to the proposal. (emphasis supplied)

I hope that the Commission requests a delay in the consideration of the MOU, until it has an opportunity to review and comment on it as set forth in the 1987 MOU. Respectfully submitted,  
Dennis Antenore





**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: In support of the plans for Parnassus and the community  
**Date:** Thursday, January 07, 2021 10:49:47 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Nicholas Page <Nicholas.Page.403459609@p2a.co>  
**Sent:** Thursday, January 07, 2021 10:32 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** In support of the plans for Parnassus and the community

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Hello,

My name is Nicholas Page, and I am writing you today in regards to my support for the UCSF Comprehensive Parnassus Heights Plan (CPHP).

I am a Parnassus Heights neighbor, SF resident, UCSF student/trainee, and advocate for the UCSF Comprehensive Parnassus Heights Plan. A renovated campus with state-of-the-art facilities will help UCSF continue driving world-renowned innovation in research, education, and care delivery for decades to come.

UCSF cannot maintain the status quo. Without the CPHP, UCSF will be unable to treat over 3,000 patients annually who seek care but cannot be accommodated due to an insufficient number of hospital beds. I recently learned about the plans for renewed campus, hospital, and neighborhood

improvements and am excited by the vision.

I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input.

Please do not delay this essential project that will benefit all San Franciscans. I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements.

Regards,

Nicholas Page  
1265 2nd Ave  
San Francisco, CA 94122

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: UCSF Parnassus Heights and community investments  
**Date:** Thursday, January 07, 2021 9:46:41 AM  
**Attachments:** [UCSF Parnassus Heights and community investments.msg](#)  
[Modernizing UCSF Parnassus Heights.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[A shared future for UCSF Parnassus Heights.msg](#)  
[Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Sharing support for UCSF's Parnassus and community benefits.msg](#)  
[In support of the plans for Parnassus and the community.msg](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Ellen Haller <Ellen.Haller.401540808@p2a.co>  
**Sent:** Tuesday, January 05, 2021 5:36 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** UCSF Parnassus Heights and community investments

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Hello,

I'm a neighbor of the Parnassus Heights campus and am a retired School of Medicine faculty member. I'm also a UCSF Health patient. The UCSF facilities on Parnassus are outdated and over-crowded. I'm in full, enthusiastic support of this critically important project!

As a Parnassus Heights neighbor, UCSF patient, UCSF alumni, I ask for your support of UCSF's

Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements.

A revitalized campus with modernized facilities will help UCSF continue driving world-renowned innovation in research, education, and care delivery for decades to come. The plan also addresses local challenges such as housing, transit, and open space. Without the CPHP, UCSF will be unable to update UCSF's clinically obsolete facilities that hamstring frontline workers and face a seismic safety deadline.

I appreciate UCSF led an extensive community engagement and internal planning process. These updates reflect UCSF's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I ask for your support of UCSF's commitment to our community and the UCSF Comprehensive Parnassus Heights Plan. Please do not delay this essential project that will benefit all San Franciscans. Thank you,

Ellen Haller  
457 Frederick St  
San Francisco, CA 94117

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Modernizing UCSF Parnassus Heights  
**Date:** Thursday, January 07, 2021 9:45:16 AM  
**Attachments:** [Modernizing UCSF Parnassus Heights.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[Investments in UCSF Parnassus Heights and surrounding neighborhoods.msg](#)  
[Sharing support for UCSF's Parnassus and community benefits.msg](#)  
[A shared future for UCSF Parnassus Heights.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Robert Blelloch <Robert.Blelloch.344494507@p2a.co>  
**Sent:** Tuesday, January 05, 2021 3:42 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Modernizing UCSF Parnassus Heights

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Hello,

My name is Robert Blelloch. I am a UCSF researcher, SF resident, UCSF patient, supporter, and support the UCSF Comprehensive Parnassus Heights Plan, which will allow UCSF to continue driving world-renowned innovation in research, education, and care delivery for decades to come.

Given its status as one of the premiere biomedical institutes, the current condition of the UCSF Parnassus campus is an embarrassment. We are losing top notch clinicians and researchers because of the poor infrastructure. At the same time the hospital is unable to accommodate all patients in

need of care. A revitalized campus would not only strengthen UCSF, but also the local neighborhood, the city, and the Bay Area.

Without the plan to revitalize UCSF Parnassus Heights and build a new hospital, UCSF will be unable to maintain UCSF's world renowned reputation in advancing research, patient care, and education.

These updates reflect years of internal collaboration, neighborhood engagement, and community input. I provided input into the CPHP and community benefits. I appreciate UCSF led an extensive community engagement and internal planning process. I heard about the plan and associated benefits during the planning process and am excited about the vision. I attended information sessions to learn more about the CPHP and community benefits. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

Thank you, and I ask for your support of UCSF's commitment to the community and Parnassus Heights.

Robert Blelloch  
215 10th Ave  
San Francisco, CA 94118

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A vital project that will advance the health and well-being of San Francisco  
**Date:** Thursday, January 07, 2021 9:43:02 AM  
**Attachments:** [Asking for your support for UCSF's CPHP and community benefits.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[A vital project that will advance the health and well-being of San Francisco.msg](#)  
[The renewed UCSF Parnassus Heights and solutions for SF.msg](#)  
[UCSF Parnassus Heights and community investments.msg](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Martin Strauss <Martin.Strauss.403159729@p2a.co>  
**Sent:** Wednesday, January 06, 2021 6:39 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A vital project that will advance the health and well-being of San Francisco

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To whom it may concern,

I am writing today to ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. The global Coronavirus pandemic has shown us the importance of hospital facilities, and the disasters that await when we run out of capacity. Between this and the ongoing shortage of housing for all Californians, it's vital that we take every possible opportunity to expand San Francisco to house and heal as many San Franciscans as possible.

UCSF cannot maintain the status quo. Without the CPHP, UCSF cannot invest millions in

transportation, affordable housing, and a new hospital for the community. I appreciate UCSF led an extensive community engagement and internal planning process. I heard about the plan and associated benefits during the planning process and am excited about the vision. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

A renovated campus with state-of-the-art facilities will help UCSF expand patient care, construct new housing, and bring transit solutions to San Francisco. As a SF resident, UCSF patient, supporter, I am in full support the UCSF Comprehensive Parnassus Heights Plan and community benefits.

Kind regards,

Martin Strauss  
964 Page St  
San Francisco, CA 94117



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for continuance 1324-1326 Powell Street to 3/11/2021 (Project No. 2019-014451CUA)  
**Date:** Thursday, January 07, 2021 9:37:41 AM

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Commissioners,

Please be advised that this matter on today's Agenda will be continued to March 11, 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](http://www.sfplanning.org)  
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**From:** "Updegrave, Samantha (CPC)" <samantha.updegrave@sfgov.org>  
**Date:** Tuesday, January 5, 2021 at 1:37 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>  
**Subject:** Request for continuance 1324-1326 Powell Street to 3/11/2021 (Project No. 2019-014451CUA)

Hi Jonas,

A community member requested a continuance for this project, and the sponsor has agreed. Can we continue this item from this week to the March 11, 2021 hearing please?

**Samantha Updegrave, LEED AP, Senior Planner (she/her)**  
**Northeast Team, Current Planning Division**

San Francisco Planning  
**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7322 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Public comment on UCSF-CCSF MOU item 11, commission mtg Jan 7  
**Date:** Thursday, January 07, 2021 8:32:27 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Nancy Wuerfel <nancenum1@aol.com>  
**Sent:** Wednesday, January 06, 2021 4:46 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Public comment on UCSF-CCSF MOU item 11, commission mtg Jan 7

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

### Commissioners:

Your agenda for the Commission meeting on January 7, 2021 includes item 11 for an Informational Presentation only on the draft UCSF-CCSF MOU. This important document has not had a formally noticed public hearing where the Commission will take action on approval of the MOU after public comment. This 21 page document lists the commitments, financial investments, and obligations that are relevant only to both parties' collaboration regarding the expansion project at UCSF Parnassus Heights. This Agreement could be in effect for up to 30 years.

For the record, I oppose the draft MOU for the following reasons:

1) The draft MOU was only made public three days before this January 7 meeting, which is an inadequate amount of time for the public to review and comment

on such an important legal arrangement between a state agency and a local government, that is to be included as a "supporting document" to the Long Range Development Plan for UCSF that could be approved at the January 20-21 meeting of the Regents of the University of California.

2) There has been no noticed public hearing on the draft MOU at the Board of Supervisors, who should be part of the development of the MOU, and who approves the City budget each year which will be affected by the financial commitments in the Agreement.

3) The public input meetings were flawed by public comments being tightly directed to predetermined specific topics, and by written public comments submitted that were not referenced or included in the draft MOU.

4) No elected public official will be a signatory to the MOU, even though legally binding financial commitments for over \$20 million are part of the Agreement.

For these reasons I ask the Planning Commission to continue this item for a fully noticed public hearing with an action item for the Commission to vote on, and to request that the draft MOU not be submitted to the Regents of the University of California as a supporting document to the Long Range Development Plan that the Regents will consider at their January 20-21 meeting. The Regents' consideration of this Plan should proceed without a reference to the draft MOU.

Thank you for considering my comments.

Sincerely,

Nancy Wuerfel  
Reply Reply All Forward  
© 2021 Verizon Media  
Send Message (Ctrl + return)



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: UCSF Petition Signers  
**Date:** Thursday, January 07, 2021 8:32:08 AM  
**Attachments:** [UCSF Petition Signers Jan. 6th, 2021.xlsx](#)  
[SFHAC Letter of Support - UCSF Parnassus \(1\) \(1\).pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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**From:** Corey Smith <corey@sfhac.org>  
**Sent:** Wednesday, January 06, 2021 3:53 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Laura Clark <laura@yimbyaction.org>; Sagarwal <sagarwal@gmail.com>; Todd David <todd@sfhac.org>  
**Subject:** UCSF Petition Signers

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

Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition, SF YIMBY, and GrowSF, please see the attached document with petition signers in support of the [UCSF Parnassus](#) expansion. I've also attached the Housing Action Coalition's Letter of Support.

Please let me know if you have any questions.

Respectfully,  
Corey Smith  
Deputy Director, SFHAC

--

**Corey Smith** 陈锐 | Pronouns: he/him  
Deputy Director | Bay Area Housing Advocacy Coalition  
Deputy Director | San Francisco Housing Action Coalition  
95 Brady Street, San Francisco, CA 94103  
Office (415) 541-9001 | Cell (925) 360-5290  
Email: [corey@sfhac.org](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)



Join us at our 18th Annual Housing Heroes Awards on October 7th! [Go to the event page](#) for tickets and sponsorship information.

**From:** [Feeney, Claire \(CPC\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [Sucre, Richard \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Updated Packet for 2265 McKinnon  
**Date:** Wednesday, January 06, 2021 1:59:50 PM  
**Attachments:** [2265 McKinnon Packet - revised.pdf](#)

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Hello Commissioners,

Attached please find an updated Motion for 2265 McKinnon, 2020-005945CUA, which is on the consent calendar tomorrow. Sentences have been added to make clearer the proposed site improvements and that DBI and Fire staff will review plans to ensure safety and compliance.

Best,  
Claire

**Claire Feeney, AICP, Planner II**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ROADWAY CONDITION SCORES A 'GOOD' RATING, REACHING 10-YEAR GOAL  
**Date:** Wednesday, January 06, 2021 9:49:04 AM  
**Attachments:** [01.06.2021 Roadway Conditions.pdf](#)

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**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)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Wednesday, January 6, 2021 at 9:31 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ROADWAY CONDITION SCORES A 'GOOD' RATING, REACHING 10-YEAR GOAL

**FOR IMMEDIATE RELEASE:**

Wednesday, January 6, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**SAN FRANCISCO ROADWAY CONDITION SCORES A  
'GOOD' RATING, REACHING 10-YEAR GOAL**

*City investments make the roads smoother for drivers, cyclists, transit riders, pedestrians; Proposition A, approved by voters in November 2020, will provide another \$31.5 million for street resurfacing projects*

**San Francisco, CA** — Mayor London N. Breed today announced City's regionally tracked roadway condition score hit its 10-year goal, demonstrating the benefits of a systematically planned and executed public infrastructure investment strategy to improve the streets of San Francisco.

The Pavement Condition Index, or PCI, is tracked by the Metropolitan Transportation Commission, the regional transportation planning and funding agency that monitors the condition of Bay Area roads. San Francisco's PCI score for 2020 hit 75 out of 100, exceeding the region-wide average of 67. A PCI score of 75 puts the roads collectively in "good" condition, requiring mostly preventative maintenance. A score of 100 is assigned to a newly paved road.

In 2011, after years of deferred maintenance of San Francisco's street infrastructure due to declining funding, voters approved the \$248 million Road Repaving and Street Safety Bond, which jumpstarted a 10-year investment strategy to increase the PCI from 64 to 75. Additional support for road resurfacing has come from the City's General Fund, the vehicle registration fee, and the half-cent transportation sales tax to build on the progress. The City spent

approximately \$650 million over the past 10 years, delivering the promised street improvements on time and on budget.

Last fall, San Francisco voters approved Proposition A, the Health and Recovery General Obligation Bond, which will bring an additional \$31.5 million to help augment the Public Works Street Resurfacing Program budget.

“I am grateful to City leaders and San Francisco voters who 10 years ago had the foresight to plan and invest in the City’s infrastructure,” said Mayor Breed. “The Street Resurfacing Program not only makes roads safer and smoother for drivers, cyclists, transit riders, and pedestrians in neighborhoods all across San Francisco, but it generates jobs, which is particularly crucial now in our economic recovery from the COVID-19 pandemic. We still have more work ahead of us to maintain our street conditions and keep improving the overall quality and safety of our roads and sidewalks, and I’m committed to ensuring our public infrastructure continues to get the attention it deserves.”

Public Works maintains more than 900 miles of streets comprising some 12,900 blocks. Well-maintained streets provide safe mobility for motorists, cyclists, and pedestrians and make possible the movement of goods and services. Since 2011, 600 blocks have been resurfaced on average each year.

“San Francisco’s streets are critical infrastructure, used by just about everybody, every day,” said Acting Public Works Director Alaric Degrafinried. “A decade ago, we set a PCI target of 75 to get the roads in good condition, and we reached that goal through sound planning, design and delivery. The 10-year investment paid off and now we must keep the momentum going.”

The PCI assessment is based on visual surveys performed by specially trained and certified staff. Each segment is evaluated based on ride quality, cracking and signs that the roadway may be breaking up in places.

The Street Resurfacing Program is guided by a geographical equity lens, which ensures street improvements occur in all of San Francisco’s neighborhoods. Public Works evaluates the impacts of wear, erosion, and aging of each street, and assesses street deterioration with a rating for each of the City’s blocks. Currently, nearly two-thirds of San Francisco blocks have a rating of good or excellent. For more information, refer to [Street Resurfacing Program](#).

Public Works’ pavement strategy adheres to best industry practices by preserving streets in good condition instead of letting them deteriorate. This approach is the most cost-efficient and effective. Extending the life of a block in San Francisco that is in good condition costs approximately \$50,000. By comparison, the cost to completely reconstruct a block in very poor condition can run as high as \$500,000.

###



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2020-002347CWP Support Document Submission  
**Date:** Wednesday, January 06, 2021 8:15:50 AM  
**Attachments:** [UCSF SF Planning Commission Submittal 1.05.21.pdf](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)

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### Commission Affairs

San Francisco Planning Department  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Wong, Lily (University Relations) <lily.wong3@ucsf.edu>

**Sent:** Tuesday, January 05, 2021 7:42 PM

**To:** Hillis, Rich (CPC) <rich.hillis@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>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

**Cc:** Vega, Francesca (UCSF) <Francesca.Vega@ucsf.edu>; Newman, Brian (UCSF) <Brian.Newman@ucsf.edu>; Takayama (UCSF) <Paul.Takayama@ucsf.edu>; Alden, Amiee (UCSF) <Amiee.Alden@ucsf.edu>; Jones, Allie (UCSF) <Allie.Jones@ucsf.edu>; Murasaki, Alicia (UCSF) <Alicia.Murasaki@ucsf.edu>; Beauchamp, Kevin (UCSF) <Kevin.Beauchamp@ucsf.edu>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Nickolopoulos, Sheila (CPC) <sheila.nickolopoulos@sfgov.org>

**Subject:** 2020-002347CWP Support Document Submission

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Good Evening San Francisco Planning Commissioners, Director Hillis, and Secretary Ionin:

On behalf of Vice Chancellor Francesca Vega, I respectfully submit the attached packet for item number 2020-002347CWP for the January 7 Commission meeting. Over the last several months, UCSF has worked closely with the SF Planning Department and other city departments to create a Memorandum of Understanding between our University and the City and County of San Francisco. We look forward to presenting the MOU and the extensive engagement that UCSF has done for over two years and the collaborative engagement UCSF has done with the City over the last several months.

**Lily Wong, MPP MDR**

Associate Director, Community Relations  
UCSF Office of Community & Government Relations  
Pronouns: She/Her/Hers

**University of California, San Francisco**

490 Illinois Street, 11th Floor, Box 0462 | San Francisco, CA 94143  
tel: 415.476.8318 | mobile: 415.650.7443  
[Lily.Wong3@ucsf.edu](mailto:Lily.Wong3@ucsf.edu)

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Thursday, January 21, 2021 Hearing Date  
**Date:** Wednesday, January 06, 2021 8:15:22 AM  
**Attachments:** [446-448 Ralston Plan Set 11 20 20 \(ID 1210597\).pdf\[63\].pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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### Commission Affairs

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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Sent:** Tuesday, January 05, 2021 6:00 PM  
**To:** Richard Marlowe <richardmarlowe415@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** rc marcus <richardmarlowe415@gmail.com>; Apple Id App Store & I Cloud For Ampy amparom9@aol.com <amparom9@aol.com>; mro929@aol.com; Y77168@yahoo.com  
**Subject:** Re: Thursday, January 21, 2021 Hearing Date

Thank you Richard, Amparo, and Rosalind.

Your comments will be summarized in the staff report for this hearing.

Please let me know if you have any questions.

\*There was a minor plan set in the error, here is the corrected version.

Thanks,

**Bridget Hicks, Senior Planner**  
**Office of Executive Programs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7528 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Richard Marlowe <[richardmarlowe415@gmail.com](mailto:richardmarlowe415@gmail.com)>

**Date:** Monday, January 4, 2021 at 12:46 PM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Cc:** rc marcus <[richardmarlowe415@gmail.com](mailto:richardmarlowe415@gmail.com)>, Apple Id App Store & I Cloud For Ampy [amparom9@aol.com](mailto:amparom9@aol.com) <[amparom9@aol.com](mailto:amparom9@aol.com)>, [mro929@aol.com](mailto:mro929@aol.com) <[mro929@aol.com](mailto:mro929@aol.com)>, [Y77168@yahoo.com](mailto:Y77168@yahoo.com) <[Y77168@yahoo.com](mailto:Y77168@yahoo.com)>, Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>

**Subject:** Thursday, January 21, 2021 Hearing Date

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Project Address: 446 - 448 Ralston Street  
Cross Streets: Halloway Ave and Gargield St.  
Block / Lot No: 6995 /035 and 036  
Zoning Districts RH-1 / 40-X  
Oceanview Large Residence  
Special Use District  
Record No: 2016 - 008743CUA/VAR  
January 4, 2021

To Whom It May Concern:

My wife (Amparo Marlowe), myself (Richard Marlowe ), and our daughter (Rosalind Marlowe), all object to the above proposed Conditional Use Authorization and the proposed rear yard Variance. All three of us live at the nearby property known as 466 Ralston Street, San Francisco, Ca. 94132.

1. The project in essence turns a single duplex unit into two separate duplex units. The creation of two additional units (for a total of four units) will burden the streets with additional competition for street parking for the present existing residents.

2. The creation of a three story residence in a primary two story residence community will change the character of the existing neighborhood.

3. The rear yard of five feet for the proposed rear yard Variance will interfere and block the scenic view of the area.

4. Two additional three story buildings side by side, and one or both with a rear yard variance will interfere with the scenic view of the area. Also, nearby existing residents will have their use and enjoyment of their own backyards interfered with from the viewing eyes glaring down from three story window.

5. The uniformity of the backyards in the area will be disrupted.

Please reject the proposed Conditional Use Authorization and the rear yard Variance.

Yours truly

Richard Marlowe - [richardmarlowe415@gmail.com](mailto:richardmarlowe415@gmail.com) (415) 254-9855

Amparo Marlowe - [amparom9@aol.com](mailto:amparom9@aol.com)

Rosalind Marlowe - [Mro929@aol.com](mailto:Mro929@aol.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS APPROVES MANNY YEKUTIEL AND FIONA HINZE TO SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS  
**Date:** Tuesday, January 05, 2021 3:28:01 PM  
**Attachments:** [01.05.2021 SFMTA Board of Directors Yekutieli and Hinze.pdf](#)

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**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)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, January 5, 2021 at 3:07 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS APPROVES MANNY YEKUTIEL AND FIONA HINZE TO SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY BOARD OF DIRECTORS

**FOR IMMEDIATE RELEASE:**

Tuesday, January 5, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**BOARD OF SUPERVISORS APPROVES MANNY YEKUTIEL  
AND FIONA HINZE TO SAN FRANCISCO MUNICIPAL  
TRANSPORTATION AGENCY BOARD OF DIRECTORS**

*Yekutieli and Hinze, nominated by Mayor Breed, will represent small business and disability rights communities and will complete the seven-member SFMTA Board of Directors*

**San Francisco, CA** — The Board of Supervisors today approved Manny Yekutieli and Fiona Hinze to serve on the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors. They were nominated to the SFMTA Board of Directors by Mayor London N. Breed and will fill the remaining two vacant seats on the seven-member Board.

“Manny and Fiona will each bring their unique perspectives and experience to help guide the SFMTA during this critical time for our transit system and our entire city, and I’m proud to have nominated them to serve on the Board of Directors,” said Mayor Breed. “Our transit system is a critical City service that our residents rely on and that our economy needs to recover. As we’re dealing with the challenges of the COVID-19 pandemic and facing significant budget deficits, it’s important that we have a full Board at the SFMTA guiding policy. With Manny and Fiona on the Board, I’m confident that we’ll have the leadership we need to help the SFMTA as it does the hard work of keeping our transit system running while advancing our efforts to make transit more convenient, easy to use, and equitable.”

“I’m deeply grateful to the Board of Supervisors for their confirmation today and am honored to serve alongside my fellow nominee Fiona Hinze who has dedicated her life to access and advocacy,” said Manny Yekutiel. “On this board my goal is to serve as a bridge builder at a moment when our City and its public transportation system sits at a crossroads. I look forward to rolling up my sleeves and getting to work.”

“I am excited to work with SFMTA and community members to ensure that San Francisco’s transit system and streetscape is accessible and equitable for all San Franciscans, including seniors and people with disabilities,” said Fiona Hinze.

Mayor Breed nominated Manny Yekutiel to the SFMTA Board of Directors in October 2020. Yekutiel is the owner of Manny’s, a civic gathering space featuring a cafe, restaurant, and bookshop in the Mission District. He currently serves on the San Francisco Small Business Commission, a position he will step down from upon his swearing-in to the SFMTA Board, and is a board member of the Valencia Corridor Merchants Association.

The Valencia Corridor Merchants Association worked with the City to close Valencia Street as part of the Shared Spaces program, an initiative created by Mayor Breed to help neighborhood businesses to share a portion of the public right-of-way for outdoor dining and other neighborhood retail activity. Manny also served on the SFMTA 16th Street Bus Improvement Project Mitigation Task Force.

Yekutiel comes from a long line of small business owners; his grandparents owned a grocery store in Brooklyn and his father, who emigrated from Afghanistan, had a small business in Southern California selling tablecloths. Yekutiel is a graduate of Williams College, and was a public engagement intern focusing on the LGBTQ and Tribal communities under the Obama Administration. He currently lives in the Castro District in San Francisco.

Mayor Breed nominated Fiona Hinze to the SFMTA Board of Directors in October 2020 to advocate for people with disabilities and ensure equitable access to transit. Hinze lives with Cerebral palsy and she uses her power chair to get around the city, including on public transit. In addition to her own experience navigating transit, Hinze advocates for people with disabilities, with a particular focus on employment, transportation access, healthcare access, and civic participation.

Hinze currently works as the Director of Systems Change for Independent Living Resource Center San Francisco (ILRCSF), a disability rights advocacy and support organization. She dedicates her time to the development of strategies around ILRCSF’s systems change and advocacy efforts by tracking key state and local advocacy issues and attending community committee and task force meetings. She works to ensure consumers are aware of advocacy opportunities in the community. Hinze is a graduate of Stanford University and has a B.A. in Psychology, with a concentration in Health and Development. She was born and raised in San Francisco’s Outer Richmond neighborhood.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1/7/21 1324-1326 Powell Street CUA Hearing  
**Date:** Tuesday, January 05, 2021 2:44:56 PM  
**Attachments:** [Signed Letter 1324-1326 Powell St.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**

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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Maggie Dong <maggie.dong@chinatowncdc.org>  
**Date:** Tuesday, January 5, 2021 at 2:12 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>  
**Cc:** "Updegrave, Samantha (CPC)" <samantha.updegrave@sfgov.org>  
**Subject:** 1/7/21 1324-1326 Powell Street CUA Hearing

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Dear President Koppel, Planning Commissioners, and Planning staff,

Please find the letter attached regarding the 1324-1326 Powell Street project (Item 12 under Regular Calendar for 1/7/21).

Sincerely,

**Maggie Dong** (she/her)  
Planner  
Chinatown Community Development Center  
Email: [maggie.dong@chinatowncdc.org](mailto:maggie.dong@chinatowncdc.org)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S LEGISLATION PROVIDING FEE WAIVERS AND DEFERRALS FOR SMALL BUSINESSES PASSES AT BOARD OF SUPERVISORS  
**Date:** Tuesday, January 05, 2021 2:44:17 PM  
**Attachments:** [01.05.2021 Business Fee and Tax Waivers and Deferrals.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Tuesday, January 5, 2021 at 2:35 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S LEGISLATION PROVIDING FEE WAIVERS AND DEFERRALS FOR SMALL BUSINESSES PASSES AT BOARD OF SUPERVISORS

**FOR IMMEDIATE RELEASE:**

Tuesday, January 5, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED'S LEGISLATION PROVIDING FEE WAIVERS AND DEFERRALS FOR SMALL BUSINESSES PASSES AT BOARD OF SUPERVISORS**

*Mayor Breed's legislation to waive fees for small businesses struggling due to COVID-19 will provide much-needed financial relief to thousands of businesses*

**San Francisco, CA** — Today, Mayor London N. Breed's legislation to provide \$5 million in fee and tax waivers and deferrals for San Francisco businesses passed at the Board of Supervisors. The legislation, which was introduced by Mayor Breed and Supervisor Rafael Mandelman, gives businesses additional time to pay certain business taxes and fees, and also fully waives some fees for a subset of small businesses that have been particularly hard-hit by COVID-19, including entertainment and nightlife venues and restaurants.

“Our small businesses are critical to San Francisco's local economy, and they've had to make countless sacrifices over the past year to protect their employees, their customers, and our city's public health. New financial support from the federal government will help some, but we know it's not enough on its own,” said Mayor Breed. “Throughout our COVID-19 response, we've continued to look for ways to support these businesses. This legislation is another step to ease some of the burden on businesses that are struggling to survive. On top of this fee and tax relief, we'll continue to advocate for additional state and federal funding, and keep up our efforts to help businesses apply for funding.”

“When businesses are struggling, the last thing they need are mounting bills from the City,” said Treasurer José Cisneros. “I’m grateful we can provide this much needed relief.”

“COVID-19 has devastated our small businesses. Many have been stuck on a merry go round of re-openings, closures, and new restrictions, while others have been unable to operate at all since March,” said Supervisor Mandelman. “This legislation will provide more than \$5 million in fee relief for some of our hardest hit businesses. This round of relief cannot be the end of the City’s efforts to support our small businesses, but it does re-affirm our commitment to creating an environment where longtime businesses can stabilize and re-grow and new businesses can flourish.”

Mayor Breed will work with Treasurer José Cisneros to notify businesses of the waivers and new due dates. Businesses can find information about the various fees and tax deferrals, as well as other city, state, and federal support for small businesses online at [oewd.org/covid19](http://oewd.org/covid19). Businesses can also call the hotline at 415-554-6134, and employees can call the hotline at 415-701-4817. Assistance is available in multiple languages.

“Our small business community is the backbone of our economy, but these local gems have been among the hardest hit during this difficult time,” said Supervisor Catherine Stefani. “We owe it to them to provide relief. Deferring fees and providing additional subsidies will be key lifelines as we continue to combat the virus.”

“This legislation will immediately impact businesses in every neighborhood, many which have not found a cent of relief,” said Supervisor Gordon Mar. “As a small businesses find creative ways to save jobs and serve residents, we will continue to find additional ways to support their safe reopening and the vibrancy of our corridors.”

“The COVID-19 pandemic has hit our city and especially our small neighborhood businesses,” said Supervisor Shamann Walton. “The fee and tax waivers are a small step in helping our small businesses sustain through these tough times.”

“I am in touch every day with small business owners asking for help. COVID has been brutal to them, and the fallout in lost jobs and vacant storefronts will be felt by all of us,” said Supervisor Hillary Ronen. “I am hopeful that the latest round of federal support will be distributed quickly and that we will see more substantial help coming from Washington soon. In the meanwhile, this package of fee and tax relief is one thing we can and must do at the local level.”

### **Fee and Tax Relief for Businesses**

In October, Mayor Breed and Treasurer Cisneros announced San Francisco would waive certain fees and taxes for businesses that have been unable to open due to COVID-19 or have been otherwise significantly impacted. Included in the Mayor’s legislation, which the Board approved on the first reading today, is \$5 million in fee and tax waivers for entertainment and nightlife venues and restaurants. Eligible businesses will be notified by the Treasurer’s Office. The businesses that receive a waiver do not have to pay back the fees at a later date.

- **\$2.5 million in fee and tax waivers for entertainment and nightlife venues.**
  - The City will provide financial relief for approximately 300 businesses that have a Place of Entertainment permit and that have gross receipts of less than \$20

million, representing a total of approximately \$2.5 million in support for these businesses.

- Relief will be provided by waiving regulatory license fees and Business Registration Fees for two years, and by waiving Payroll Expense Taxes for 2020.
- Businesses that already paid these taxes and fees will receive an automatic refund. Businesses will still be required to file all applicable business tax returns.
- **\$2.5 million in fee and tax waivers for restaurants.**
  - The City will provide financial relief for approximately 1,500 businesses with a Restaurant permit and that have gross receipts of less than \$750,000.
  - Relief will be provided by waiving the previously deferred regulatory license and Business Registration Fees due on March 1, 2021, and by waiving Payroll Expense Taxes for 2020.
  - Businesses that already paid these taxes and fees will receive an automatic refund. Businesses will still be required to file all applicable business tax returns.

### **More Time to Pay Fees and Taxes**

Early in the City's response to COVID-19, Mayor Breed and Treasurer Cisneros announced a series of fee and tax deferrals to ease some of the financial burden on San Francisco businesses. Given the pandemic's continued impact on businesses, Mayor Breed introduced legislation to further extend the deadlines of business registration fees and other fees. Now that the Board of Supervisors has approved the legislation, the following deadline extensions will go into effect:

- Extension of deadline for the **Business Registration Fees**. The fees, which were originally due on May 31, 2020 will now be due on April 30, 2021.
  - This deadline extension will affect approximately 100,000 businesses, and represents a deferral of \$46 million in revenue for the City.
- Extension of deadline for the **Unified License Fees**, which include charges from City departments to restaurants and food businesses, bars, convenience stores, many small retailers, hotels, tour operators, and other businesses.
  - The unified license fees for the 2020 calendar year, which were originally due on March 30, 2020, will now be due on November 1, 2021. The unified license fees for 2021 will also be due on November 1, 2021, giving businesses an additional seven months to pay.
  - These deferrals will give approximately 19,000 businesses additional time to pay roughly \$16 million in fees.
  - Approximately 20% of businesses have not yet paid their 2020 Unified License Fee. For these 3,800 businesses, this represents \$2.2 million in fees that they will now have more time to pay.
  - For businesses that have paid their 2020 Unified License Fee, they will now have additional time to pay their 2021 fee.
- Extension of the deadline for **Annual Business Taxes**. The taxes for the 2020 calendar year will now be due on April 30, 2021, instead of on March 1, 2021.
  - This deadline extension will give approximately 20,000 businesses additional time to pay their 2020 payroll expense tax, gross receipts tax, commercial rents tax, and homelessness gross receipts tax.

“The recent opening of new state and federal financial resources could not come soon enough for all of our small businesses and restaurants struggling around the clock to make ends meet,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “To

support them in accessing these critical dollars, we're tracking developments with the new relief programs in real-time and doing ongoing outreach across every sector of the economy to ensure businesses and workers get the most up-to-date information possible. We're also providing technical services to help businesses and workers prepare the necessary information and paperwork in advance, so that they can apply right away when the applications become live. For information or to connect, businesses and workers can always call our hotlines and check our webpage, or work with one of our partner small business services organizations that can also assist in different languages."

"The Board's approval of Mayor Breed's legislation offers real reprieve to small businesses," said Cyn Wang, San Francisco Entertainment Commissioner. "Nightlife, entertainment, and arts are vital parts of San Francisco's vibrant culture and contribute greatly to our economy – and they are in existential crisis. This initiative offers immediate relief from paying local fees and taxes at a time when they are earning little to no revenue, giving them and other small businesses a fighting chance to survive."

"We appreciate the efforts by the Mayor and the Board of Supervisors to continue to find money in the budget to provide desperately needed financial relief to our restaurant industry," said Laurie Thomas, Executive Director, Golden Gate Restaurant Association. "The forgiveness of business license fees and payroll taxes due for 2020 is a good step to help out those smaller restaurants who are most in need. We continue to ask the Federal Government and the State of California to find more relief funds for all restaurants and our suffering workers."

"The San Francisco Venue Coalition is grateful for the acknowledgement of our industry by City leaders with these fee and tax waivers," said Rob Ready, Co-Owner & Artistic Director of PianoFight. "This pandemic has decimated our industry; first to close, last to reopen, zero revenue and all the overhead costs. While there is more work to be done this is a promising step in the right direction to ensure that venues will be around to help San Francisco recover, both economically and emotionally."

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A vital project that will advance the health and well-being of San Francisco  
**Date:** Tuesday, January 05, 2021 2:32:21 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

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



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**From:** Jonathan Tyburski <Jonathan.Tyburski.403161005@p2a.co>  
**Sent:** Tuesday, January 05, 2021 1:36 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A vital project that will advance the health and well-being of San Francisco

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To whom it may concern,

I am writing today to ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. The CPHP will provide much needed housing and transit to service San Francisco for years. This alone should be reason enough to support, but it is also crucial in these pandemic times to build out the right hospital infrastructure to keep our community healthy and safe.

UCSF cannot maintain the status quo. Without the CPHP, UCSF cannot invest millions in transportation, affordable housing, and a new hospital for the community. I appreciate UCSF led an extensive community engagement and internal planning process. I heard about the plan and associated benefits during the planning process and am excited about the vision. I learned about the CPHP and community benefits through my community organization and support these vital

improvements. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

A renovated campus with state-of-the-art facilities will help UCSF utilize smart urban planning to address local transportation, housing, and open space needs. As a SF resident, supporter, I am in full support the UCSF Comprehensive Parnassus Heights Plan and community benefits.

Kind regards,

Jonathan Tyburski  
1849 Page St  
San Francisco, CA 94117

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment January 7, 2021  
**Date:** Tuesday, January 05, 2021 2:11:06 PM  
**Attachments:** [Demo Memo.pdf](#)  
[Update to Original List.pdf](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

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### Commission Affairs

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>

**Sent:** Tuesday, January 05, 2021 2:06 PM

**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; 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>

**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>; Lindsay, Ashley (CPC) <ashley.lindsay@sfgov.org>; Fahey, Carolyn (CPC) <carolyn.fahey@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Berger, Chaska (CPC) <chaska.berger@sfgov.org>

**Subject:** General Public Comment January 7, 2021

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

Dear Commissioners:

[Happy New Year to you and all those cc'ed here.](#)

Above is a three page pdf that I submitted in May 2019 to the BIC and the Planning Commission at the time of a joint hearing between the two Commissions. This was about a year and a half after the Staff withdrew the RET in December 2017 and six months before the Peskin Legislation was withdrawn in October 2019.

The first page is a memo, the second page is a "LIST" of projects that probably should have received greater scrutiny and the third page is a work sheet on what the values would be if the Demo Calcs had been adjusted in a similar time frame, mirroring when the value for the demonstrably unaffordable value in the RH-1 been adjusted.

(This of course was prior to the legislation last year re the demonstrably unaffordable homes, but I think the linkage is still valid based on the rationales in the original Section 317 legislation and background documents. That value was adjusted for the RH-1 five times between 2010 and 2019 to follow the market prices).

Only three of the current Commissioners were seated in May 2019 (President Koppel, Vice President Moore and Commissioner Fung) which is one reason I am re-sending this as part of [General Public Comment for January 7, 2021.](#)

The other reason is that despite an energy and an urgency to *fix* Section 317 from various segments of those concerned with the need to *fix* Section 317, I am skeptical given the two previous failed attempts, that anything will happen to *fix* it.

That is why I keep pestering everyone about *fixing* Section 317 using the existing *fix*. That existing *fix* is already in the Planning Code, available to the Commission and gives the Commission sole power to *fix*.

It is: [Section 317 \(b\) \(2\) \(D\).](#)

Attached below are some updates to the original "LIST". I don't think that either "list" is exhaustive and certainly it focuses on Noe Valley...which are projects I have mostly followed in person....many projects in the other neighborhoods I have extrapolated from either real estate ads, Google Earth photos and the SFPIM.

These projects have the fundamental characteristics of projects approved as Alterations that should be reviewed as Demolitions as I outlined in my General Public Comments on December 17, 2019 and as are included in the Minutes for that day's hearing.

I cc'ed Director Hillis, ZA Teague, Assistant ZA Sanchez, Ms. Watty, Mr. Starr, Ms. Merlone, Mr. Winslow, Ms. Tam and her colleagues, and Mr. Washington and his SW Quadrant Team colleagues, because I know they have worked on and care about this issue too.

Thank you and take very good care and be well and be safe.

Sincerely,

Georgia Schuttish



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A vital project that will advance the health and well-being of San Francisco  
**Date:** Tuesday, January 05, 2021 1:05:44 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Alex Shvartsman <Alex.Shvartsman.403160880@p2a.co>  
**Sent:** Monday, January 04, 2021 4:38 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A vital project that will advance the health and well-being of San Francisco

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To whom it may concern,

I am writing today to ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. The area needs it. We need housing.

UCSF cannot maintain the status quo. Without the CPHP, UCSF cannot treat over 3,000 patients annually who seek care but cannot be accommodated due to an insufficient number of hospital beds. I appreciate UCSF led an extensive community engagement and internal planning process. These updates reflect both the University's mission and community's priorities based on years of internal collaboration, neighborhood engagement, and community input. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

A renovated campus with state-of-the-art facilities will help UCSF expand patient care, construct new housing, and bring transit solutions to San Francisco. As a SF resident, I am in full support the UCSF Comprehensive Parnassus Heights Plan and community benefits.

Kind regards,

Alex Shvartsman  
1057 Mississippi St  
San Francisco, CA 94107

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A new hospital and plans for UCSF Parnassus Heights  
**Date:** Tuesday, January 05, 2021 1:05:23 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

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**From:** Ryan MacPhee <Ryan.MacPhee.403159981@p2a.co>  
**Sent:** Monday, January 04, 2021 4:38 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A new hospital and plans for UCSF Parnassus Heights

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Hello,

My name is Ryan MacPhee. I am a SF resident, UCSF patient, UCSF clinician, UCSF researcher, UCSF student/trainee, and am asking for your support of UCSF and the plans to revitalize Parnassus Heights.

With the Covid epidemic, we owe it to UCSF to be able to build a better facility for all people in SF. We also desperately need more housing which this project provides. The modernized campus will allow us to serve so many more SF residents and we cannot allow a few nay sayers to block progress for our city. Thank you! A renovated campus will help UCSF utilize smart urban planning to address local transportation, housing, and open space needs. UCSF cannot maintain the status quo. Without the CPHP, UCSF will be unable to treat over 3,000 patients annually who seek care but cannot be accommodated due to an insufficient number of hospital beds.

I appreciate UCSF led an extensive community engagement and internal planning process. I heard about the plan and associated benefits during the planning process and am excited about the vision. I attended information sessions to learn more about the CPHP and community benefits. I provided input into the CPHP and community benefits. I recently learned about the plans for renewed campus, hospital, and neighborhood improvements and am excited by the vision. These vital improvements reflect UCSF's mission and community priorities with years of internal collaboration and community engagement.

I appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community. I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. Please do not delay this essential project that will benefit all San Franciscans.

Thank you for your time.

Ryan MacPhee  
2625 18th St  
San Francisco, CA 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Modernizing UCSF Parnassus Heights  
**Date:** Tuesday, January 05, 2021 1:04:59 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
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[image012.png](#)

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### Commission Affairs

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**From:** Ryan Booth <Ryan.Booth.403166811@p2a.co>  
**Sent:** Monday, January 04, 2021 4:38 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Modernizing UCSF Parnassus Heights

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Hello,

My name is Ryan Booth. I am a SF resident, supporter, UCSF services user, and support the UCSF Comprehensive Parnassus Heights Plan, which will allow UCSF to utilize smart urban planning to address local transportation, housing, and open space needs.

I am glad to see improvements made to this area. I am glad the amount of housing has increased but we need even more. 4,600+ new jobs, 1,200 units of housing. That's the math that continually leaves SF housing in short supply. Please max housing!

Please also don't squash this. Let this happen sooner than later. Ensure it happens sooner than later.

Without the plan to revitalize UCSF Parnassus Heights and build a new hospital, UCSF will be unable

to invest millions in transportation, affordable housing, and a new hospital for the community.

These updates reflect years of internal collaboration, neighborhood engagement, and community input. I appreciate UCSF led an extensive community engagement and internal planning process. I heard about the plan and associated benefits during the planning process and am excited about the vision. I attended information sessions to learn more about the CPHP and community benefits. I provided input into the CPHP and community benefits. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

Thank you, and I ask for your support of UCSF's commitment to the community and Parnassus Heights.

Ryan Booth  
561 Baker St  
San Francisco, CA 94117

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feligiano, Josephine \(CPC\)](#); [Boudreau, Marcelle \(CPC\)](#)  
**Subject:** FW: Today's communications from outside your district  
**Date:** Tuesday, January 05, 2021 8:13:09 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**Commission Affairs**  
San Francisco Planning Department  
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Direct: 628.652.7600 | [www.sfgplanning.org](http://www.sfgplanning.org)  
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---

**From:** One Click Politics <[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)>  
**Sent:** Monday, January 04, 2021 5:05 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Today's communications from outside your district

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Re: Today's communications from outside your district

Dear Planning Commissioners,

This is a message from OneClickPolitics.com  
You've received a communication from a voter outside of your district.  
Rather than forward each of them to you, we've compiled them into a summary:

1 users sent the message:  
'Support for the 450 O'Farrell Essential Housing project'...

Sincerely,  
One Click Politics  
[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)  
1824 Jefferson Place NW Washington, DC 20036

Prepared by OneClickPolitics (tm) at <https://www.us-election.com/> | [www.oneclickpolitics.com](http://www.oneclickpolitics.com) &=Zf8mMabZfY5f6Y5ya37e---8h-zTfM7ZDeTYmY3M6BInzeMkvaMAyZiUMTfYTYcNTRmY3M6cJN-7M6cDZGzeNDUAMTfAN7FkVWj2MmFZcZQ---&c-YXAc3eNmZfJQcOmF2YW5hipeZmZpY7UeNjVZWfWwXxVYVWf6QAsNmKOTYwNkzZfZDEfZTEZfzAMPM5mFzNDQ3oYx  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Nickolopoulos, Sheila \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: UCSF CPHP Comments - Sierra Club  
**Date:** Monday, January 04, 2021 5:22:37 PM  
**Attachments:** [2021-01-04 Sierra Club - UCSF - CPHP comments.pdf](#)

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**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](#)

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**From:** Kathy Howard <kathyhoward@earthlink.net>  
**Date:** Monday, January 4, 2021 at 4:14 PM  
**To:** "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Cc:** Barry Hermanson <barry@hermansons.com>  
**Subject:** UCSF CPHP Comments - Sierra Club

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## San Francisco Group, SF Bay Chapter

Serving San Francisco County

January 4, 2021

Board of Regents  
University of California at San Francisco  
c/o Office of the Secretary and Chief of Staff to the Regents  
1111 Franklin St., 12th floor  
Oakland, CA 94607

Subject: Comprehensive Parnassus Heights Plan (CPHP)



Dear Board of Regents,

In December 2020, the Sierra Club held a meeting to discuss the Comprehensive Parnassus Heights Plan (CPHP) attended by representatives from UCSF and from the local community. The topics discussed at that meeting were transportation, housing, open space, and community participation in the planning process.

First let us say that we deeply appreciate the work that the staff of UCSF has done during the COVID-19 pandemic and the benefit that they bring to the community. We also understand the need to update or replace facilities that may be at the end of their lifespan. We appreciate UCSF's goals to incorporate "planning elements that seek to improve mobility, increase campus housing, and create significantly more open spaces and greater community access." <sup>[1]</sup> After reviewing the CPHP planning and environmental documents and hearing from community members who have been involved with this project and with UCSF for many years, we are submitting the following concerns for your consideration.

### Transportation

UCSF proposes to add an average of 8,000 people to its daily population. UCSF estimates that this will mean adding approximately 3,000 automobile trips a day, about two-thirds of which would be people driving alone, with an additional 2,500 people taking public transportation.

This will place a substantial strain on an already over-burdened transportation system and in particular on the N Judah streetcar, the primary route to downtown for the entire northern part of the Sunset District. Pre-COVID, the N Judah streetcar route was one of San Francisco's most heavily used transit lines, with full-capacity trains that often didn't stop to pick up passengers at rush hour.

We commend UCSF for volunteering to donate approximately \$20 million <sup>[2]</sup> to San Francisco's Transportation Sustainability Fee program for transit improvements, an amount equal to that which would normally be paid by a private developer; however, it is unlikely that the proposed fee will be enough to accommodate the additional riders that will use public transit over the life of the project. It is also unclear how the current system could be expanded to handle the additional projected ridership.

Furthermore, projecting 3,000 automobile trips a day is not a sustainable approach to transportation. The increase in air pollution and greenhouse gases alone are of concern. The State of California has an ambitious goal of reducing greenhouse gasses, and an aggressive transit element in the UCSF proposal is necessary. Any increase in the amount of automobile traffic will also have a negative impact on the surrounding residential neighborhood.

*Better plans for and more extensive funding of public transit are going to be needed to keep people out of their cars and meet climate goals regarding greenhouse gases.*

### Jobs and Housing Balance

The project will bring approximately 4,100 new staff and students to the UCSF campus on Parnassus by 2030. However, only 134 units of housing will be developed by 2030. By 2050, another 1,000 jobs will be created and some additional housing units are planned, but only a fraction of what is needed. In addition, there is no housing planned for the workforce that will be needed to support the additional faculty and staff. It is likely that the result will be the further gentrification of the

housing surrounding the UCSF campus as well as the loss of affordable housing for those living nearby through evictions, raised rents, or other pressures.

The Sierra Club is a strong advocate for social equity. A large portion of the existing workforce already cannot afford to live in San Francisco. We urge UCSF to better balance the amount of housing with the number of new jobs. We commend UCSF for increasing the percentage of affordable housing to 40% affordable, which is much closer to our preference for 50%. However, there is no indication when the affordable homes will be built other than a promise to do so by 2050. The need is now, not in 30 years.

Many workers commute daily from as far away as Tracy and Sacramento. Without a substantial increase in the workforce housing, this project will put more economic pressures on the staff and have an enormous negative impact on the local community. Pushing the workforce into extended commutes will result in significant increases in greenhouse gas emissions and undermine attempts to reduce the amount of climate change we are already facing in the future.

*The housing-jobs balance for this project should be re-evaluated for the impact it will have on housing not only for the current residents of the neighborhood and the City as a whole, but also for the new workforce.*

#### Open Space – Shadows and Wind

We appreciate the emphasis on open space that is shown in the Programmatic EIR. The Sierra Club supports providing more open space for people who will be working on the new campus as well as for the local residents. Opening up the campus so that there is a connection between Mt. Sutro and Golden Gate Park ("Park to Peak") is also to be commended. However, there is a certain irony to this connection, because the proposed new hospital – the height of a 30-story-tall building - will have a negative impact in terms of wind and shadows on the open space as well as on Golden Gate Park.

A three-hundred-foot building is completely out of scale with this residential neighborhood. Because it is being placed on the side of a hill, the top of the building will be over 400 feet above the level of Golden Gate Park. This building will have considerable impacts in terms of shadows and wind.

The Sierra Club recognizes the importance of open space in urban areas. Parks are a vital resource not only for public health and recreation but also as necessary habitat for wildlife. Wildlife is struggling everywhere, and our cities are becoming one of the areas where they can eke out survival. As isolated parkland surrounded on three sides by urban development, Golden Gate Park is easily impacted by any negative changes in its environment. Even limited shadowing will have an impact on the health of the plant life and on the wildlife habitat as well as detract from the park experience for people, who use the park at all hours of the day.

The EIR illustrates shadowing in Golden Gate Park, including the Park nursery, an area that would be especially sensitive to the need for steady sunlight. In addition, two schools (including school yards open for the public as part of the City's shared Schoolyard Project) and an additional park and a playground, as well as part of the Reserve will be in shadow part of the time with the new project. The Sierra Club opposes any shadowing of our parks, and asks that this plan be modified so that the new buildings will not shadow our parks and have a limited shadow impact on other outdoor space in the neighborhood, such as backyards, which also provide habitat.

An increase in the wind in the area is also a concern. Parnassus Heights is already a windy area. The

On-shore breezes sweep in from the ocean. Once the wind hits the proposed 300-foot-tall building, it will be intensified and bounce down into the open space and the surrounding neighborhoods. Although UCSF states that it will meet the City's requirement for wind hazards, that requirement is only for 26-mph winds that don't last more than one hour; this does not make for a comfortable park experience and most plants do not do well in a constantly windy environment.

Moreover, stating in the EIR that tall buildings can be built even if wind speed reduction strategies are "not feasible" or cost more money, [3] is essentially the same as saying that wind reduction does not have to be done.

*A shorter building, wind baffles and other controls on all of the buildings to decrease windspeed, and a more stringent requirement for a lower wind speed throughout the project site should be part of the analysis of this project.*

In addition, the CPHP proposes adding outdoor heating elements to mitigate the wind conditions on the project. [4] This is not environmentally sustainable and should not be considered for this site.

*Instead, a building and open space design that naturally protects open space from wind and preserves natural sunlight should be supported.*

### Community input

The CHPC states, "We are excited to begin the transformation of Parnassus Heights, a process that will be guided by the continued collaboration and guidance of our stakeholders over many decades". [5] However, many neighbors feel that the local community's suggestions have not been given serious consideration and that UCSF entered the public feedback process with a predetermined plan that was more or less unchangeable. The Sierra Club has signed on to the Jemez Principles for Democratic Organizing, which support local determination for communities. [6] *We suggest that UCSF go back to the neighborhood and include residents' ideas in the plans for the CPHP.*

### Conclusion

The Sierra Club understands the importance of up-to-date facilities for medical care; however, we would also like to put forward the idea that a healthy environment is important for the well-being of local communities and to combat climate change. A project of this magnitude needs to address its environmental and social equity impacts.

The project's massive increase in square footage, resulting in a much larger campus and patient/workforce/commuter population, as well as the addition of a 300-foot-tall building on a hillside in the middle of a residential community with parks, schools, and other open space, are major factors in the negative environmental impacts that this project will have on this residential section of San Francisco.

New developments should strive to balance new jobs with providing new housing and meeting social equity goals by having a large percentage of the housing be affordable. Providing sufficient affordable housing will also help reduce the greenhouse gas emissions by reducing the number of car trips needed by employees who will walk to work rather than commute long distances. In addition, the project will need an aggressive mass transit program in order to reduce single car use

so that the project will not result in increased greenhouse gas emissions.

*The Sierra Club urges UCSF to rethink the parameters of this project and create a more environmentally-sustainable, equitable, and neighborhood-friendly project.*

Thank you for your consideration.

Sincerely,

***Barry Hermanson***

Barry Hermanson

On behalf of the

San Francisco Group Executive Committee

cc: San Francisco Board of Supervisors  
San Francisco Planning Commission

Please see document for footnotes.

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[1] "Comprehensive Parnassus Heights Plan," Updated June 2020, Page 3.

[2] *SF Chronicle*, January 4, 2021.

[3] "OCSF CPHP, EIR". July 2020 page 4.1-47

[4] *"Design buildings and public spaces to address the local microclimate (wind, solar access, fog). Exterior spaces should function for year-round occupancy and include wind mitigation treatments, heating elements, and efficient lighting."*

[5] ."Comprehensive Parnassus Heights Plan," Updated June 2020, Page 3.

[6] [https://avanan.url-protection.com/v1/url?](https://avanan.url-protection.com/v1/url?o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YzM3ZjBlNjA3ODM4MDhiYw==&h=ZTMzMdJiYzdiM2QyODY3YTMwNjJmNTViZTJkY2RmZTAxMzg5M2EzODAzZDBlNThjMzNhNWZiOTE2ODk1NDEzZQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvc2ZpY2UzNjVfZW1haWxzX2VtYWlsOmQ2NDM0ZGRhN2Y1ZGFmI0NDQ3YWVhOTUxZjk2YWVmOnYx)

[o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YzM3ZjBlNjA3ODM4MDhiYw==&h=ZTMzMdJiYzdiM2QyODY3YTMwNjJmNTViZTJkY2RmZTAxMzg5M2EzODAzZDBlNThjMzNhNWZiOTE2ODk1NDEzZQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvc2ZpY2UzNjVfZW1haWxzX2VtYWlsOmQ2NDM0ZGRhN2Y1ZGFmI0NDQ3YWVhOTUxZjk2YWVmOnYx](https://avanan.url-protection.com/v1/url?o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YzM3ZjBlNjA3ODM4MDhiYw==&h=ZTMzMdJiYzdiM2QyODY3YTMwNjJmNTViZTJkY2RmZTAxMzg5M2EzODAzZDBlNThjMzNhNWZiOTE2ODk1NDEzZQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvc2ZpY2UzNjVfZW1haWxzX2VtYWlsOmQ2NDM0ZGRhN2Y1ZGFmI0NDQ3YWVhOTUxZjk2YWVmOnYx)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO AND UCSF ANNOUNCE LANDMARK BENEFITS PACKAGE AS PART OF NEW HOSPITAL AND HOUSING PROJECT AT PARNASSUS HEIGHTS CAMPUS  
**Date:** Monday, January 04, 2021 9:49:20 AM  
**Attachments:** [01.04.2021 UCSF Parnassus.pdf](#)

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**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](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, January 4, 2021 at 8:46 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO AND UCSF ANNOUNCE LANDMARK BENEFITS PACKAGE AS PART OF NEW HOSPITAL AND HOUSING PROJECT AT PARNASSUS HEIGHTS CAMPUS

**FOR IMMEDIATE RELEASE:**  
Monday, January 4, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**SAN FRANCISCO AND UCSF ANNOUNCE LANDMARK BENEFITS PACKAGE AS PART OF NEW HOSPITAL AND HOUSING PROJECT AT PARNASSUS HEIGHTS CAMPUS**

*Informed by more than two years of outreach and engagement, community benefits include affordable workforce housing, transit improvements, workforce opportunities and other community investments*

**San Francisco, CA** — Today the City and County of San Francisco announced an agreement in principle with the University of California, San Francisco (UCSF) on a community benefits package to accompany [UCSF's plans to update its Parnassus Heights campus](#).

The proposed benefits package provides a national model of investment in affordable workforce housing, transit improvements and operations, workforce opportunities and other community investments while improving a critical emergency facility serving San Francisco's westside, upgrading medical facilities to meet state seismic code, and providing urgently needed expansion of the UCSF Helen Diller Medical Center's capacity over the next decade. Specifically, the benefits package includes:

- 1,263 units of new housing for the UCSF workforce;
- Designation of 40% of all new and existing UCSF housing (about 1,000 homes) as affordable units;
- \$20 million in transportation improvements;

30% local hire targets for both construction and permanent entry level jobs.

UCSF is building a [new hospital at Parnassus Heights](#) to replace the existing, nearly 70-year-old Moffit hospital, which is unable to admit thousands of patients each year because of limited bed capacity. The new hospital will increase the Medical Center's capacity by 42 percent with 200 additional inpatient beds to better accommodate the region's growing health care needs. To comply with the state's seismic code by 2030 as required, UCSF will build the new hospital and replace other outdated and seismically vulnerable buildings with state-of-the-art facilities to support UCSF's renowned research and training programs for decades to come.

"As we look ahead to our economic recovery, this is an opportunity for us to make significant investments in housing, transportation, jobs, and the long-term health care needs of our City," said Mayor London Breed. "This pandemic has shown that not only do we need a strong healthcare system in place to care for our residents, but that these long-term projects with well-paying jobs and affordable housing are essential to keeping our economy strong in this City. This proposed agreement will benefit San Francisco and our residents for years to come, and we are committed to continuing to work collaboratively with UCSF on this project as it moves forward."

"As a public university, we are proud of our 150-year partnership with the City, serving the people of San Francisco through every public health crisis and every year in between," said UCSF Chancellor Sam Hawgood, MBBS. "Parnassus Heights has been our home for more than a century and we are proud to advance this unique partnership as we re-envision our original campus to meet the health care needs of the 21<sup>st</sup> Century, improve the daily experience of the University's neighbors and address local challenges facing the city."

UCSF's plans for Parnassus Heights reflect input from thousands of external and internal stakeholders in a planning process that began in 2018, including 28 community meetings, and resulted in dozens of actionable ideas for community investment, including investing millions in SFMTA (San Francisco Municipal Transportation Agency), more than quadrupling campus housing, and making the campus more welcoming by doubling access to campus open space.

Earlier this year, at the request of Mayor Breed and Supervisors Yee and Preston, UCSF began discussions with the City to ensure the University's investments in community benefits are aligned with City priorities of more workforce housing, transit improvements, and workforce opportunities. The proposed benefits package will be memorialized in a Memorandum of Understanding (MOU) that, once finalized, will be signed by representatives from the City and UCSF.

UCSF has agreed in principle to the following package of community benefits:

### **Affordable Workforce Housing**

To support the added workforce created by the University's Parnassus Heights plan and reduce employee commute needs, UCSF will provide 1,263 new housing units over the life of the project. UCSF will add at least 50 percent (632) of these net new units by the projected hospital opening in 2030 and set aside approximately 1,000 affordable units citywide for UCSF staff over the life of the plan.

To address housing affordability, UCSF commits to making 40% (approximately 1,000) of all new and existing housing units affordable for UCSF employees and trainees earning 120%

AMI or less, with half (approximately 500) of these affordable units set aside for employee and trainee households earning 90% AMI or less. The affordable housing agreement will be in place until 2080.

### **Transportation Funding & Improvements**

To realize Parnassus Heights plan's vision of a transit-first campus, UCSF will contribute over \$20 million dollars towards transit improvements serving the campus. In addition, in order to encourage public transportation use, UCSF has agreed to significantly expand its transit pass program.

UCSF and the SFMTA are committed to working together to provide alternatives to car travel and reduce car use, accommodate safe and usable access for all travel modes, and to expand transit capacity and service, including collaboration towards accommodating 3-car trains on the N-Judah. The project also includes streetscape improvements such as stop upgrades at 2nd/Irving and integrated planning for Parnassus Avenue to accommodate transit, curb management, and pedestrian safety.

UCSF's plans will improve the layout of the campus to include changes to the sidewalks and public spaces to make it a better and more welcoming experience for students, employees, visitors, and neighbors to not only get to the campus, but also to get around the campus more efficiently.

### **Workforce Opportunities, Training, and Community Investments**

UCSF projects over 4,000 permanent UCSF jobs will be created over the lifetime of the plan, and approximately 1,000 unionized construction jobs for the new hospital alone. UCSF has committed to a 30% local hire goal for construction and entry-level jobs as part of the project. UCSF is also committed to first source hiring for available entry-level positions. UCSF will expand its construction and administrative workforce programs in partnership with the city's Office of Economic and Workforce Development programs.

UCSF and DPH will also provide additional behavioral health benefits including expanding opportunities for marginalized and underrepresented populations in the field. UCSF will increase the number of participants in the EXCEL program, a work-based learning program that uses both classroom and on-the-job training to prepare participants for career path jobs in the healthcare sector, and expand to include additional job classifications at a cost of \$3 million over the next 10 years. UCSF will also expand their Community Construction Outreach Program/CityBuild partnership by \$2 million over the next 10 years.

UCSF will look to expand the UCSF High School Intern Program (HIP) where San Francisco Unified School District (SFUSD) high school students participate in an 8-week paid summer internship and develop an expanded partnership with SFUSD to explore establishing comprehensive career pathway programs at high schools for students.

To encourage investment in key commercial corridors and advance economic opportunity and health equity in marginalized communities, UCSF commits to increase its spending with local, small and diverse businesses in the City by 50 percent by 2024 — in alignment with its [Anchor Institution Initiative](#). The University will also host targeted supplier diversity events and launch seasonal campaigns, such as "UCSF Shop Local" to promote businesses with nearby Inner Sunset and Cole Valley merchants.

## **Open Space Access**

As part of UCSF's "park to peak" vision of a neighborhood connected to local open spaces, the University will maintain its Mount Sutro Open Space Reserve at no less than its current size of 61 acres, while adding improved wayfinding and continuation of its responsible stewardship plans. UCSF has re-committed to the 2018 Mount Sutro Open Space Reserve Vegetation Management Plan to ensure the long-term health and sustainability of the Reserve for all of the community to enjoy.

## **Next Steps**

The City has held two previous community meetings on the agreement, and will present the details of the package at a third community meeting this week, followed by City hearings at the Planning Commission and Board of Supervisors. The UC Board of Regents will vote on amending the 2014 Long Range Development Plan (LRDP) to allow implementation of the Comprehensive Parnassus Heights Plan (CPHP) later this month.

## **Support for Parnassus Heights Project**

"From the 1906 earthquake to the HIV epidemic to COVID-19, UCSF has been a crucial player in providing healthcare, training programs and research that are recognized around the world," said **Assemblymember Phil Ting (D-San Francisco)**. "The Parnassus Heights project makes certain this important work and legacy will continue. The new agreement is a shining example of how community investment can be more inclusive. While we meet the region's growing healthcare needs, we also ensure local residents share in their neighbor's success, resulting in good-paying jobs, affordable housing and transportation improvements."

"The UCSF Parnassus project is a long overdue, visionary project for San Francisco. We should all be intensely proud that UCSF — the best hospital in the country — is part of our community," said **State Senator Scott Wiener (D-San Francisco)**. "We're seeing during this pandemic how essential it is to have world-class healthcare institutions to serve those in need. It's critical that UCSF modernize its facilities to ensure it remains on the cutting edge of healthcare. The project will also produce desperately needed new housing, including a significant amount of affordable housing for workers. I fully support this project."

"Over the past two years, ISPN board members have been engaged in developing the Parnassus Heights plan through the thoughtful process UCSF created to embed neighbor voice in the plan," wrote **Martha Ehrenfeld, President of the Inner Sunset Park Neighbors, in a letter of support from the association to the UC Regents**. "The ISPN looks forward to continuing to work with UCSF to bring these community investments to fruition and ensure neighbor voice continues to be part of the process."

"As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and 'innovation ecosystem,' attracting world-class talent to live, work, and study here in our city," said **Dr. Matthew Ajiake, President of the San Francisco African American Chamber of Commerce**. "As San Francisco recovers from the economic toll of COVID-19, UCSF's plan for a reinvigorated Parnassus Heights would strengthen the neighborhood's economic and cultural vitality, and will be a key economic driver in rebuilding our workforce. The San Francisco African American Chamber of Commerce looks forward to collaborating with UCSF and the City on this transformative effort."

"California's unprecedented housing shortage is devastating our cities and communities and



degrading quality of life for all of San Francisco, pushing out long-time residents and future generations,” said **Matt Regan, Senior Vice President of the Bay Area Council**. “UCSF’s plans to expand medical and research capacity with new state-of-the-art facilities at its Parnassus Heights campus will help address the City’s urgent housing shortage by drastically increasing the amount of housing on-site and promoting alternative transportation strategies and pedestrian safety improvements, alongside a wide range of other community benefits the University has incorporated into the plan to offset impacts to the existing community. The Bay Area Council strongly supports this proposed project.”

“UCSF engaged in a thoughtful, two-year, collaborative process with neighbors to develop a list of proposed community investments to be made throughout the life of the plan,” **wrote SF Bicycle Coalition Senior Community Organizer, Kristen Lesckie in a letter of support from the organization to the UC Regents**. “Their proposed mobility investments include expanding bicycle routes to and through the campus, working with the City to increase capacity and reliability of Muni lines serving the Parnassus Heights campus, and connecting Golden Gate Park and Mount Sutro with greater access paths, all of which will lead to a safer and more livable community for the surrounding neighbors and staff.”

###





**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Monday, January 04, 2021 8:31:25 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: 608.652.7600 | [www.sfpplanning.org](http://www.sfpplanning.org)  
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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:** Charles Custer <[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)>  
**Sent:** Monday, January 04, 2021 5:49 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support for the 450 O'Farrell Essential Housing project

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

Re: Support for the 450 O'Farrell Essential Housing project

Dear Planning Commissioners,

I am writing this letter in support of Fifth Church of Christ, Scientist and Forge Development Partners' 450 O'Farrell Essential Housing project in San Francisco.

The project team has worked hard to redesign this already approved and permitted project to better meet the needs of the Tenderloin neighborhood. The improved project offers the following:

- 302 essential housing apartments, which provide well-designed housing for small families, in place of 176 luxury apartments
- Increasing the number of below market rate (BMR) apartments from 28 to 45 and lowering their qualifying income from 55% AMI to 40% AMI
- Adding roughly 7,000 square feet of community serving retail space
- Providing a new Church facility and Reading Room for Fifth Church of Christ, Scientist to better serve the community
- Directly addressing the middle-income housing demand in the City

We urgently need more developments like this that allow San Francisco's essential workers to live in San Francisco – an income sector that has to date been largely ignored by the market, and also to provide BMR housing for our most economically vulnerable populations.

Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Charles Custer  
[ccuster@gordonrces.com](mailto:ccuster@gordonrces.com)  
4153595349 1728 Ocean Ave. #149 San Francisco, CA 94112 Constituent

Prepared by OneClickPolitics (tm) at <https://www.url-protection.com/v1/url/>  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)  
**Subject:** FW: Support for the 450 O'Farrell Essential Housing project  
**Date:** Monday, January 04, 2021 8:30:52 AM  
**Attachments:** [image007.png](#)  
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[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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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:** Rachel Anna McClintick <[myvoice@oneclickpolitics.com](mailto:myvoice@oneclickpolitics.com)>  
**Sent:** Monday, January 04, 2021 5:33 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support for the 450 O'Farrell Essential Housing project

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Re: Support for the 450 O'Farrell Essential Housing project

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Thank you in advance for your approval of this project and your commitment to providing much needed housing in San Francisco's neighborhoods.

Sincerely,  
Rachel Anna McClintick  
[rachelannamcclintick@gmail.com](mailto:rachelannamcclintick@gmail.com)  
808 3653385 2568 Nordell Ave Castro Valley, CA 94546

Prepared by OneClickPolitics (tm) at <https://www.oneclickpolitics.com/>  
<https://www.oneclickpolitics.com/?q=36cNvY13Yz1YmQyNWFlOQ==4k-MCYzS1Y1Yz8kYz0Meq3MzY2MDlnNzE1NmEzMuYwNzUuNjY3MWEyZDZTRjRMTlMhdkQDIuM2RmZDM1Ym0Yw==&q=YXAcQnNmZHRyOmFyYw5hbgpZmZyY2UzNSVZVW1haWwscXVlVWk0mYlYZGMTRiMm0dMTVhNjYzY2EYm8wZlRlNTE3MDFjOmYy>  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for January 7, 2021  
**Date:** Thursday, December 31, 2020 10:10:37 AM  
**Attachments:** [20210107\\_cal.pdf](#)  
[20210107\\_cal.docx](#)  
[Advance Calendar - 20210107.xlsx](#)  
[CPC Hearing Results 2020.docx](#)

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Commissioners,  
Attached are your Calendars for January 7, 2021.

Wishing you and yours a very Happy New Year!

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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERINTENDENT VINCENT MATTHEWS ANNOUNCE PARTNERSHIP TO PROVIDE TESTING TO SUPPORT SCHOOL REOPENING  
**Date:** Tuesday, December 29, 2020 3:22:00 PM  
**Attachments:** [12.29.20 Testing for SFUSD Employees.pdf](#)

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**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](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, December 29, 2020 at 2:01 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERINTENDENT VINCENT MATTHEWS ANNOUNCE PARTNERSHIP TO PROVIDE TESTING TO SUPPORT SCHOOL REOPENING

**FOR IMMEDIATE RELEASE:**  
Tuesday, December 29, 2020  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED AND SUPERINTENDENT  
VINCENT MATTHEWS ANNOUNCE PARTNERSHIP TO  
PROVIDE TESTING TO SUPPORT SCHOOL REOPENING**

*San Francisco's Department of Children, Youth and their Families will provide funding to support surveillance testing for school employees as part of SFUSD's Return Safely Plan*

*Partnership includes working with the community-based Latino Task Force and under the guidance of the Department of Public Health*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Unified School District (SFUSD) today announced the City's new partnership in providing COVID-19 surveillance testing for SFUSD employees in preparation for SFUSD's reopening of school sites and return to in-person learning. SFUSD is working with the SF Department of Public Health (DPH) and the Latino Task Force (LTF) to support testing and site assessment. This testing support, which includes funding from the Department of Children, Youth and their Families (DCYF), is part of how the City is continuing to work with the School District to support staff and students in preparation for the return of in-person learning next year.

"We know that getting our students safely back in the classroom is an absolute top priority for our City and our School District right now," said Mayor London Breed. "While we all need to continue to do our part right now to get this current surge under control, we also need to keep

moving forward in putting the pieces in place to support getting our schools reopened next year, including having the right testing program. Everyone has been working so hard over these last months—our students, our families, and our teachers—to get through this pandemic, and I know none of this has been easy. We are committed to doing everything we can to get our schools open safely for in-person learning once again.”

The City continues to dedicate staffing and resources to support the school district in the reopening of public school sites. In November, at the request of SFUSD and under the Mayor’s direction, a School Site Assessment Team comprised of City Disaster Service Workers (DSWs) joined SFUSD staff to continue to assess school facilities on a classroom by classroom basis for their readiness to receive students and staff for in-person learning during this pandemic. These evaluations included things like operability of classroom windows; type of classroom furniture; presence of functional hand washing sinks; and basic working condition of the classroom. These site assessments provided valuable data on school site readiness for a hybrid or full in-person learning school day which informed SFUSD’s Letter of Interest submitted to DPH to reopen over 70 elementary schools across the City.

“We are grateful for the expertise and additional resources provided by the Mayor, city agencies and the Latino Task Force to help us meet the new demands of operating schools during the pandemic,” SFUSD Superintendent Dr. Vincent Matthews said. “Surveillance testing of our staff is key to being ready to serve students in-person.”

In compliance with DPH’s testing recommendation guidance, SFUSD entered into an agreement with Curative Lab, which will support the District’s plans for having a COVID testing program for school staff. A testing program, along with ensuring classrooms are ready, are key steps in preparing for reopening.

“The City and County of San Francisco is proud to support SFUSD employees by expanding critical access to COVID-19 testing to ensure we are moving forward in the reopening of school classrooms for our City’s students,” said DCYF Director Maria Su. “We have learned through the Community Hubs Initiative that our City and Community partners can provide in-person learning supports with the safety, health and well-being of our City’s children, youth and staff at the center. We have come together in the spirit of unity and collaboration across city government, the school district, public health, community-based organizations and private sector partners to serve our communities.”

The San Francisco Latino Task Force (LTF) joined the City and SFUSD in this effort to provide guidance and best practices following the successful implementation of a community COVID-19 testing site at the LTF Resource Hub. LTF will provide operational support to stand up COVID-19 surveillance testing at SFUSD’s sites to ensure that school staff will have access to this resource. Since July 2020, the LTF Resource Hub provided free walk-thru COVID-19 testing, food distribution and other essential services to the community. DPH and the Latino Task Force worked together to provide a comprehensive and culturally integrated community-based approach which included a Community Wellness Team composed of bilingual, Spanish-speaking community workers.

“The SF Latino Task Force has been on the frontlines helping administer testing to some of the hardest hit areas in SF since the pandemic began. To date, we’ve helped launch numerous sites providing over 25,000 tests citywide,” said LTF Coordinator Valerie Tulier-Laiwa. “We are excited to extend our work by partnering with DCYF and SFUSD. We understand that

children, youth and families are eager to return to in-person instruction, and providing COVID testing is a crucial step in ensuring safety during this time.”

The new testing sites for SFUSD will initially start at 555 Franklin Street, SFUSD’s Administrative Office and be open to all employees and then will gradually expand to other parts of the City as needed. The program will prioritize SFUSD staff who work at the schools opening for in-person learning in the first phase of SFUSD’s rollout plan. Testing will take place on a regular schedule that will be announced as the start of in-person learning nears. Employees will be able to pre-register their personal information online before arriving at the testing sites, and results will be shared via email and text within 48-72 hours.

While the staff testing plan, site assessments and other actions are helping SFUSD prepare, the district announced that it could not meet its initial target of January 25, 2021 to begin returning small cohorts. When school resumes on January 5, 2021, SFUSD will continue to provide distance learning.

###

**From:** [Howard](#)  
**To:** [CPC-Commissions Secretary](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** TOLAND HALL COMMENTS: Study All Hypotheses  
**Date:** Tuesday, December 29, 2020 7:27:07 AM

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## Preserve a heartbeat of UCSF heritage; Resuscitate a heart for new facility.



**TO: UCSF, Planning, Task Force, Advisory Committee and MOU Staff**

**RE: Study Reconstruction of Toland Hall in New Facility**

Exploring all hypotheses, the EIR, MOU and planning documents should include a STUDY for the reconstruction of Toland Hall in the new research and medical building. Besides the significant murals, Toland Hall itself is a spatial tour de force, embodying rich UCSF/ medical history and a lineage of notable lecturers, speakers and seminal events. It's a special place. Historic places and monuments are routinely relocated. Technical analysis and cost estimates would better inform future decision-

making, potential benefactors and fundraising. Best, Howard Wong, AIA

**UCSF NEWS: UCSF Hires Conservation Firm to Move Zakheim Murals from Seismically Vulnerable Building**  
<https://www.ucsf.edu/news/2020/10/418851/ucsf-hires-conservation-firm-move-zakheim-murals-seismically-vulnerable> Safely moving the large, mostly curved murals, which are brittle and in some cases have suffered prior water damage, is expected to be a challenging task. Assuming the murals are moved successfully, the University will seek a permanent home for the collection where they will be available for public viewing.

**TOLAND HALL MURALS: Brought To Light (2015):**  
<https://blogs.library.ucsf.edu/broughttolight/tag/toland-hall/>

**FOUNDSF: UCSF's Depression-Era Medical History Murals (videos):**  
[https://www.foundsf.org/index.php?title=UCSF%27s\\_Depression-Era\\_Medical\\_History\\_Murals](https://www.foundsf.org/index.php?title=UCSF%27s_Depression-Era_Medical_History_Murals)

**A HISTORY OF UCSF:** <https://history.library.ucsf.edu/>

**HUGH HUGER TOLAND (1806-1880):** <https://history.library.ucsf.edu/toland.html>

**HISTORY OF MEDICINE IN CALIFORNIA Articulated in Frescoes: The Story Behind the Murals of Toland Hall, UCSF A Research Manuscript** <http://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.675.6932&rep=rep1&type=pdf>

\* \* \* \* \*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: Investments in UCSF Parnassus Heights and surrounding neighborhoods  
**Date:** Monday, December 28, 2020 10:55:16 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Katie Pulaski <Katie.Pulaski.400995698@p2a.co>  
**Sent:** Tuesday, December 22, 2020 9:00 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Investments in UCSF Parnassus Heights and surrounding neighborhoods

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

I hope this email finds you well.

I ask for your support of UCSF's commitment to our community and revitalization of UCSF Parnassus Heights. UCSF is the finest medical institution we have and has saved my life and the life of countless neighbors. Let's support our nurses, doctors and other essential UCSF workers who give so much to our community.

I am a Parnassus Heights neighbor, SF resident, UCSF patient, supporter, and advocate for UCSF's Comprehensive Parnassus Heights Plan. A renovated campus with state-of-the-art facilities will help UCSF teach and train the next generation of health care providers. The plan addresses many challenges identified by Parnassus Heights neighbors, such as transit, housing, and open space.

UCSF cannot maintain the status quo. Without the CPHP, UCSF will be unable to treat over 3,000

patients annually who seek care but cannot be accommodated due to an insufficient number of hospital beds.

I heard about the plan and associated benefits during the planning process and am excited about the vision. I appreciate UCSF led an extensive community engagement and internal planning process. These updates reflect UCSF's mission and the community's priorities - based on years of internal collaboration, neighborhood input, and community outreach.

I ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. I appreciate UCSF and the City/County of San Francisco have been working together to advance local investments that best serve our community. Please do not delay this essential project that will benefit all San Franciscans.

Thank you,

Katie Pulaski  
414 Austin St  
San Francisco, CA 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Switzky, Joshua \(CPC\)](#)  
**Subject:** FW: A vital project that will advance the health and well-being of San Francisco  
**Date:** Monday, December 28, 2020 10:54:52 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Millie Tolleson <Millie.Tolleson.401010545@p2a.co>  
**Sent:** Tuesday, December 22, 2020 1:08 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** A vital project that will advance the health and well-being of San Francisco

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To whom it may concern,

I am writing today to ask for your support of UCSF's Comprehensive Parnassus Heights Plan and associated community investments including affordable housing, thousands of new jobs, and transit improvements. I'm a UCSF patient hoping for modernized facilities, as well as a supporter of projects within SF to improve local neighborhoods. We should support UCSF in staying in their current location, supporting the vitality of the neighborhood and promoting active transportation and public transit to access the site.

UCSF cannot maintain the status quo. Without the CPHP, UCSF cannot update UCSF's clinically obsolete facilities that hamstring frontline workers and face a seismic safety deadline. I recently learned about the plans for renewed campus, hospital, and neighborhood improvements and am excited by the vision. These updates reflect both the University's mission and community's priorities



based on years of internal collaboration, neighborhood engagement, and community input. I also appreciate UCSF and the City and County of San Francisco have been working together to advance local investments that best serve the community.

A renovated campus with state-of-the-art facilities will help UCSF expand patient care, construct new housing, and bring transit solutions to San Francisco. As a SF resident and UCSF patient, I am support the UCSF Comprehensive Parnassus Heights Plan and community benefits.

Kind regards,

Millie Tolleson  
2221 Larkin St  
San Francisco, CA 94109

**From:** [Feliciano, Josephine \(CPC\)](#)  
**To:** [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(BOA\)](#)  
**Subject:** FW: Mail for Planning Commissioners - 450 O'Farrell St  
**Date:** Monday, December 28, 2020 9:10:00 AM  
**Attachments:** [letter - 450 O'Farrell St.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Please see attached.

**Josephine O. Feliciano**

Commission Affairs

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**From:** DCP, Reception (CPC) <reception.dcp@sfgov.org>

**Sent:** Monday, December 28, 2020 9:01 AM

**To:** Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>

**Subject:** Mail for Planning Commissioners - 450 O'Farrell St

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES WATER POLICY EXPERT NEWSHA AJAMI FOR PUBLIC UTILITIES COMMISSION  
**Date:** Wednesday, December 23, 2020 11:03:44 AM  
**Attachments:** [12.23.20 Public Utilities Commission Appointment.pdf](#)  
[Newsha Ajami.png](#)

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**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](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Wednesday, December 23, 2020 at 11:02 AM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NOMINATES WATER POLICY EXPERT NEWSHA AJAMI FOR PUBLIC UTILITIES COMMISSION

**FOR IMMEDIATE RELEASE:**  
Wednesday, December 23, 2020  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED NOMINATES WATER POLICY  
EXPERT NEWSHA AJAMI FOR PUBLIC UTILITIES  
COMMISSION**

*Dr. Ajami directs the urban water policy program at Stanford University and currently serves on the Bay Area Regional Water Quality Control Board*

**San Francisco, CA** — Today Mayor London N. Breed nominated Dr. Newsha K. Ajami, Ph.D, to the San Francisco Public Utilities Commission. Dr. Ajami currently serves as the director of Urban Water Policy with Stanford University's Water in the West and a senior research scholar at the Woods Institute for the Environment. She also serves as a gubernatorial appointee to the Bay Area Regional Water Quality Control Board.

"I'm proud to nominate Newsha Ajami to the Public Utilities Commission," said Mayor Breed. "She brings a deep knowledge of water policy, as well as years of experience working in the public sector to advance important resources issues. She is incredibly qualified to serve on the SFPUC, and will bring a fresh perspective to the commission's efforts to deliver clean power in our fight against climate change, improve our water and wastewater management, and create more resilient and sustainable infrastructure."

"I am honored and humbled by the opportunity Mayor London Breed has bestowed upon me to serve the city my family and I have called home for almost two decades," said Dr. Ajami. "I

look forward to working with the Mayor, my fellow commissioners and the staff at the SFPUC, to help our community achieve a reliable and equitable water and power future, as we invest in climate safe and resilient infrastructure solutions.”

Dr. Ajami is a leading expert in sustainable water resource management, smart cities, and the water-energy-food nexus. she uses data science principles to study the human and policy dimensions of urban water and hydrologic systems. Her research throughout the years has been interdisciplinary and impact driven, focusing on the improvement of the science-policy-stakeholder interface by incorporating social and economic measures and relevant and effective communication.

Before joining Stanford, she worked as a senior research associate at the Pacific Institute from 2011 to 2013, and served as a Science and Technology fellow at the California State Senate’s Natural Resources and Water Committee where she worked on various water and energy related legislation. She was also a post-doctorate researcher with the Berkeley Water Center, University of California, Berkeley.

Dr. Ajami received her Ph.D. in civil and environmental engineering from the University of California, Irvine, an M.S. in hydrology and water resources from the University of Arizona, and a B.S. in civil and environmental engineering from Tehran Polytechnic.

The San Francisco Public Utilities Commission (SFPUC) is headed by a board comprised of five commissioners with each chosen according to criteria set forth in the San Francisco City Charter. Their responsibility is to provide operational oversight in such areas as rates and charges for services, approval of contracts, and organization policy.

Newsha will join the following members on the SFPUC:

- Former member of the San Francisco Board of Supervisors Sophie Maxwell (appointed by Mayor Breed in 2019)
- Longtime labor advocate Tim Paulson (appointed by Mayor Breed in 2019)
- Former City Controller Ed Harrington (appointed by Mayor Breed in 2020)
- Former SFPUC General Manager Anson Moran (reappointed by Mayor Breed in 2018 after first being appointed to the commission by Mayor Gavin Newsom in 2009.)

The SFPUC delivers drinking water to 2.7 million people in the San Francisco Bay Area, collects and treats wastewater for the City and County of San Francisco, and generates clean power for municipal buildings, residents, and businesses. The agency’s mission is to provide customers with high quality, efficient and reliable water, power, and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to its care.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments on Public hearing for 576 27th Ave  
**Date:** Wednesday, December 23, 2020 9:18:15 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** Dan Francisco <sanfranciscocomuni@gmail.com>

**Sent:** Monday, December 21, 2020 8:42 PM

**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>

**Subject:** Comments on Public hearing for 576 27th Ave

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Hello, I live in the neighborhood and received the notice of change for 576 27th Avenue. I am supportive of the increased density as our city needs more housing.

However, I would strongly implore the developer to reconsider the planned facade. Could the developer consider adding architectural details that add character to the building. This project runs the risk of looking like any other new construction: 2-dimensional and very "of the times."

See:

[https://www.youtube.com/watch?v=6wMJEV\\_58Kk&feature=emb\\_title](https://www.youtube.com/watch?v=6wMJEV_58Kk&feature=emb_title)

<https://hoodline.com/2017/04/why-do-sf-s-new-real-estate-developments-look-so-similar/>

Thank you for your time.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street Settlement Notification Letter  
**Date:** Monday, December 21, 2020 10:01:41 AM  
**Attachments:** [2020.12.21.1776 Green PC Ltr Settlement.pdf](#)

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FYI

**Jonas P Ionin**  
**Director of Commission Affairs**

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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Richard Drury <[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)>  
**Date:** Monday, December 21, 2020 at 9:59 AM  
**To:** "Hillis, Rich (CPC)" <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "BOS Legislation, (BOS)" <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>, "Stefani, Catherine (BOS)" <[catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)>  
**Cc:** "nicholas.targ@hklaw.com" <[nicholas.targ@hklaw.com](mailto:nicholas.targ@hklaw.com)>  
**Subject:** 1776 Green Street Settlement Notification Letter

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

Dear Director Hillis and Supervisor Stefani:

Attached please find a letter on behalf of The Hollow Revolution concerning the recent settlement related to a proposed project at 1776 Green Street. Thank you very much for your attention to this matter.

Richard Drury  
Counsel for THOR

--

Richard Drury  
Lozeau Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
(510) 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2013.1535CUV-02 450-474 O'Farrell Street/532 Jones Street Project  
**Date:** Monday, December 21, 2020 8:39:42 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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**From:** TAC <tac\_s\_f@yahoo.com>  
**Sent:** Friday, December 18, 2020 5:30 PM  
**To:** Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2013.1535CUV-02 450-474 O'Farrell Street/532 Jones Street Project

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Subject: 450-474 O'Farrell Street/532 Jones Street Project  
2013.1535CUV-02

Public Comment

December 18, 2020

Planning Commission Members/Commission Staff:

**Tenant Associations Coalition of San Francisco strongly opposes this project** because it does not replace every unit for demolishing the five rent-controlled units in the Shalimar Building at 532 Jones Street. Providing Below Market Rate Units in place of five rent-controlled permanently reduces the number of rent-controlled apartments available to future Tenderloin residents. It also does not cater to the existing neighborhood population by providing between 10 to 30% AMI rental units, which is urgently needed in the North of Market Area where this building is located. Our neighborhood is seeing many more family housing (multi-bedroom units) being built. When the Tenderloin has traditionally been made up of SRO's and one-bedroom apartments. We find that developers build for a different population that brings different needs, such as more cars and more services. The Tenderloin currently has only one all-age public park as we still require multiple large grocery stores and more public open spaces, public parks, and plazas. The current

resident population would like to move into new housing units that they can afford. Still, when they hear the details on who will be the future tenants, they realize their dreams for better living conditions will never happen. The current population wants to offer their existing housing to others on long waiting lists and need to be housed now. Please help improve the residents' lives who have been long awaiting nearby accommodations. This was what the Mid-Market Project Area Committee, Tenderloin 2000, Lower Eddy Leavenworth Corridor Plan, the Twitter agreements have all been disappointments to residents. Please help us.

Tenderloin resident planners and allies are not allowed to create their master planning process for Tenderloin's future. When new developments are proposed, another chance for alternative options is never considered, such as parks, plazas, dogie parks, more non-profit offices since many have or will be displaced. Tenderloin residents have no neighborhood library, no street permit parking, and other resources found in more affluent neighborhoods have lobbied to resist negative impacts.

The new building owners plan to build and market this new building in the Union Square business district and provide group housing with limited amenities. With each room having inadequate kitchen facilities and no onsite dining or community kitchen mention in the proposal. Another drain on resources found outside this development and critical for tenants' daily needs. We are unable to find onsite washers and dryers in the plans. If they exist, improved site drawings need to be provided.

More low-income rental units with adequate amenities are needed before the Tenant Associations Coalition of San Francisco can consider supporting this project. A non-profit entity initially owns the land/building

and will profit from the improvements to land value and church upgrades to a dying congregation. More tangible benefits also need to be proposed to the locals instead of just the already existing non-profits who always seem to get handouts for their pet projects.



450 O'Farrell Street development provides new construction of group housing for residents not currently living in the Tenderloin and therefore not contributing to the community's well-being and future. This building, as proposed, will end up being controlled and managed by a whom? This will end up placing new demands for police services, cleaning up the neighborhood, and removing any trace of community that currently exist for years on this Tenderloin block. This will cause friction between economic-social classes of residents and will continue the gentrification of the Tenderloin. We are looking for proposed safeguards to protect the Tenderloin in the future.

Nearby residents are concerned about the blockage of sunlight and air circulation and the increasing wind gusts from a 150-foot new building taking two years to build.

The loss of Shalimar Restaurant at 532 Jones Street is a contributing restaurant to the Little Delhi business district. Price-wise, Shalimar Restaurant provides the cheapest Pakistani/Indian cuisine of the nearby restaurants in the one-block stretch between Geary and O'Farrell Streets on Jones Street. Chutney at 511 Jones Street is about 15% more expensive, and Pakwan at 501 O'Farrell Street is about 30%. Also impressive is that Shalimar maintains a 4.0-star rating on Yelp, whereas Chutney and Pakwan have a 3.5-star rating on Yelp.

The loss of several store frontages is also alarming to the nearby community. Having no eyes and ears on vast segments of the sidewalk. The proposed project removes four storefronts and puts in only two proposed commercial spaces accessible from the sidewalk. This design does not fit well with the desires of the existing community members. Especially when tourists, residents, and the neighborhood workforce desire safe streets, street frontages provide improvements, not more barriers and hazards.

This Religious Institution proposes 3 floors of space with offices and restrooms; community members have questions about this out of proportion configuration when much-needed low-income housing could be added to at least one level of the Religious Institution.

The massing of the site to 150 feet in an 80 foot NOMSUD again is out of character for the neighborhood. Preserving the North of Market SUD guidelines is very important to our community since no real community benefits have been made public to the community to garner support.

Then there is Shannon Alley, a hope for change through many community activists who have positively impacted Shannon Alley. Only the upper half near Geary Street is attended to by the Union Square BID regularly based on their management plan and business/property owners' management plan and services. The lower half of Shannon Alley near O'Farrell Street is

visibly neglected by the Church or any other entity charged with cleaning up the Alley. The sidewalks in San Francisco are the responsibility of the property owner.

Community members are concerned about the murals on Shannon Alley. The proposed development will impact this area for two years during construction. Which mitigation efforts are being made by the project sponsor to minimize noise pollution, air pollution, new traffic impacts, and sidewalk blockage. Structural improvements will make it impossible for future projects, workshops, and walking tours to be held by the community.

Another concern for Shannon Alley is the impact of parking and driveway access onto Shannon Alley, which will increase the traffic flow. The development's lobby entrance will also be on O'Farrell Street, which adds even more traffic with package deliveries, maintenance calls, taxis, rideshare pick-up, and bicycle parking. Shannon Alley is currently one-way traffic from Geary Street to O'Farrell Streets. Now the large impacts from the 40,000 for hire cars now on San Francisco streets are presently rushing to pick up as many passengers as possible by disregarding the DMV rules.

It is evident to the community that this small congregation of less than 2 dozen members. Cannot multiply into a proposed 200 new church facility, which then becomes a question about community benefit for whom. We would love to hear an actual action plan on how the Church will attract new followers and what programs will be open to the community.

Community members are also concern about the blocking off of the sidewalks during construction. Forcing pedestrians to walk into oncoming traffic on both O'Farrell Street and Jones Streets. Both streets are highly traveled corridors. With more than 40,000 cars for hire on San Francisco streets with no real regulations. Pedestrian safety-critical and measures are needed to protect safe passage during both day and night time hours.

More critical talks with this Developer, Church, nearby residents, property owners, and the community at large need to happen. Instead of seeing the project sponsors rush 450 O'Farrell Street Development directly to the Planning Commission without real community outreach. On December 11, 2020, community outreach started for a Planning Commission hearing scheduled on January 7, 2021. **Know these dates leaves little options for various community members to request a continuance.** Many stakeholders will be unavailable during the holidays. Tenderloin deserves proper outreach instead of seeing neglect by project sponsors.

We also would like to point out we have held community meetings on 450 O'Farrell Street for years. With communications with many community members since 2005 about issues

concerning this location.

The Fifth Church of Christ Scientist in 2012 assured community members they would work on creating a drug-free community around their property. After that promise, for the next three years period, they had 343 police citations recorded.

In 2013, the city of San Francisco launched Open311, a mobile app that allows residents to easily report public disorder like loitering, dirty sidewalks, or vandalism by snapping a photo and sending their location. The app can feel altruistic; residents, for example, can report the whereabouts of homeless people who seem to require assistance. But some worry that the dispatches can result in unnecessary citations or harassment. And while broken-windows policing remains controversial, a 2015 poll suggested that it's still primarily accepted by the general public, so when people see something, they're likely to say something. After the app launched, 311 calls increased throughout the city, and one study showed that gentrifying neighborhoods saw a disproportionate spike, such as the Tenderloin.

This year, Tenant Associations Coalition of San Francisco celebrates 23 years of community organizing and improving renters' lives in San Francisco.

Thank you, again, for the opportunity to comment on 450-470 O'Farrell Street, 532 Jones Street Project. Should you or any of the Planning Commissioners have any questions, please do not hesitate to contact me directly at [tac\\_sf@yahoo.com](mailto:tac_sf@yahoo.com).

Sincerely,

**Michael Nulty**

**Co-Founder / Program Director**

**Tenant Associations Coalition of San Francisco**

**Tenant Associations Coalition of San Francisco**

P.O. Box 420846;

San Francisco, CA 94142-0846

415-339-8327 Voice / 415-820-1565 Fax

<http://15thanniversarytac.blogspot.com/>

<http://tenantassociationscoalition.blogspot.com/>

<http://groups.yahoo.com/group/TenantAssociationsCoalition/>

**Serving San Francisco since September, 1997**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 292 Eureka st variance  
**Date:** Monday, December 21, 2020 8:39:13 AM

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Commission Affairs  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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-----Original Message-----

From: Rosen, Clark <[Clark.Rosen@ucsf.edu](mailto:Clark.Rosen@ucsf.edu)>  
Sent: Saturday, December 19, 2020 11:29 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Cisneros, Stephanie (CPC) <[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)>  
Subject: 292 Eureka st variance

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

Regarding variance request at the above address. Record # 2020-006045CUA/VAR

I am strongly opposed to the request for a variance from the rear yard requirements. I live and own property on this street and feel strongly that the city rules and regulations should be respected in their entirety. I fully support planning code section 134 and hope that it is abided by without variance. Please let me know if there is any other to demonstrate my support for the planning code. Thank you.

Clark Rosen  
4537 20th street  
SF CA 94114

**From:** [Fung, Frank \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** Re: CPC Calendars for December 24 & 31  
**Date:** Friday, December 18, 2020 4:32:14 PM

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Have a relaxing holiday

Get [Outlook for iOS](#)

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**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Friday, December 18, 2020 2:28:32 PM  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>  
**Subject:** CPC Calendars for December 24 & 31

Commissioners,

Attached are your Calendars for December 24<sup>th</sup> and 31<sup>st</sup>. Again, congratulations on a successful 2020.

Enjoy the Holiday Break!

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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON IMPORTANCE OF MOVING FORWARD WITH REOPENING PUBLIC SCHOOLS  
**Date:** Friday, December 18, 2020 12:54:19 PM  
**Attachments:** [12.18.20 Public Schools.pdf](#)

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**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](#)

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**From:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Date:** Friday, December 18, 2020 at 12:51 PM  
**To:** "Press Office, Mayor (MYR)" <[mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON IMPORTANCE OF MOVING FORWARD WITH REOPENING PUBLIC SCHOOLS

**FOR IMMEDIATE RELEASE:**

Friday, December 18, 2020

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED ON IMPORTANCE OF MOVING FORWARD WITH REOPENING PUBLIC SCHOOLS**

**San Francisco, CA** — Mayor London N. Breed today released the following statement following an [announcement](#) from the San Francisco Unified School District that there is not sufficient time to complete bargaining in order to reopen any school sites on January 25th. This most recent impasse in negotiations comes following new demands from the labor union on December 15th regarding health and safety requirement that go above and beyond the Department of Public Health's guidance.

“It is infuriating that our schools are not going to reopen for in-person learning in January. I can't imagine how hard this is for our families and for our young people who haven't been in the classroom since March and are falling further behind every single day. We should not be creating a false choice between education and a safe return to classrooms. As a society, we have a responsibility to educate our children, and safety is embedded in that responsibility. We can do both. We must do both.

Right now we are in a surge that requires us to stay home and stop the spread, but when we get through this difficult moment, we need to be ready to get our students in the classroom the moment our public health officials say we can. We can't create unrealistic standards for in-person learning that aren't even recommended by the Department of Public Health. I understand the concerns of some of our teachers who are in the vulnerable population, and we

should listen to them. But let's be honest: San Francisco's public health officials have been among the most conservative in the country in terms of reopening. When they say our schools can start opening again, our kids should be in the classroom the next day.

And we have data that shows our kids and teachers can return to the classroom. Under the guidance of the Department of Public Health, our City's 78 Community Hubs and 91 private and parochial schools across the City have been open for in-person learning for months and have not experienced any outbreaks. Even now, during this latest surge, the worst we've had, there have been no outbreaks. None of this is easy, but by following health protocols we can create safe environments that help us mitigate the spread of this virus and give our kids the learning environment they so badly need.

The City has been providing staffing and resources to help with our public school reopening, and we will continue to do so. But to open our schools next year, SFUSD and our educators have to do the work and planning right now. That means working through the holidays to get this done. The City stands ready to help move this process forward. We cannot give up on getting our kids safely back in school. Nothing matters more.”

###



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Feeney, Claire \(CPC\)](#)  
**Subject:** FW: 2265 McKinnon Avenue  
**Date:** Friday, December 18, 2020 9:43:00 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Sean Karlin <[sean.karlin@gmail.com](mailto:sean.karlin@gmail.com)>  
**Sent:** Friday, December 18, 2020 8:33 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 2265 McKinnon Avenue

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

Dear Planning Commission -

As a long-time resident of the Bayview, I am concerned that on top of radioactive materials dumped at the shipyard (which turned that space into a superfund site), two major freeways with mass particle emissions, and the myriad industrial businesses that have closed or moved away – but left the waste products like heavy metals and machine oils behind – the planning commission is once again considering the southeast neighborhoods as the regional dumping ground for hazardous waste. In the face of a city-wide housing crisis, how can we continue to treat communities like the Bayview, Bernal Heights, Dogpatch, Potrero, Visitation Valley and Portola, as second class communities with so much new housing development already taking place here?

Even as we review this request Rec and Parks, Build Inc, Lennar, The Navy, The Power Station, and other developers are busy spending tens of millions to clean up the last generations industrial mess.

On top of this we do not even know which hazardous waste is being planned for this site. That should be disclosed. Remember the California Environmental Quality Act (CEQA), was created to protect our communities. Not exempted except in extreme circumstances.

The trend in this city should be towards creating a clean, healthy environment, for people to live in, not more waste sites.

Thank you,

**Sean Karlin**

800 Innes Ave. #9

SF. CA. 94124

m.415.265.8691





**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Delumo, Jenny \(CPC\)](#)  
**Subject:** FW: Notification of Better Market Street Addendum  
**Date:** Thursday, December 17, 2020 2:56:50 PM  
**Attachments:** [Addendum to EIR Better Market Street 2014.0012EIA.pdf](#)  
[Notice of Availability of an Addendum Better Market Street 2014.0012EIA.pdf](#)

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Commissioners,  
Please see attached.

**Thank you,  
Chanbory Son, Executive Secretary  
Commission Affairs**

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: 628.652.7346 | [sfplanning.org](http://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.**

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](#).

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**From:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Sent:** Thursday, December 17, 2020 2:44 PM  
**To:** Son, Chanbory (CPC) <chanbory.son@sfgov.org>  
**Subject:** Notification of Better Market Street Addendum

Hello Chan,

The Planning Department issued an addendum to the certified Environmental Impact Report for the Better Market Street project. The notification of an addendum and the addendum are attached.

Chapter 31 of the Administrative Code requires the ERO to notify the any boards or commissions that will carry out or approve the project or individuals and organizations that commented on the project. In compliance with this, can you please distribute the attached documents to the Planning Commission and Historic Planning Commission?

Kind regards,

**Jenny Delumo, AICP (she/hers)  
Senior Planner, Environmental Planning Division  
Transportation Review Team Lead**

**Note: I am out of the office 12/21-12/31**

**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: 628.652.7568 | [sfplanning.org](http://sfplanning.org)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Continuance Request for Item #12 1560 Folsom Street  
**Date:** Thursday, December 17, 2020 2:31:30 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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### Commission Affairs

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**From:** RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>  
**Sent:** Thursday, December 17, 2020 12:34 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:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Continuance Request for Item #12 1560 Folsom Street

President Koppel and Commissioners,

Our office would like to request a continuance to [January 21st](#) for [Item #12 1560 Folsom Street](#) which is on today's planning commission agenda.

I've reached out to the Project Sponsor and they are aware of our request and have agreed to engage with community members on this project.

Please let me know if you have any questions.

Best,

Abigail