

From: [CPC-Commissions Secretary](#)
Cc: [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on building plans for 575 Vermont St
Date: Thursday, April 29, 2021 11:19:39 AM

Commission Affairs

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

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From: Albert Jew <albertjew@gmail.com>
Sent: Thursday, April 29, 2021 10:38 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: kenwaldroff@yahoo.com; Alan Jew <alanjew@gmail.com>
Subject: Comment on building plans for 575 Vermont St

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Hello,

I received notice of the plans for the construction at 575 Vermont St.

I noticed that the building would be a 3-unit 3-story structure.

I feel the building is much too tall and large for the character of the neighborhood, and is trying to add **too many** living units to a small space and dense neighborhood.

I also feel there should be **at least** one off-street parking space for **each** unit. The notice stated "one off-street parking space". Property owners should NOT expect the entire neighborhood to absorb the multiple vehicles this building will certainly add to the neighborhood. It would be naive to think each unit will have only one car.... but the building isn't even allowing for one off-street space per unit!

Currently, I sometimes need to circle 30 minutes or more to find a parking space in the neighborhood! This is only make the problem worse and reduce the quality of life for all the neighbors!

Thank you for your attention to this matter.

Albert Jew
2137 - 18th St

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 10:15am phone call
Date: Thursday, April 29, 2021 10:46:34 AM

Commissioners,

Please be advised that 2800 Geary will be proposed to be continued to June 17th.

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "jonathan@elevationarchitects.com" <jonathan@elevationarchitects.com>
Date: Thursday, April 29, 2021 at 10:45 AM
To: "Dito, Matthew (CPC)" <matthew.dito@sfgov.org>, Elizabeth Moore <liz@shamrocksf.com>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Re: 10:15am phone call

Jonas,

As project sponsor for the project at 2800 Geary, number 11 on today's Commission agenda, we would like to ask for a continuance for 4 to 6 weeks or earliest available date thereafter. Thank you.

Jonathan

Jonathan Pearlman

ELEVATIONarchitects

1159 Green Street, Suite 4

San Francisco, CA 94109

439 Healdsburg Avenue

Healdsburg, CA 95448

(v) 415.537.1125 x101 San Francisco

(v) 707.433.2509 x101 Healdsburg

(c) 415.225.3973

From: Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Sent: Thursday, April 29, 2021 10:34 AM
To: Elizabeth Moore <liz@shamrocksf.com>
Cc: Jonathan Pearlman <jonathan@elevationarchitects.com>
Subject: RE: 10:15am phone call

Can you send a new email to Jonas.Ionin@sfgov.org and copy me requesting the continuance? He needs a written record of it.

Thanks,
Matt

From: Dito, Matthew (CPC)
Sent: Thursday, April 29, 2021 10:30 AM
To: Elizabeth Moore <liz@shamrocksf.com>
Cc: Jonathan Pearlman <jonathan@elevationarchitects.com>
Subject: RE: 10:15am phone call

June 17th for the new date.

From: Elizabeth Moore <liz@shamrocksf.com>
Sent: Thursday, April 29, 2021 9:33 AM
To: Dito, Matthew (CPC) <matthew.dito@sfgov.org>
Cc: Jonathan Pearlman <jonathan@elevationarchitects.com>
Subject: Re: 10:15am phone call

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Yes, thanks. If you call me, I can patch Jonathan in. 415.990.2199.

Sent from my iPhone

On Apr 29, 2021, at 9:19 AM, Dito, Matthew (CPC) <matthew.dito@sfgov.org> wrote:

Does 10:15 work for a check-in?

Get [Outlook for iOS](#)

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)
Subject: FW: Update Memo and Revised Draft Motion - 1567 California
Date: Thursday, April 29, 2021 10:13:57 AM
Attachments: [2018-011249CUA-02 Update.pdf](#)
Importance: High

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Andrew Perry <andrew.perry@sfgov.org>
Date: Thursday, April 29, 2021 at 9:57 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>
Subject: Update Memo and Revised Draft Motion - 1567 California

Hi Jonas and Commission staff,

The project sponsor for 1567 California Street submitted a revised inclusionary affordable housing affidavit earlier in the week requesting to increase the number of on-site affordable units the project would provide from 9 to 11 units.

Attached, please find an explanatory cover memo and revised draft motion for today's hearing.

Please distribute to the Commission at your earliest convenience and I will be sure to send the file to Supervisor Peskin's office and other members of the public that have been interested in this case.

Please let me know if there are any issues.

Thank you!

Andrew Perry, Senior Planner, TDM Program Coordinator
Office of the Zoning Administrator
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7430 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item No. 11 - 2800 Geary
Date: Thursday, April 29, 2021 9:50:00 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Donovan, Dominica (BOS)" <dominica.donovan@sfgov.org>
Date: Wednesday, April 28, 2021 at 1:13 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Item No. 11 - 2800 Geary

Hi President Koppel,

I'm hoping to connect with you to discuss an item that is coming before the Commission tomorrow. Might you have time to talk today? Please feel free to reach out directly to my cell phone: 617.512.2706.

All the best,

Dominica Donovan

Legislative Aide

Office of Supervisor Catherine Stefani

City and County of San Francisco

415-554-7752

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Bay Area Ridge Trail
Date: Thursday, April 29, 2021 8:14:11 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Chris Kenton <ckenton@socialrep.com>
Sent: Wednesday, April 28, 2021 10:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Bay Area Ridge Trail

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

I grew up in Sunnyvale, went to UC Santa Cruz, spent years working in Palo Alto and living in Menlo Park. Now I live across the bridge in Fairfax. My whole life I've treasured the coastal mountain ridges, forests and meadows. I have so many memories of the amazing natural environment we live in. As a cub scout I often hiked Big Basin, as a teenager we used to hang out at Castle Rock, and as a young husband my wife and I would drive the back roads and find trails around Purisima and La Honda. Those memories make me want to both preserve this natural habitat for future generations and share it with people now so that they'll want to preserve it as well. I support

opening the southern Peninsula Watershed lands for responsible and inclusive recreational use so that more people can create a lifetime of memorable experiences out in nature.

Sincerely,

Chris Kenton

Fairfax, CA 94930

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Bay Area Ridge Trail EIR
Date: Thursday, April 29, 2021 8:13:29 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: murad@yarkhan.com <murad@yarkhan.com>
Sent: Wednesday, April 28, 2021 8:23 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Bay Area Ridge Trail EIR

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Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. I don't want to always have to drive 3 hours to find tranquility. Not when it could be available right in my back yard.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Murad Khan
479 Hanover St. Livermore, CA 94551
510-489-4663

From: [CPC-Commissions Secretary](#)
To: [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Discretionary Review Abuse/Asian Ice Cream Shop/ Congressional Apportionment
Date: Thursday, April 29, 2021 8:12:29 AM

Commission Affairs

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From: Antonio Taylor <anthony.blueline@gmail.com>
Sent: Thursday, April 29, 2021 1:06 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Fung, Frank (CPC) <frank.fung@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Subject: Discretionary Review Abuse/Asian Ice Cream Shop/ Congressional Apportionment

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Good Morning,

I am writing to you regarding the abuse of discretionary review and how this ordeal put a young person, by the name of Jason Yu in him 200k debt with no brick and mortar store. The story as seen from the SF Chronicle earlier this week.

<https://mobile.twitter.com/MikeChenSF/status/1387232141075881988>

The SF Planning Commission are part and parcel one of many reasons why California has lost a congressional seat. Remember Joey the Cat incident that got attention two years ago, this is like a part two. Things like this are the reasons why so many people are leaving this state. These regulatory burdens are not uniform, they are arbitrary in order to keep institutional players or people with connections ahead. (see DBI permitting expeditors - a crooked cottage industry)

People who want to run ice cream shops, breweries, skeeball shouldn't have to be turned into

politicians in order provide a service to the community. We have too many politicians and socialists who who are ruining this city and state as is. San Francisco always makes it harder for people to do legitimate business. The city now having faced over a year of a pandemic with empty storefronts dotting the cityscape. Yet the perennial liberal government has no problem turning a blind eye to the illegal immigrant drug dealers who are mass murdering our own fellow American citizens daily through the open air selling of drugs.

If I was the mayor of this city, I would have every single planning employee and commissioner kidnapped at gunpoint in the middle of the night and thrown into Gitmo because what you are all doing to this state and this city is criminal. (By the way there is a betting pool on who in city hall is going to take the federal perp walk next)

This shit doesn't happen in New York or Chicago. This shit doesn't happen in Texas and Florida (they are beneficiaries of the recent apportionment). I have been courted by state governors and staff in order to move out of state. These states want more industry, talent, capital and not less.

Considering that the majority of these discretionary reviews are in bad faith, either get rid of DR altogether or that the city and initial complaint should be sued for blatantly using falsities in order to shut down competition.

- Antonio Taylor

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Ridge Trail Comment Letter on Southern Skyline Ridge Trail Extension
Date: Thursday, April 29, 2021 8:11:49 AM
Attachments: [2021-04-28 SFPUC Letter to Support Certification.pdf](#)

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Liz Westbrook <lizwestbrook@ridgetrail.org>
Sent: Wednesday, April 28, 2021 8:31 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Johnston, Timothy (CPC) <timothy.johnston@sfgov.org>; Ramirez, Tim (PUC) <TRamirez@sflower.org>
Subject: Ridge Trail Comment Letter on Southern Skyline Ridge Trail Extension

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Dear SF Planning Commission,

Thank you for the opportunity to express our support to certify the final EIR of the Southern Skyline Ridge Trail Extension. Attached is our letter for your review.

Sincerely,
Liz Westbrook

--

Liz Westbrook
She/Her
Trail Program Director
Bay Area Ridge Trail Council
206-853-0230 (cell)
www.ridgetrail.org
[Check out our Bay Area Ridge Trail Explorer!](#)

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on 2016-016100ENV for 4/29/2021
Date: Thursday, April 29, 2021 8:11:28 AM
Attachments: [Watershed EIR Planning comment 28apr2021-SFUR.pdf](#)

Commission Affairs

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From: Matthew Blain <matthew@sfurbanriders.org>
Sent: Wednesday, April 28, 2021 4:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Comment on 2016-016100ENV for 4/29/2021

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Dear Commissioners,

Please find attached our support of and comments on item 10 on the agenda for 4/29/21, SFPUC's Southern Skyline Boulevard Ridge Trail Extension, Case No. 2016-016100ENV

Thank you,
Matthew Blain
SF Urban Riders

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 474 Bryant and 77 Stillman - Memo to commissioners
Date: Wednesday, April 28, 2021 6:33:34 PM
Attachments: [Memo to commissioners - 474 Bryant and 77 Stillman.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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

From: "Liang, Xinyu (CPC)" <xinyu.liang@sfgov.org>
Date: Wednesday, April 28, 2021 at 4:46 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>
Subject: 474 Bryant and 77 Stillman - Memo to commissioners

Dear Commissioners,

Please see the attached memo for the item tomorrow at 474 Bryant and 77 Stillman Street. We've consulted with the City Attorney and have made a few refinements to the motions. The updates and revisions are for clarification purposes. There are no substantive changes to the context. Please feel free to let me know if you have any questions.

Thanks,

Xinyu Liang, AICP, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: (628)652-7316 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP
Date: Wednesday, April 28, 2021 3:00:59 PM

See below:

Jonas P Ionin
Director of Commission Affairs

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, April 28, 2021 at 12:59 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: "geno12@aol.com" <geno12@aol.com>
Subject: FW: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

Jonas,

Could you please forward Mr. Lucero's comments below to the commissioners?

Thank you.

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

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From: geno12@aol.com <geno12@aol.com>
Sent: Wednesday, April 28, 2021 12:48 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

If you would you please CC me when you FWD to the commissioners, I'd be most grateful. Thank you, David - appreciate your help.

Eugene Lucero

415-265-9515

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

From: Winslow, David (CPC) <david.winslow@sfgov.org>
To: geno12@aol.com <geno12@aol.com>
Sent: Wed, Apr 28, 2021 12:42 pm
Subject: RE: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

sure I can forward this to the commissioners.

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

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From: geno12@aol.com <geno12@aol.com>
Sent: Wednesday, April 28, 2021 12:36 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

Thank you David - appreciated. I especially took notice of DR requestor Graham Schneider's detailed submission for the hearing, in which the property owner William "Bill" Perry has been uncooperative with neighbors and tenants in terms of his plans, and the numerous complaints on file with DBI for work being performed without permits is evidence of his desire to get away with as much as possible until caught. Mr. Perry's in-laws, now deceased, were the previous owners, and always had permits. Mr. Perry hired unlicensed contractors to replace dry rot siding years ago, further evidence of his mindset.

Can I make this a part of the DR record?

Thank you,

Eugene Lucero
415-265-9515

=====

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

From: Winslow, David (CPC) <david.winslow@sfgov.org>
To: geno12@aol.com <geno12@aol.com>
Sent: Wed, Apr 28, 2021 12:09 pm
Subject: RE: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

Mr. Lucero,

These plans arrived at the last minute to be included in my case report. You can find them by clicking on the link under the agenda item: https://sfplanning.org/sites/default/files/agendas/2021-04/20210429_cal.pdf which is what the commission will be acting on tomorrow.

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

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From: geno12@aol.com <geno12@aol.com>
Sent: Wednesday, April 28, 2021 9:38 AM
To: jmastro@cm-architects.com
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

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Thank you, Jamie - appreciated.

David - the revised PDF Jamie e-mailed you and me is not uploaded to:

<https://avanan.url-protection.com/v1/url?o=https%3A//sfplanning.org/page/public-notices-project-applications&g=MGQ5MGMzMDJIYzNmMmVhZg==&h=MTMyZDQ2ZTgzNzFiZTI4ZTAxZmFjOGJjMTRmZTBmODI3ZmlxOTE0N2ZmMTQ2YTk0OThjNTQxZjdhMjgyYzE1Zg==&p=YXAzOnNmZHQyOmF2YW5hbGpvcOmIzNGJhNGY4MzQ1OTE5ZjNmMGQ1MzI1MjZINWZINjg5OnYx>

Thank you,

Eugene Lucero
415=265-9515
=====

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

From: Jamie Mastro <jmastro@cm-architects.com>
To: geno12@aol.com
Cc: david.winslow@sfgov.org <david.winslow@sfgov.org>
Sent: Wed, Apr 28, 2021 9:06 am
Subject: Re: Outdated plans for 364-368 Collingwood DRH 2021-000389DRP

Hi Eugene,

Apologies for the delay. I thought we would have the privacy screen design wrapped up a little earlier, but we were working on that until the last minute. Please see attached. Look for keynote 8 on the skylight and in the upper left corner. As I mentioned, we might need to replace it, but the opening will be the same. Feel free to give me a call if you have any questions. I'm actually out of the office today, but if you call I should be able to get back to you within 30 minutes or so.

Thanks,

Jamie Mastro, RA

[cm] architects

e: jmastro@cm-architects.com

c: 213.361.2483

On Tue, Apr 27, 2021 at 5:40 PM <geno12@aol.com> wrote:

4/27/20

Hello Jamie,

I enjoyed our conversation on April 14, 2021, in which you said that the plans that were submitted to the Planning Dept. for DRH hearing 2021-000389DRP didn't reflect additional changes you were incorporating, including retention of the skylight within the deck area of 366 which provides natural light to my unit below.

The public notice which was posted on the garage doors at the project site, and copies of which were mailed to neighbors within 150 feet should have those new plans uploaded and available for effective consideration at the website listed below:

<https://sfplanning.org/page/public-notice-project-applications>

Since the only plans available are older ones, and don't allow the public to comment on the changes you mentioned, would you please submit your updated plans to David Winslow for inclusion on the above referenced site.

I'd also like a copy of those plans to compare to the outdated plans, to ensure the skylight will be retained.

Your response and time is greatly appreciated, Jamie.

Thank you,

Eugene Lucero
354 Collingwood St.
San Francisco, CA 94114
415-265-9515

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Extension Ridge Trail EIR
Date: Wednesday, April 28, 2021 1:21:03 PM

Commission Affairs

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

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From: Uma Panda <urpanda@gmail.com>
Sent: Wednesday, April 28, 2021 11:05 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Extension Ridge Trail EIR

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Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Uma Panda
Los Altos, 94022

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 311 Jersey St. Project/DR for Building Permit # 2020.0810.1497
Date: Wednesday, April 28, 2021 1:20:41 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: E Pepin <pepin4sf@gmail.com>
Sent: Wednesday, April 28, 2021 10:38 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Subject: 311 Jersey St. Project/DR for Building Permit # 2020.0810.1497

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

Please include the below letter with the DR package filed by Christine Bodureau.

Thank you,
Elizabeth Pepin

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

From: **E Pepin** <pepin4sf@gmail.com>
Date: Sat, Apr 3, 2021 at 11:25 AM
Subject: 311 Jersey St. Project/Record No.: 2020-009332PRJ
To: <commissions.secretary@sfgov.org>
CC: <cathleen.campbell@sfgov.org>

Dear San Francisco Planning Commission,

We oppose the planned roof deck to 311 Jersey St. project; our property sits on the south side. Our house was built in 1894; our family has lived in our home for 52 years, it is where our children played on the ground yard level. We love the original

architecture of the Noe Valley homes. A planned roof deck would be out of character, highly intrusive and potentially allow a direct view into our yard, which would provide a completely different and negative experience. I recently had cancer - during my cancer journey, I spend most of the days in our yard, enjoying the fresh air, under our gazebo, without direct view from the opposite facing yard. The outdoor privacy has made a tremendous difference in my recovery process; it provides a crucial part of my mental/physical health condition, which brings a peace of mind to my well being. We do not wish to lose our valuable privacy, which impacts my quality of life; in addition, to what my family has been accustomed to for over half a century.

Sincerely,
Elizabeth Pepin

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: !40 Jasper Hearing
Date: Wednesday, April 28, 2021 12:11:02 PM

Commissioners,
Please be advised that the Jasper DR will be continued one week to May 6th.

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org <<http://www.sfplanning.org/>>
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 4/28/21, 11:38 AM, "Winslow, David (CPC)" <david.winslow@sfgov.org> wrote:

Please continue to next Thursday.

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

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

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

From: Peter Wilson <peter@wilson-associates.net>
Sent: Wednesday, April 28, 2021 9:51 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: president@thd.org
Subject: !40 Jasper Hearing

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David,

I would agree to being rescheduled to the May 6th Commission Hearing, to allow you to arrange for a further meeting(s) with THD with the aim of continuing our conversations of yesterday.

I'm available Friday April 29th after 4:00pm / Monday May 3rd after 4:00pm and Tuesday May 4th after 4:00pm. This would allow me to submit any modifications in the Exhibits for the Hearing.

Peter

1224 Kearny Street
San Francisco, CAS 94133

C - 510-543-5111
H - 415 773-0241

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF REMODELED GEORGE CHRISTOPHER PLAYGROUND
Date: Wednesday, April 28, 2021 12:09:47 PM
Attachments: [04.28.21 George Christopher Playground.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, April 28, 2021 at 11:56 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES REOPENING OF REMODELED GEORGE CHRISTOPHER PLAYGROUND

FOR IMMEDIATE RELEASE:

Wednesday, April 28, 2021

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

Media: Photos can be found [here](#).

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

**MAYOR LONDON BREED ANNOUNCES REOPENING OF
REMODELED GEORGE CHRISTOPHER PLAYGROUND**

Kids welcome new play equipment and nature exploration area in the Diamond Heights park following renovation

San Francisco, CA — Mayor London N. Breed today announced the reopening of the newly renovated George Christopher Playground in Diamond Heights. Mayor Breed was joined by Supervisor Rafael Mandelman, the Recreation and Park Department, Public Works, and kids from Noe Valley Nursery School and Eureka Valley Arts to cut the ribbon on the \$5.2 million renovation of the site, located above the northeastern rim of Glen Canyon.

The new play area at George Christopher Playground features structures for both big and little kids and includes swings, a whirl, and an imagination garden with a bridge, playhouse, and stepping stones. A dry riverbed nature exploration area supports imaginative play. New safety surfacing has also been installed.

“Safe, engaging playgrounds and accessible parks are essential for the health of our children and our communities,” said Mayor Breed. “We’re investing in our children, families and seniors by updating neighborhood gems like George Christopher Playground so they can continue to shine. Thanks to the support of so many neighbors and organizations over the years, this community now has a wonderful new space to enjoy.”

The renovation of the beloved 6.8-acre park also includes improvements to its pathways, landscaping, lighting, drainage, and irrigation systems. An improved design focuses on safety and connection of the park's elements. A small amphitheater has been transformed into an accessible plaza with views of the playground. Fencing has been expanded around the east side of the clubhouse, which houses Noe Valley Nursery School. The clubhouse restrooms have been reconfigured to a new single user accessible restroom, a gender-neutral, multi-user restroom has been made more accessible, and a ramp has been installed from the playground to the outside restroom.

Steps from the updated playground, two pieces of mid-century play equipment have been preserved as a climbable modernist sculpture garden. Concrete *Saddle Slide* by sculptor Jim Miller-Melberg and metal *Pleasure Dome* by sculptor David Aaron were part of the playground when it opened in 1971 and are examples of the experimental Creative Play Design movement of the 1950s and 60s. A third piece in the garden is a replica of Miller-Melberg's concrete sculpture *Playwall*.

"The renovation of George Christopher Playground is proof of what's possible when neighbors come together to make their community more livable for everyone," said Supervisor Mandelman. "I'm proud that I could play a part in delivering a new and improved playground for Diamond Heights residents and visitors alike to explore and enjoy."

Approximately \$4.2 million in funding for the project was provided through the 2012 Clean and Safe Neighborhood Parks Bond. An additional \$597,000 for pathway improvements, ballfield fence replacement, new tennis court lighting, and salvaging of vintage play equipment was secured by District 8 Supervisor Rafael Mandelman and former Supervisor Jeff Sheehy, with previous support from former Supervisor Scott Wiener. Remaining funding was provided through Rec and Park's deferred maintenance and Open Space funds. Capital projects like this one are an important part of San Francisco's economic recovery, with this project providing 129 construction jobs.

The project, which broke ground in late 2019, was shaped by feedback gathered through neighborhood meetings, community surveys, electronic voting, and outreach at the Where in the World is Christopher Park? Festival, a free community event to raise awareness for this park.

"George Christopher Park has been called the best kept secret in San Francisco, but it's long been a neighborhood favorite for its spectacular views and trails that connect to Glen Canyon. Now, its playground is among the most innovative and fun in San Francisco," said San Francisco Recreation and Park Department General Manager Phil Ginsburg. "The community's love for this space was reflected in their enthusiasm guiding this project."

Public Works provided design construction management and landscape architecture for the project. Landscape Architect Jasmine Kaw integrated natural elements such as logs, tree stumps, and stones to encourage imaginative play in both the nature exploration areas and nature-inspired park. Kaw is a member of San Francisco Children and Nature, a citywide collaborative working to expand opportunities for nature connection in parks, schools, and neighborhoods.

"This has been an exciting collaborative project with neighbors and is another example of the

City's commitment to improving our playgrounds – fun family-friendly treasures that serve our diverse communities,” said Acting Public Works Director Alaric Degrafinried. “This renovated play space meets today's safety and accessibility standards, fits well in the surrounding environment and retains some of the most beloved mid-century elements.”

Friends of Christopher Park worked closely with Supervisor Mandelman, Rec and Park, Diamond Heights Community Association, the San Francisco Parks Alliance, the Northern California Chapter of the Documentation of the Modern Movement, and other community leaders to advocate for the improvements.

“We are delighted with the outcome of this project and appreciate the consistent support from the District 8 office going back to 2012 when our community advocated to have Christopher Park added to the Clean and Safe Neighborhood Parks Bond,” said Brynna McNulty, coordinator of the Friends of Christopher Park. “The community voiced concerns about keeping swings and beloved playground structures, as well as making pathways safer. Rec and Park and the Public Works design team worked diligently to modify the design and revise the budget to meet community needs. The result is a more safe, accessible, and beautiful park, playground, and gateway to Glen Canyon.”

###

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Ridge Trail comments
Date: Wednesday, April 28, 2021 10:17:40 AM

Commission Affairs

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

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From: Jg <joel@gartlands.net>
Sent: Tuesday, April 27, 2021 6:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Ridge Trail comments

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

Planning Commission –

I write to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the goal of completing the Bay Area Ridge Trail, to create a continuous trail, for all users, that encircles San Francisco Bay.

Quite clearly, public access to the outdoors is important to citizens of the Bay Area. Having recently pedaled up Hwy 35 from Hwy 92, I've seen the necessity of the Southern Skyline Ridge Trail, to enable people to enjoy these lands, away off the highway, and the need for access to more public lands for inclusive and responsible public use. I urge you move the project forward.

Sincerely,

Joel Gartland
Palo Alto, 94303

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Ridge Trail Extension
Date: Wednesday, April 28, 2021 10:17:18 AM

Commission Affairs

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

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From: Thomas Beck <thomasjbeck@yahoo.com>
Sent: Tuesday, April 27, 2021 9:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Ridge Trail Extension

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

Dear Planning Commission –

In 2000, not long after moving to the Bay Area, I joined a hike into the watershed organized by the Bay Area Ridge Trail. Bill Smith, a retired school teacher from South San Francisco, and Robert Greene, a retired USGS geologist, were the lead docents. The following year I led my first group hikes along the Fifield-Cahill Road and was a member of the original TLV Trail Leader Volunteer class. Since 2003 when the SFPUC established the current TLV-led events program, I have led more than 100 hikes. Since the trail reopened in July after the COVID-closure, I saw an increased interest in longer hikes such as the 13 miler from the Cemetery Gate to the Pacific Overlook and back to the Cemetery Gate. In response to hiker interest, I worked with John Fournet to introduce a 17-mile "Gate to Gate to Gate" hike between the Cemetery Gate and Portola Gate to allow hikers the chance to experience the entire trail.

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning

Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use and remain a committed TLV hoping to introduce more people of all abilities to the awe and wonder of the watershed in the years to come.

Sincerely,
Thomas Beck
Redwood City, CA 94061

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: re Southern Skyline Ridge Trail Extension
Date: Wednesday, April 28, 2021 10:16:58 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

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

From: Colin Gould <colin.gould@comcast.net>
Sent: Tuesday, April 27, 2021 10:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: re Southern Skyline Ridge Trail Extension

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community.

Especially all through this crazy year of covid & lockdowns, my family being able to escape to the beautiful precious outdoors, seeing the gorgeous natural scenery and life and nature still going on around us... simply enjoying being & walking together, in those soul-restoring natural surroundings... that was critical to our mental health and attitude, as well as our physical health to get outside into sunlight and exercise.

It is important to our community for that resource to be available to everyone, regardless of income or access, and is indeed one of the reasons the Bay Area is an incredible place to live and enjoy.

Specifically about the Ridge Trail, and these Watershed lands- many of my family's favorite trail are included here: Sawyer Camp & Crystal Springs Trails, Russian/Skyline Ridge, Purisima Creek, El Corte Madera OSP & neighboring Skyline Trail, Sweeney Ridge, Huddart Park down to Phleger estates.. driving Skyline Hwy 35 between 92 and Woodside, is simply amazing.. the best views of both bay and ocean, and forests to hike through , are included or connect here.

We recently enjoyed and were awestruck by the views from some trails new to us, Mt Umunhum/Sierra Azul, East Bay Skyline trail by Tilden Park.. both showing the power of views overlooking valleys, bay, ocean, and cities, as well as new flora (and some fauna,

wild turkeys!) we hadn't seen before.

My father-in-law is buried at Skylawn, and the idea to be able to start a hike near to him, and see the amazing beauty both north AND south (not just drive on Skyline... is a touching tribute making his resting place all the more special and beautiful.

But, we also note that as many of these trails and preserve parking spaces are getting busier and a bit more crowded...

more and easier access and better support for these trails, eg by opening and supporting the Southern Skyline Trail , could help reduce pressure at some of the most popular trailheads & parking by providing alternate trailheads and access.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use. Please help us to enjoy the beauty we want to protect.

Sincerely,
Colin Gould
Foster City, CA 94404

From: [CPC-Commissions Secretary](#)
Cc: [Nickolopoulos, Sheila \(CPC\)](#); [Abad, Robin \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to the Proposed Measures for Transitioning Shared Spaces and Simplifying Restrictions on Small Businesses
Date: Wednesday, April 28, 2021 10:16:34 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Christine Bodureau <cbodureau@boudreaulc.com>
Sent: Wednesday, April 28, 2021 9:12 AM
To: Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition to the Proposed Measures for Transitioning Shared Spaces and Simplifying Restrictions on Small Businesses

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

Dear Commissioners,

As a resident of and homeowner in San Francisco , I am opposed to the proposed measures on your April 22nd meeting agenda for Transitioning Shared Spaces (item8) and Simplifying Restrictions on Small Businesses (item9) for the following reasons:

- Struggling small businesses cannot possibly compete with formula retail stores and opening the flood gate on chain stores is a death sentence on our "Mom and Pop" shops that not only provide neighborhoods with the goods they seek but offer a sense of community and history.
- Commercial spaces are not grouped or sequestered in an area such as a shopping mall outside of residential areas. Many residents live on or are within blocks of commercial corridors and opening rooftops to nighttime entertainment introduces noise issues as well as privacy issues for these residents (of which I am one). Please continue the

current controls on temporary late-night entertainment permits for the same reasons.

- The Historic Preservation Commission (HPC) is charged with preserving our historic resources. Limiting the time for HPC's decisions affecting such resources does nothing for recovery from the pandemic.
- Bars and restaurants are NOT the only businesses left in this city. Weakening the CUA process can adversely impact other businesses and essentially supports a food court model.

Please consider the consequences of these proposals and oppose them with a resounding vote of No.

Regards,

Christine Boudreau

327 Jersey Street

San Francisco, CA 94114

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Boulevard Ridge Trail Extension
Date: Wednesday, April 28, 2021 10:15:48 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Taylor Jang <trjang15@gmail.com>
Sent: Wednesday, April 28, 2021 10:02 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Boulevard Ridge Trail Extension

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. During the pandemic this has become even more clear, and the links between time outside and physical and emotional health are important.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Taylor Jang

San Francisco, 94131

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Ridge Trail
Date: Tuesday, April 27, 2021 3:01:09 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Ross Heitkamp <rossheitkamp@gmail.com>
Sent: Tuesday, April 27, 2021 2:44 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Ridge Trail

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

Dear Planning Commissioners,

I am writing as a member of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay so I urge you to accept the project as proposed.

Public access to the outdoors is important to me and my community. This area is particularly beautiful and special. My daughter rode horses for several years on this area of the ridge so it has many fond memories.

Additionally, I am circumnavigating the entire Bay Area Ridge Trail and this is significant gap that seems without reason to the casual user - if it is open to cars, why can't it be safely open to pedestrians, bikes and horses?

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,

Ross S. Heitkamp

Mountain View, 94040

Ross Heitkamp

I'm hiking in Ridge to Bridges to help complete the Bay Area Ridge Trail - [Learn More](#)

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Extension Ridge Trail
Date: Tuesday, April 27, 2021 2:24:44 PM

Commission Affairs

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

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From: Kristen Holly <khollydesign@gmail.com>
Sent: Tuesday, April 27, 2021 2:18 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Extension Ridge Trail

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. With a densely packed population such as ours, access to natural areas is essential to physical, mental, and emotional wellbeing.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Kristen Carlson
San Jose CA 95125

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** CITY OF SAN FRANCISCO AND SCHOOL DISTRICT TO HOST OUTDOOR COMMENCEMENTS FOR HIGH SCHOOLS
Date: Tuesday, April 27, 2021 11:44:19 AM
Attachments: [04.27.21 Graduations for All.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, April 27, 2021 at 11:40 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** CITY OF SAN FRANCISCO AND SCHOOL DISTRICT TO HOST OUTDOOR COMMENCEMENTS FOR HIGH SCHOOLS

FOR IMMEDIATE RELEASE:

Tuesday, April 27, 2021

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

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

**CITY OF SAN FRANCISCO AND SCHOOL DISTRICT TO
HOST OUTDOOR COMMENCEMENTS FOR HIGH SCHOOLS**

'Graduations for All' to be held at Kezar Stadium and the McAteer High School campus for all graduating seniors

San Francisco, CA — Mayor London N. Breed and Supervisor Ahsha Safaí today announced the City of San Francisco will partner with the San Francisco Unified School District (SFUSD) to host socially-distanced, outdoor commencements for students graduating from high school this year.

“Graduation is a special time for our students and their loved ones. I remember how exciting my own high school graduation was, and the joy and pride we all felt being able to cross that stage and get our diplomas in front of our friends and family,” said Mayor Breed. “While this year has been anything but a normal senior year for our high school students, we’re glad we can help bring some semblance of normalcy to this year’s graduation ceremonies.”

Graduations for All will provide staggered ceremonies on June 1-3, 2021 for 4,000 public school graduates. Schools with large graduating classes will be hosted at the San Francisco Recreation and Park Department’s iconic Kezar Stadium. This includes Lowell, Burton, Galileo, Washington, Balboa, O’Connell, Mission, Lincoln, Ruth Asawa San Francisco School of the Arts, Marshall and Wallenberg. Smaller public high schools will enjoy more intimate commencements at SFUSD’s McAteer High School campus overlooking Glen Canyon. This includes The Academy SF, Civic Center Secondary, Downtown, Hilltop, Independence, Ida B.

Wells, June Jordan School for Equity, SF International, and Youth Chance.

All graduation ceremonies will comply with state and local health guidance. This includes at least two hours between events for thorough disinfection, breakdown, and set up. All students will be seated 6 feet apart. Each student will receive tickets to bring up to four guests. Family pods of four will sit at least 6 feet from each other in the audience.

“I’m so happy our seniors will be able to celebrate this important moment in their lives in the company of their teachers, peers and families,” said Superintendent Dr. Vincent Matthews. “Just like our schools, our City’s public spaces are there for our children and families. I’m grateful we have come together to find a way to safely mark this momentous occasion.”

“Our high schoolers have had to endure one of the most difficult years in recent memory, that is why I am proud to have supported an initiative by youth commissioner, Erika Morris, that encompasses the spirit of when adolescents move on to the next phase in their life—graduation,” said Supervisor Safai. “This should be a time of happiness, celebration, families and communities coming together. It is wonderful Mayor Breed has found the resources to make Graduation for All a reality for the Class of 2021.”

“The class of 2021 has faced extraordinary challenges because of the pandemic and it is crucial that we recognize their perseverance and accomplishments,” said San Francisco Recreation and Park Department General Manager Phil Ginsburg. “This partnership allows families across San Francisco to celebrate their high school graduates in a safe, equitable, and meaningful way.”

“San Francisco could not be prouder of all of our City’s youth and young people in the graduating Classes of 2021 – as well as the loving and dedicated community of City agencies, the school district, community based organizations, and most of all, parents and families who guided our students in their journey. It truly takes a village,” said Maria Su, executive director of the San Francisco Department of Children, Youth and their Families.

Coordinating all graduations at two sites over three days will reduce the costs of set-up, sound systems, and developing COVID-19 safety protocols. However, safely holding outdoor graduations comes with additional costs. Funds are currently being raised to provide audio-visual support so families in the audience can view closeups of their graduates receiving diplomas, as well as to provide livestreaming to loved ones at home. Early support for Graduations for All has been generously provided by LSP Family Foundation, Silver Giving Foundation, Mick and Sabrina Hellman, and the Fisher Family.

More detailed commencement information will be provided through SFUSD at sfusd.edu/2021graduation

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Johnston, Timothy \(CPC\)](#)
Subject: FW: Correction for draft Certification Motion, 2016-016100ENV - SFPUC Ridge Trail Project
Date: Monday, April 26, 2021 3:58:41 PM
Attachments: [2016-016100ENV Southern Skyline Boulevard Ridge Trail Extnsion Project draft Cert Motion, rev. 21-04-26.pdf](#)

FYI

Jonas P Ionin
Director of Commission Affairs

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

From: "Johnston, Timothy (CPC)" <timothy.johnston@sfgov.org>
Date: Monday, April 26, 2021 at 3:51 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, Chris Kern <chris.kern@sfgov.org>, "MILJANICH, PETER (CAT)" <Peter.Miljanich@sfcityatty.org>
Subject: Correction for draft Certification Motion, 2016-016100ENV - SFPUC Ridge Trail Project

Hi Jonas,

I have made an important correction in my draft Certification Motion for my item on 4/29. I hope you can forward to the Planning Commissioners for me. Item 9 of the Certification Motion should read as follows:

9. The Commission, in certifying the completion of said FEIR, hereby does find that the project's **proposed** access management **program, along with** variants 2 and 3 described in the EIR:
 - A. Would have significant unavoidable project-specific impacts on biological resources and transportation and circulation.

The attached PDF shows the corrections in track changes.

Many thanks,

Timothy Johnston, MP, Senior Environmental Planner

Environmental Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7569 | www.sfplanning.org
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From: [Wu, Elton \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Diamond, Susan \(CPC\)](#)
Cc: [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Sucre, Richard \(CPC\)](#)
Subject: 231-235 Wilde Avenue (2020-009424CUA) Updated Documents
Date: Monday, April 26, 2021 1:44:24 PM
Attachments: [NonEarthquake Shack Memo - 231 Wilde Avenue.pdf](#)
[Plans-231-235 Wilde Ave.pdf](#)

Hello Commissioners,

The project sponsor team for 231-235 Wilde Avenue has sent me updated documents. The first document is a memo from a Historic Preservation Consulting Firm that states that 231 Wilde Avenue's existing structure is not an earthquake shack. That file is labeled as " Non Earthquake Shack Memo- 231-235 Wilde Avenue.pdf"

The second updated document is an updated plan set. That file is labeled as " Plans – 231-235 Wilde Ave.pdf" The changes to the plan set are:

- Inserting the Historic Resource Evaluation Part 1 Report on Page A-0.2
- Including Additional Front Façade render on Page A-0.3
- Additional Site Context Renders on Page A-0.4
- Added a Wall Fill into their Plan and Section Drawings for Visual Clarification on Pages A-1.0 - A-2.2 and A-3.2- A.3.3

Please let me know if would need anything else from me. Thank you!

Elton Wu, Assistant Planner (he/him/his)
Southeast Team, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7415 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Updated Document for 292 Eureka (2020-006045CUA)
Date: Monday, April 26, 2021 12:57:59 PM
Attachments: [Exhibit D - RTFReport \(2\).pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Cisneros, Stephanie (CPC)" <stephanie.cisneros@sfgov.org>
Date: Monday, April 26, 2021 at 12:56 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>
Subject: Updated Document for 292 Eureka (2020-006045CUA)

Hi Jonas,

I have an updated document for my other item going to commission on Thursday – see attached.
Please forward to the commissioners.

Thank you.

Best,
Stephanie

Stephanie Cisneros
Senior Planner | Preservation—Southwest Quadrant
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7363 | www.sfplanning.org
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I will be out of office the following days: April 9th & 23rd

I am working remotely for the foreseeable future, email is the best way to contact me.

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Courtesy Copy Ltr Re: 628 Shotwell
Date: Monday, April 26, 2021 12:51:21 PM
Attachments: [628 Shotwell Street - Right of First Offer 4.23.21.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Chandni Mistry <chandni@zfplaw.com>
Date: Monday, April 26, 2021 at 9:54 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>, Richard Sucre <richard.sucre@sfgov.org>, "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>
Subject: Courtesy Copy Ltr Re: 628 Shotwell

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

Good morning,

Please find attached a courtesy copy of a letter regarding 628 Shotwell Street.

Thank you,

Chandni Mistry
Administrative Assistant
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED. EFFECTIVE MARCH 9, 2021, OUR NEW ADDRESS IS:
ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CA 94111
PHONE, FAX AND EMAIL ADDRESSES REMAIN THE SAME.

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES CITY ATTORNEY DENNIS HERRERA TO LEAD THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION
Date: Monday, April 26, 2021 12:50:55 PM
Attachments: [04.26.21 SFPUC.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, April 26, 2021 at 10:01 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES CITY ATTORNEY DENNIS HERRERA TO LEAD THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION

FOR IMMEDIATE RELEASE:
Monday, April 26, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

MAYOR LONDON BREED NOMINATES CITY ATTORNEY DENNIS HERRERA TO LEAD THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION

As the new General Manager of the SFPUC, Herrera would bring decades of experience serving San Francisco residents and advancing the fight for significant environmental policies

San Francisco, CA — Today Mayor London N. Breed nominated City Attorney Dennis Herrera to serve as the next General Manager of the San Francisco Public Utilities Commission (SFPUC). Herrera was elected as City Attorney of San Francisco in 2001, and will bring decades of experience serving City residents and advancing environmental policies through his nationally-recognized office.

The SFPUC provides retail drinking water and wastewater services to the City of San Francisco, wholesale water to three Bay Area counties, green hydroelectric and solar power to Hetch Hetchy electricity customers, and power to the residents and businesses of San Francisco through the CleanPowerSF program.

“I am proud to nominate Dennis Herrera to serve as General Manager of the San Francisco Public Utilities Commission,” said Mayor Breed. “Dennis has been a great champion in San Francisco across a wide range of issues from civil rights to protecting our environment, and most importantly he has been someone who always puts the people of this City first. By

bringing his experience in office and his commitment to public service to this new position, I am confident the SFPUC will be able to deliver the high-quality services our residents deserve while continuing to advance nationally-recognized programs like CleanPowerSF and pursue ambitious efforts like public power. Dennis is the right leader for the hard-working employees of the SFPUC and this City.”

“I will always cherish the groundbreaking work we have done in the City Attorney’s Office over these nearly 20 years,” Herrera said. “We advanced equality for all, pushed affordable housing at every turn, gave our children better opportunities to grow and thrive, and took innovative steps to protect the environment. We never shied from the hard fights. Above all, our approach to government has had an unwavering focus on equity, ethics and integrity.”

“It is that focus that drives me to this new challenge,” Herrera said. “Public service is an honor. When you see a need, you step up to serve. The test of our age is how we respond to climate change. San Francisco’s public utility needs clean, innovative and decisive leadership to meet that challenge. I am ready to take the lead in ensuring that all San Franciscans have sustainable and affordable public power, clean and reliable water, and, overall, a public utility that once again makes them proud. I want to thank Mayor Breed for this unique opportunity to stand up for ratepayers and usher in a new era of clean leadership at the top of the San Francisco Public Utilities Commission.”

The next step for the nomination is for the five-member commission that oversees the SFPUC to interview City Attorney Herrera and forward him as a formal recommendation to the Mayor. After this, and once a contract is finalized, City Attorney Herrera would be officially appointed by the Mayor and confirmed by the Commission. This process will take a number of weeks.

For nearly two decades, Herrera has been at the forefront of pivotal water, power and sewer issues. He worked to save state ratepayers \$1 billion during PG&E’s first bankruptcy in the early 2000s and has been a leading advocate for San Francisco to adopt full public power for years. In 2009, he reached a key legal agreement with Mirant to permanently close the Potrero Power Plant, San Francisco’s last fossil fuel power plant. The deal also included Mirant paying \$1 million to help address pediatric asthma in nearby communities. In 2017, Herrera sued the top five investor-owned fossil fuel companies in the world, including ExxonMobil and Royal Dutch Shell, seeking billions of dollars for infrastructure to protect San Francisco against sea-level rise caused by their products, including large portions of the SFPUC’s combined sewer and stormwater system.

In 2018, Herrera defeated an attempt to drain Hetch Hetchy Reservoir, the crown jewel of the SFPUC system, which provides emissions-free hydroelectric power and clean drinking water to 2.7 million Bay Area residents. He is also leading efforts before the Federal Energy Regulatory Commission and the courts to fight PG&E’s predatory tactics to grow its corporate monopoly by illegally overcharging public projects like schools, homeless shelters and affordable housing to connect to the energy grid.

Herrera was first elected City Attorney in December 2001, and went on to build what *The American Lawyer* magazine hailed as “one of the most aggressive and talented city law departments in the nation.”

Herrera’s office was involved in every phase of the legal war to achieve marriage equality,

from early 2004 to the U.S. Supreme Court's landmark rulings in June 2013. Herrera was also the first to challenge former President Trump's attempts to deny federal funding to sanctuary cities. He repeatedly defeated the Trump administration in different cases as it sought to punish sanctuary cities, deny basic benefits like food stamps to legal immigrants, and discriminate in health care against women, the LGBTQ community and other vulnerable groups. He brought groundbreaking consumer protection cases against payday lenders, credit card arbitrators and others. He also brought pioneering legal cases to protect youth, including blocking an attempt to strip City College of San Francisco of its accreditation and getting e-cigarettes off San Francisco store shelves until they received required FDA approval.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Updated Documents for 3910 24th Street (2021-000485CUA)
Date: Monday, April 26, 2021 12:47:36 PM
Attachments: [2021-000485PRJ-CEQA Checklist0 \(ID 1233589\).pdf](#)
[Executive Summary - 3910 24th Street \(ID 1230954\).docx](#)
[Executive Summary - 3910 24th Street \(ID 1230954\) updated.pdf](#)
[Draft Motion - 2021-000485CUA - 3910 24th Street \(ID 1230956\).docx](#)
[Draft Motion - 2021-000485CUA - 3910 24th Street \(ID 1230956\) Revised.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Cisneros, Stephanie (CPC)" <stephanie.cisneros@sfgov.org>
Date: Monday, April 26, 2021 at 12:44 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Feliciano, Josephine (CPC)" <josephine.feliciano@sfgov.org>
Subject: Updated Documents for 3910 24th Street (2021-000485CUA)

Hi Jonas,

I have a few updated documents for one of my items going to commission on Thursday – see attached. I have included Word versions with Tracked Changes and final PDFs. Please forward to the commissioners.

Thank you.

Best,
Stephanie

Stephanie Cisneros
Senior Planner | Preservation—Southwest Quadrant
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7363 | www.sfplanning.org
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I will be out of office the following days: April 9th & 23rd

I am working remotely for the foreseeable future, email is the best way to contact me.

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convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: So. Skyline Extension trail
Date: Monday, April 26, 2021 11:35:51 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Nancy Elliot <chi4horses@gmail.com>
Sent: Monday, April 26, 2021 10:56 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: So. Skyline Extension trail

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail and all Bay Area hikers to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. As an avid hiker both on the Peninsula and in Marin, with homes in both counties, this stretch is one I view regularly with hopes of trail access to this gorgeous area. I hike in Marin Municipal Water District Lands, East Bay MUD lands, around reservoirs all over...yet cannot access one of the prime areas. All of these other areas have proven that trail access does not harm watersheds. In this time of drought and climate change, I believe that more public access makes the impact more viscerally felt and leads to better conservation as

well. The Ridge Trail will be a world-renowned goal for hikers when it is complete.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Nancy Elliot D.V.M.
San Rafael, 94901 and Pescadero, 94060

--

nancy elliot D.V.M.
Cell: 650-888-4946

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In support of 1900 Diamond housing
Date: Monday, April 26, 2021 9:01:18 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org <<http://www.sfplanning.org>>
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 4/24/21, 3:12 PM, "Jeffery Harlowe" <harlowe@sbcglobal.net> wrote:

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

Dear Supervisor Mandelman,

I have lived in Diamond Heights since 1987, at 278 Topaz Way. I strongly support the proposed housing at 1900 Diamond St. Although I worked for Levi Strauss & Co. for 32 years, my college degree is in Architecture, specializing in Urban Planning. I think this project is well-designed, suits the fabric of the neighborhood, and offers many benefits. Transit-adjacent infill housing is one of the solutions to our crisis in San Francisco. Projects like this one need to be fast-tracked through our notoriously difficult approval process.

Last week I participated in a Zoom meeting of the Diamond Heights Neighborhood Association, of which I have been a member for many years. I was appalled by the selfishness and NIBMY-ism reflected in the arguments of many of my neighbors. I ask that you and other City leaders forcefully reject these reactionary voices which wish to trap our city in amber for all time.

Sincerely,

Jeff Harlowe

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Extension Ridge Trail
Date: Monday, April 26, 2021 8:33:31 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Diana Clock <dianaclock@gmail.com>
Sent: Sunday, April 25, 2021 5:37 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Extension Ridge Trail

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

Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. I grew up here in the Bay Area, and the ability to access open space as a young person was instrumental in helping me develop a love of the outdoors, as well as a deep appreciation for the environment.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,

Diana Clock

Berkeley, 94705

--

Diana Clock
202.255.9722

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Southern Skyline Ridge Trail Extension
Date: Monday, April 26, 2021 8:33:08 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Karen Rhodes <karen.l.rhodes@gmail.com>
Sent: Sunday, April 25, 2021 5:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for Southern Skyline Ridge Trail Extension

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Dear Planning Commission,

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. I am honored to serve on the Board of Directors for the Bay Area Ridge Trail Council. I can see firsthand how valuable this public resource is for a broad cross-section of residents and visitors, offering not only recreational opportunities but also important lessons in habitat stewardship.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Karen

Karen Rhodes
59 1/2 Manchester Street

San Francisco, CA 94110

From: [CPC-Commissions Secretary](#)
To: [Feliciana, Josephine \(CPC\)](#)
Subject: FW: 292 Eureka Street CUA 2020-006045 CUA
Date: Monday, April 26, 2021 8:32:47 AM
Attachments: [292 Eureka current Calcs.pdf](#)
[Screen Shot 2021-04-24 at 2:13:59 PM.png](#)
[Screen Shot 2021-04-24 at 2:16:41 PM.png](#)

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, April 25, 2021 1:24 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; 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>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Tam, Tina (CPC) <tina.tam@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Subject: 292 Eureka Street CUA 2020-006045 CUA

Dear President Koppel, Vice President Moore, Commissioners Chan, Diamond, Fung, Imperial and Tanner:

Obviously this project should be approved because the owners can't be punished indefinitely just because they hired someone who skirted the rules in a terribly extreme way. Indefinite punishment to the owners would be pointless and futile.

However below are the original or *earlier* Demo Calcs found on the SFPIM as confirmed by Ms. Cisneros in her January 4, 2021 reply email to my January 1, 2021 email to her. My point in sending these Calcs is that they were incorrect but for some reason the "author" of them thought they would look okay to your Staff because they did not cross the thresholds in Section 317 (b) (2) (B) and (b) (2) (C).

I think many developers, project sponsors, designers, architects, contractors, engineers and speculators think the same...they think the Calcs look good enough.

And they mis-use the Calcs to either mislead the Staff during the review process because they ultimately want to work beyond the scope of an Alteration permit and skirt the requirements of Section 317 avoiding greater scrutiny from the Commission, the Staff and the Public.

Or perhaps they don't really know what they are doing?

Nevertheless the Calcs should be adjusted per Section 317 (b) (2) (D) for all the reasons I have plagued the Planning Commission with these past 7+ years...showing many, many examples of questionable Alteration projects on the overhead or emailed-in since COVID.

Again the December 2015 sample of completed Alteration projects reviewed by Staff showed that at least 40% should have been reviewed as Demolitions, not Alterations under the existing Demo Calcs created in 2008/2009.

The Planning Commission is empowered by this Code Section 317 (b) (2) (D) to ensure policy efficacy.

It is the policy of San Francisco to protect and preserve existing housing.

There was much discussion of this in your Informational hearing on the Housing Element last week.

The 2014 Housing Element contains these policies and objectives.

Adjustment of the thresholds is a tool for the Planning Commission to use in reaching these policies and objectives.

For 292 Eureka Street these 2020 Calcs were incorrect and the Staff knew it, but only because of the extra scrutiny of Enforcement Staff at the right time.

Attached are the current and apparently correct March 24, 2021 Calcs as found on the SFPIM and in your packet to compare with the incorrect Calcs from 2020. (This incorrect sheet submitted as fact to your Staff is dated 2/26/2020)

Also attached right next to the current Calcs, are enlargements of the chart for the 2020 incorrect Calcs from Mr. Santos and the chart for the Current March 2021

Tantamount to Demolition Calcs from Mr. Morris.

Thank you.

Sincerely,

Georgia Schuttish

Hi Georgia,

Hope you had a nice Christmas and a good New Year as well.
Those calcs were incorrect and the reason it was continued was because they did not provide correct calcs in time.

Best,
Stephanie

Stephanie Cisneros
Senior Planner | Preservation—Southwest Quadrant
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7363 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: SchuT <schuttishtr@sbcglobal.net>
Sent: Friday, January 01, 2021 5:06 PM
To: Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>
Subject: Question about 292 Eureka Street

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Dear Stephanie,
Good evening and a very Happy New Year to you with good wishes for a good year.
I hope you enjoyed your Christmas and all is well.

DEMO CALCULATIONS - SFPC SEC. 317

Demolition Calculations

Planning Code Section 317

317(b)(2)(B):

Section 317
Max. Meet
Permitted Code?

Front & Rear Facades - Lineal Foundation Measurements

West (Rear) Façade	25	25	
East (Front) Façade	25	7.5	
Total	50	32.5	65%

50.0%

AND

AND

Exterior Walls - Lineal Foundation Measurements

West (Rear) Façade	25	25	
East (Front) Façade	25	7.5	
North	58.5	8.25	
South	58.5	58.5	
Total	167	99.25	59%

65.0% NO

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

West (Rear) Façade	669	646	
East (Front) Façade	654	60	
North	1610	68.5	
South	1423	370	
Total	4356	1144.5	26%

50.0%

AND

AND

Horizontal Elements - Surface Area Measurements

Ground Floor (at grade) ¹	N/A	N/A	
Main Floor	1149	959	
Upper Floor	1067	1067	
Roof	1329	541	
Total	3545	2567	72%

50.0% NO

¹ Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show

ACCORDING TO THE PLANNING CODE, SECTION 317(B)(2)(B) REQUIRES AN ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, TO BE CONSIDERED A DEMOLITION. IN THIS CASE, THE ALTERATION OF THE RESIDENTIAL BUILDING(S) PROPOSES THE REMOVAL OF 19% OF THE SUM OF ALL EXTERIOR WALLS AND 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE. THRESHOLD IN ONE CATEGORY IS MET, THEREFORE BUILDING COMPLIES & IS NOT CONSIDERED DEMO PER SEC. 317

ACCORDING TO PLANNING CODE SEC.317(B)(2)(C) REQUIRES ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA TO BE CONSIDERED AS DEMOLITION. IN THIS CASE, THE ALTERATION OF THE RESIDENTIAL BUILDING(S) PROPOSES THE REMOVAL OF 26% OF THE VERTICAL ENVELOPE ELEMENTS AND 0% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING (S). NEITHER CATEGORY EXCEEDS THE MAXIMUM AMOUNT OF REMOVAL, THEREFORE, BUILDING COMPLIES & IS NOT CONSIDERED DEMO PER SEC. 317

DEMOLITION CALCS

DEMO CALCULATIONS - SFPC SEC. 317

SEE SHEETS A2.02, A2.03, A2.04, AND A5.01 FOR DOCUMENTATION OF DEMO CALCULATIONS/AREAS/LINEAR FEET

SEC 317(b)(2)(B) - NOTE: BOTH CONDITIONS MUST BE EXCEEDED TO BE A "DEMOLITION."

REMOVAL OF FRONT FACADE AND REAR FACADE, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED	CODE COMPLIANT	
ELEVATION	(E) FEET	DEMO FEET	% DEMO			
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")	
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%			
TOTAL	50'-0"	44'-0"	88%			
REMOVAL OF ALL EXTERNAL WALLS, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED		CODE COMPLIANT
ELEVATION	(E) FEET	DEMO FEET	% DEMO			
EAST (FRONT) ELEVATION	25'-0"	19'-0"	76 %	65% (EXCEEDED)		NO (THE PROJECT IS A "DEMOLITION")
WEST (REAR) ELEVATION	25'-0"	25'-0"	100%			
NORTH (SIDE) ELEVATION	64'-6"	64'-6"	100 %			
SOUTH (SIDE) ELEVATION	64'-6"	64'-6"	100%			
TOTAL	179'-0"	173'-0"	97 %			

SEC 317(b)(2)(C) - NOTE: BOTH CONDITIONS MUST BE EXCEEDED TO BE A "DEMOLITION."

REMOVAL OF VERTICAL ENVELOPE ELEMENTS, MEASURED IN SQ. FEET OF ACTUAL SURFACE AREA				MAX PERMITTED	CODE COMPLIANT	
ELEVATION	(E) SF	DEMO SF	% DEMO			
EAST (FRONT) ELEVATION	593 SF	243 SF	41 %	50% (EXCEEDED)	NO (THE PROJECT IS A "DEMOLITION")	
WEST (REAR) ELEVATION	363 SF	363 SF	100 %			
NORTH (SIDE) ELEVATION	1137 SF	532 SF	47 %			
SOUTH (SIDE) ELEVATION	825 SF	351 SF	43 %			
TOTAL	2918 SF	1489 SF	51 %			
REMOVAL OF HORIZONTAL ELEMENTS, MEASURED IN SQ. FEET OF ACTUAL SURFACE AREA				MAX PERMITTED		CODE COMPLIANT
LEVEL	(E) SF	DEMO SF	% DEMO			
BASEMENT (AT GRADE) ¹	N/A	N/A	N/A	50% (EXCEEDED)		NO (THE PROJECT IS A "DEMOLITION")
FIRST FLOOR	1336 SF	389 SF	29 %			
SECOND FLOOR	1307 SF	1307 SF	100 %			
ROOF	1150 SF	533 SF	46 %			
TOTAL	3793 SF	2229 SF	59 %			

¹ PER SEC. 317(b)(5), "HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

SF PLANNING CODE SECTION 317:

"Residential Demolition" shall mean any of the following:

Per SFPC section. 317(b)(2)(B): A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

Per SFPC section. 317(b)(2)(C): A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

"Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

"Vertical Envelope Elements" shall mean all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope.

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Boulevard Ridge Trail Extension Project
Date: Monday, April 26, 2021 8:32:32 AM

Commission Affairs

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

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From: Cha Demarest <demacha@gmail.com>
Sent: Sunday, April 25, 2021 10:45 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Boulevard Ridge Trail Extension Project

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Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. The Ridge Trail is additive to the quality of life in the Bay Area and gives an opportunity for people to explore different parts of the beautiful place where we live. The closer the trail is to continuous, the more awesome it is.

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,
Charles Demarest

Pleasant Hill, 94523

From: [CPC-Commissions Secretary](#)
Cc: [Cisneros, Stephanie \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Record No: 2020-006045CUA/VAR 292 Eureka st
Date: Monday, April 26, 2021 8:32:10 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Clark Rosen <clarkrosenmd@gmail.com>
Sent: Sunday, April 25, 2021 10:32 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Record No: 2020-006045CUA/VAR 292 Eureka st

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To Whom It May Concern,

I live and own property in this neighborhood and am opposed to the variances requested on this project at 292 Eureka street.

I am opposed to the variance of rear yard space given the importance of spacing between structures as outlined in the City of SF guidelines and no obvious benefit to the neighborhood or city. I see no reason for a variance to worsen the city crowding of structures which will limit the quality of the neighborhood and appeal of the city of SF.

I am also opposed to the request for a 2nd unit. The previous house was a single unit. The neighborhood does not need a greater number of people. The house is located at a very busy intersection with high density of motor vehicle and pedestrian activities and risk of accidents to this busy area. A second unit will worsen this very busy area.

Thank you in advance for considering my concerns.

Sincerely,
Clark Rosen
4537 20th street

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Extension Ridge Trail
Date: Monday, April 26, 2021 8:31:34 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Susan Kelso <skelso.sk8r@gmail.com>
Sent: Saturday, April 24, 2021 11:16 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Southern Skyline Extension Ridge Trail

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To San Francisco Planning Commission,

I am writing in support of the staff-recommended Southern Skyline Blvd Ridge Trail Extension Project, as described in the Final EIR. These recommendations best achieve the stated project goals, by adding an important 6-mile segment to the Bay Area Ridge Trail, as well as a staging area and an ADA-accessible loop at the southern end of the Fifield-Cahill Trail for improved equitable access.

This project achieves an important goal of balancing public access and natural resource integrity.

As a Ridge Trail circumnavigator, I look forward to a not-too-distant-future opportunity to experience a beautiful new section of trail in the Peninsula Watershed.

Susan Kelso
Mountain View, 94040

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Creation of Ridge Trail Extension
Date: Monday, April 26, 2021 8:31:13 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Jenn Keohane <jennkeohane@yahoo.com>
Sent: Friday, April 23, 2021 7:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support Creation of Ridge Trail Extension

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Dear Planning Commission –

I am writing on behalf of the Bay Area Ridge Trail to encourage the Planning Commission to certify the staff recommended Southern Skyline Boulevard Ridge Trail Extension Project described in the Final EIR. None of the project alternatives achieve the stated project goals, nor the Ridge Trail mission to create a continuous trail, for all users, that encircles San Francisco Bay.

Public access to the outdoors is important to me and my community. I've been working in exploring the Ridge Trail in 2020 and 2021, and seeing our beautiful Bay Area has been a physical and mental boost. I look forward to exploring more areas that are currently not open to the public, and it is for that reason that I urge you to consider the Trail Extension Project

I support opening the southern Peninsula Watershed lands for more responsible and inclusive recreational use.

Sincerely,

Jennifer Keohane

Lafayette, CA 94549

Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Johnston, Timothy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Southern Skyline Ridge Trail
Date: Monday, April 26, 2021 8:30:54 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Andrea Wheeler <awheeler64@yahoo.com>
Sent: Friday, April 23, 2021 6:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Andrea Wheeler <awheeler64@yahoo.com>
Subject: Southern Skyline Ridge Trail

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Dear SFPUC Commissioners,

I am writing to support the proposed Southern Skyline Ridge Trail extension. The proposal addresses concerns about the sensitivity of the land but also helps the Bay Area achieve a monumental feat of building a continuous set of trails around the Bay Area. Please approve the plan.

Andrea Wheeler
1265 Kottenberg Ave.
San Jose CA 95125

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: BOS approved (Rental Registry) Housing Inventory on 12/1/2020
Date: Saturday, April 24, 2021 9:16:15 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: anastasia Yovanopoulos <shashacooks@yahoo.com>
Reply-To: anastasia Yovanopoulos <shashacooks@yahoo.com>
Date: Friday, April 23, 2021 at 12:29 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>
Cc: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Chion, Miriam (CPC)" <miriam.chion@sfgov.org>, Kimia Haddadan <kimia.haddadan@sfgov.org>, Shelley Caltagirone <shelley.caltagirone@sfgov.org>, "Leon-Farrera, Malena (CPC)" <malena.leon-farrera@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: FYI: BOS approved (Rental Registry) Housing Inventory on 12/1/2020

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Dear Planning Commissioners and Planning Director Hillis and staff,

A couple of Commissioners spoke passionately about the need for a "rental registry" in commenting at hearings yesterday

FYI: The Board of Supervisors passed a (rental Registry), dubbed "Housing Inventory" on December 1st 2020.

Anastasia Yovanopoulos
SF Tenants Union and REP Coalition member

"The Board of Supervisors voted unanimously to approve Supervisor Sandra Fewer's "Housing Inventory" legislation intended to help The City better enforce regulations protecting tenants and craft housing policies.

Fewer called the reporting "long overdue."

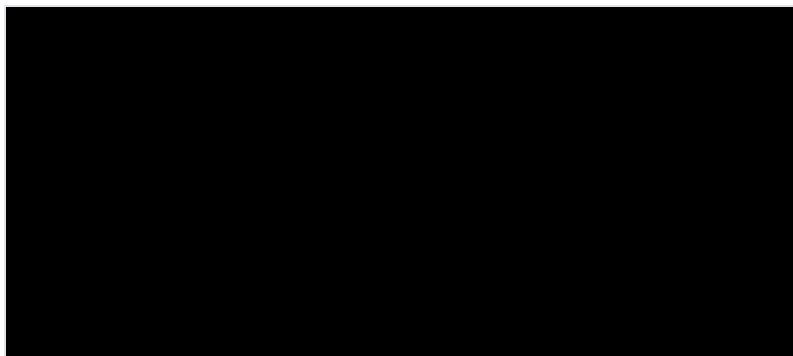
“By providing a more accurate picture of our rental housing stock in San Francisco, this Housing Inventory will help the Rent Board better do its job and will benefit The City as a whole,” she said.”

[Housing inventory wins unanimous approval from supervisors ...](#)

<https://www.sfexaminer.com/news/housing-inventor...>

Dec 1, 2020 — Landlords with 10 units or more must begin **reporting** the data to the Rent **Board** by July 1, 2022 and by March 1 in subsequent years. Those who own rental properties with under 10 units will first **report** the data by March 1, 2023. The requirement is expected to apply to approximately 233,518 units.

[Housing inventory wins unanimous approval from supervisors - The San Fra...Legislation will require landlords to register properties, report vacancies and rents](#)



Housing inventory wins unanimous approval from supervisors - The San Fra...

Legislation will require landlords to register properties, report vacancies and rents

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for April 29, 2021
Date: Friday, April 23, 2021 3:08:45 PM
Attachments: [20210429_cal.docx](#)
[20210429_cal.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20210429.xlsx](#)

Commissioners,
Attached are your Calendars for April 29, 2021.

I can guarantee it won't go as long as last night.

Cheers,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
Cc: [Nickolopoulos, Sheila \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Union Square BID supports the Small Business Recovery Act
Date: Thursday, April 22, 2021 8:09:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commission Affairs

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From: Karin Flood <Karin@unionsquarebid.com>
Sent: Thursday, April 22, 2021 3:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>
Subject: Union Square BID supports the Small Business Recovery Act

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

Dear Planning Commissioners:

The Union Square BID writes to express our support for the Small Business Recovery Act (SBRA) File Number 210285 introduced by Mayor Breed, which will help ensure our small business community is able to bounce back from the devastating impacts of the COVID-19 pandemic by making it easier to open and operate a small business, cutting bureaucracy, increasing flexibility, and encouraging more arts and culture partnerships.

The COVID-19 pandemic has worsened what was already a difficult landscape for San Francisco small businesses. In Union Square, small businesses from restaurants to retail to entertainment venues have had to remain closed, reduce operation, or in some cases close for good. **Retail stores along the Powell Street Corridor from Market to Geary once the busiest street for pedestrians in the City has almost completely shuttered.** Our neighborhoods, corridors, and the entire City benefit when our small businesses thrive, and that is exactly what the SBRA will help accomplish.

The SBRA tackles one of the most common issues raised by San Francisco's small business community, the burdensome and costly application and permitting process, by creating an

easier, more predictable, and less costly process, that will result in more businesses receiving their permits to operate in 30 days or less. It further reduces city bureaucracy by expediting the hearing process for some of San Francisco's hardest hit businesses. This will save small businesses thousands of dollars and months of time.

Further, the SBRA provides small businesses with more options to diversify or expand their revenue sources. By allowing for restaurants to host accessory catering uses, legalizing accessory dwelling units on the ground floor of commercial spaces, and simplifying outdated and unnecessary planning code definitions, the SBRA will help businesses adapt to changing times and markets, and will make our small businesses more resilient.

Finally, the SBRA supports San Francisco's arts, which we know is so much of what makes our City a cultural capital. Enabling more businesses to partner with local artists will both help artists by creating more job opportunities and will help businesses include more art and performances in their spaces and corridors. We also know that our entertainment venues have been particularly hard hit over the last year and the SBRA provides crucial protections for these spaces, making it easier to maintain these cultural institutions and economic drivers.

The Union Square BID's mission is to keep Union Square clean, safe and vibrant economically. **In order to bring the vacancy rate down in Union Square which may be hovering around 30% and has doubled during COVID we need to make it easier to sign up new tenants by streamlining the permitting process. We are proud to support this piece of common-sense legislation, which will benefit all sized businesses in Union Square and throughout all of San Francisco.**

Sincerely,

Karin

Karin Flood | Executive Director
Union Square Business Improvement District

Email: Karin@UnionSquareBID.com

Office: 415-781-7880 x102
323 Geary Street, Suite 203
San Francisco, CA 94102

Member Services: 415-781-4456 or CleanAndSafe@UnionSquareBID.com
Video Requests: Video.Request@UnionSquareBID.com

www.VisitUnionSquareSF.com



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission 4-22-21 - Agenda Items 8 & 9 2021-003010PRJ 2021-002933PCA
Date: Thursday, April 22, 2021 8:08:16 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Stephanie Peek <stephanie@stephaniepeek.com>
Sent: Thursday, April 22, 2021 1:21 PM
To: kcourtney@rhcasf.com
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Commissioner Theresa Imperial <TheresalImperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Director Rich Hillis <richhillissf@yahoo.com>; Jamie Cherry RHCA <jcherry@rhcasf.com>; Chris Bigelow <cgbigelow@gmail.com>; Robyn Tucker PANA <venturesv@aol.com>; Marlayne Morgan <Marlayne16@gmail.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Jerry Dratler <dratlerj@gmail.com>; Bruce Bowen <bruce.r.bowen@gmail.com>; Gary Weiss <garysfx@gmail.com>; Tes Welborn <tesw@aol.com>; brucew@hanc-sf.org; Katherine Petrin <petrinkatherine@gmail.com>; Kathy Howard <kathyhoward@earthlink.net>; George Wooding <gswooding@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Commission 4-22-21 - Agenda Items 8 & 9 2021-003010PRJ 2021-002933PCA

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Good afternoon Commissioners and Director Hillis,

I had planned to speak about Item 9 — asking you spend more time analyzing the details while keeping in mind that neighbors and mom and pop stores will be adversely impacted if you favor restaurants and bars.

But I may have a Zoom meeting conflict . So please consider my request along the same lines as well articulated email from The Russian Hill Association below.

Thank you,
Stephanie Peek
District 2

On Apr 22, 2021, at 1:02 PM, Kathleen Courtney <kcourtney@rhcasf.com>
wrote:

Commissioners and Director Hillis – attached and pasted below is the Russian Hill Community Association’s request that these two Agenda items be evaluated in terms of the potential detrimental impact they have on our neighborhoods and our City.

Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

April 22, 2021

President Joel Koppel and Members of the San Francisco Planning Commission

Re: Planning Commission April 22, 2021 – Agenda Items 8 & 9

2021-003010PRJ -TRANSITIONING THE SHARED SPACES TO A PERMANENT CITY PROGRAM

2021-002933PCA - SIMPLIFY RESTRICTIONS ON SMALL BUSINESSES

Dear Commissioner Koppel and Members of the Planning Commission:

The Russian Hill Community Association joins with our sister neighborhood and community associations in urging you to step back from acquiescing to a too simple presentation on Shared Spaces (Agenda #8) and approving a too broad change to the Planning Code (Agenda #9) without considering the ramifications.

Agenda 8: The Shared Spaces program has been beneficial to restauranteurs in our community during the pandemic and, with dining in and out of restaurants moving forward, to the emotional and mental health of their customers. HOWEVER, we are finding that the Shared Spaces program has had a negative impact on the book stores, hardware stores, antique dealers, clothing and sundry retailers in our neighborhoods whose signs have been obstructed and whose storefront parking places have been replaced with tables and chairs. The quality and quantity of Shared Spaces in a neighborhood requires further consideration and a comprehensive analysis of the impact on other small businesses.

Agenda 9: The simplistic title “Simplify Restrictions on Small Businesses” masks a hodgepodge of proposed changes to the Planning Code that pit businesses

against residents, favor the entertainment industry at the expense of neighbors and attempts to dismantle planning protocols that have permitted neighbors and neighborhood associations to raise questions and provide alternatives and options for consideration. Again, as one community that has dealt with “animal house” type roof deck parties, we are well aware of the disturbance such events can cause to nearby residents. At a minimum, we urge that the proposed changes be continued for further review of their ramifications and that each of the proposed items be addressed separately or bundled appropriately.

The Russian Hill Community Association respectfully requests that these two Agenda items be evaluated in terms of the potential detrimental impact they have on our neighborhoods and our City.

Kathleen Courtney
Chair, Housing and Zoning Committee
kcourtney@rhcasf.com

cc: Robyn Tucker, PANA; Jamie Cherry, RHCA, Marlayne Morgan, VNCNC; Ozzie Rohm, Jerry Dratler, RHCA Merchants; SFLUC Jonas Ionin, Commissions Secretary.

<PC 4-22-21 Agenda 8 & 9.pdf>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW CLIMATE COMMITMENTS AND ENVIRONMENTAL SUCCESSES
Date: Thursday, April 22, 2021 11:20:29 AM
Attachments: [04.22.21 Earth Day.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, April 22, 2021 at 11:18 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW CLIMATE COMMITMENTS AND ENVIRONMENTAL SUCCESSES

FOR IMMEDIATE RELEASE:

Thursday, April 22, 2021

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

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

MAYOR LONDON BREED ANNOUNCES NEW CLIMATE COMMITMENTS AND ENVIRONMENTAL SUCCESSES

San Francisco aims to become carbon neutral by 2045 and speeds up transition to 100% renewable electricity for all residential customers

Emissions reductions reach 41% below 1990 levels, six years ahead of schedule

San Francisco, CA — Mayor London N. Breed today announced San Francisco's newest environmental and climate change commitments, including an ambitious target for reducing greenhouse gas emissions and becoming a carbon neutral city in the next 24 years. Included in these commitments is moving up San Francisco's net-zero carbon goal by five years to 2045. This ambitious target is five years ahead of most net-zero goals under the Paris Climate Agreement and means the City must dramatically reduce greenhouse gas emissions across all sectors by 2045 in order to slow the threat of climate change.

Additionally, Mayor Breed announced the City is exceeding its key environmental goals. This includes:

- CleanPowerSF will provide all customers 100% renewable electricity by 2025, five years ahead the City's goal of 2030 and twenty years ahead of the State's goal of 2045.
- As of 2019, San Francisco's emissions have dropped to 41% below 1990 levels, which is six years ahead of the City's goal of reaching a 40% reduction by 2025.

These new announcements build on San Francisco's climate and environmental efforts to-date,

which have resulted in a significant reduction in San Francisco's greenhouse gas emissions. Mayor Breed made this announcement at Thrive City, the outdoor district surrounding Chase Center, which is San Francisco's newest Green Business, and she was joined by representatives from the San Francisco Public Utilities Commission (SFPUC), the San Francisco Department of the Environment, and Chase Center.

“Even with the challenges of the COVID-19 pandemic, San Francisco has continued to push ahead with our commitment to sustainable and innovative environmental policies that set a standard for the rest of the country. We're taking bold, aggressive action because our future depends on it,” said Mayor Breed. “The effects of climate change are impacting all of us—especially our most vulnerable communities. As we emerge from this pandemic, our climate goals will help us recover in a way that's even more resilient and equitable.”

In order to achieve the new goal of carbon neutrality by 2045, San Francisco will continue to take bold and aggressive action on a range of climate policies and programs. A significant reason for the City's success in reducing emissions is CleanPowerSF, the City's community choice energy program. To provide all of San Francisco with clean energy, CleanPowerSF has now procured enough clean energy to go 100% renewable by 2025. The transition to 100% renewable energy is five years ahead of CleanPowerSF's initial goal of 2030 and 20 years ahead of California's projected timeline.

“It is clear that CleanPowerSF is making a significant impact on our City's ability to meet and exceed our environmental sustainability goals,” said SFPUC Acting General Manager Michael Carlin. “Through our public power programs, we are powering San Francisco with local, cleaner and more renewable energy sources that also give our residents and businesses a chance to do their part to combat climate change. We will continue to grow San Francisco's public power programs with a focus on increased affordability, safety, reliability and accountability.”

CleanPowerSF serves about 380,000 customer accounts in San Francisco and currently offers two electricity products—Green and SuperGreen. The Green product provides a 50% renewable energy mix, while the SuperGreen offers 100% renewable energy at a cost of about \$3 extra a month for the average household. Because of CleanPowerSF's increased investment in renewable energy sources and successful procurement policies, San Francisco will be able to transition all 380,000 customers into 100% renewable energy plans at no extra cost.

The transition to renewable electricity has been pivotal to the City's efforts to reduce carbon emissions. As of 2019, San Francisco has reduced its emissions 41% below 1990 levels according to the latest data from the Department of Environment, exceeding its goal to reduce emissions 40% by 2025. This represents an 8% reduction from the previous year. In addition to CleanPowerSF, some of the other drivers of emission reductions include energy efficiency programs, green building codes, cleaner fuels, and the switch to renewable diesel. Once a new year begins, it takes a little over a year of data gathering and analysis to finalize that year's emissions. The City typically reports these results in April of each year.

“I'm proud of this City's substantial achievements in meeting our environmental goals early, thanks to the hard work of each and every resident, and to our innovative policies and programs,” said Debbie Raphael, Director of the San Francisco Department of the Environment. “Make no mistake, while we've made it this far, taking the step to further our goals five years sooner will require grit, ingenuity, innovation—all of the values that make San Francisco so great.”

Many of these new goals and the strategies to realize them will be codified in legislation that will update Chapter 9 of the City's Environmental Code. Mayor Breed and the San Francisco Department of the Environment will introduce this legislation at the Board of Supervisors in May. This summer, the Mayor will also release an updated Climate Action Plan for the City that encompasses strategies in six critical sectors that will meet the goals outlined in updated Chapter 9 Environmental Code. Notably, the legislation includes an ambitious new target to achieve carbon neutrality by 2045.

Environmental leadership in the private sector is also essential to the City's climate action strategies. Chase Center, home to the six-time NBA Champion Golden State Warriors, announced today that after a year of energy improvements and water conservation upgrades, they have been certified by the Department of the Environment as San Francisco's newest Green Business. Chase Center is the only NBA arena that is Green Business Certified in California.

"Focusing on sustainability has been at the core of everything we've done since the day we started development on Chase Center," said Chase Center General Manager Kim Stone. "Being located in one of the most environmentally-friendly cities in the world, we want to make sure we are doing our part to minimize our environmental impact and reduce our carbon footprint."

The San Francisco Green Business Program recognizes businesses, non-profit organizations, and institutions in the City and County of San Francisco that meet high environmental standards in energy use, energy efficiency, water conservation, and zero waste. To achieve this certification, Chase Center demonstrated a commitment to sustainable practices in numerous areas of its day-to-day business operations including water conservation, energy use reduction and waste diversion. Other notable Green Businesses include Oracle Park, Cal Academy of Science, and the Exploratorium.

In addition to the commitments announced today, San Francisco continues to make progress on other elements of its climate action plan, including reducing emissions from office buildings and homes, promoting transit, transitioning to zero-emission transportation, and eliminating waste.

About the SFPUC's Clean Energy Programs

Managed by the SFPUC, CleanPowerSF is the City's Community Choice Aggregation (CCA) program. Launched in 2016, it has a mission to provide San Francisco residents and businesses with clean, renewable electricity at competitive rates. CleanPowerSF now serves about 380,000 customer accounts in San Francisco.

Along with CleanPowerSF, the SFPUC operates Hetch Hetchy Power, which provides 100 percent greenhouse gas-free energy to public facilities such as City Hall, schools and libraries, San Francisco International Airport, some private commercial developments, and affordable housing. Collectively, the two systems meet over 70% of the electricity demand in San Francisco.

About the San Francisco Green Business Program

The San Francisco Green Business Program (SFGBP) is an assistance and recognition program, managed by the San Francisco Department of the Environment. The SFGBP provides access to free city services, resources, and rebates along with hands-on technical

assistance support to local businesses, encouraging businesses to take proactive actions to green their operations and activities.

To become recognized, businesses complete a set number of measures pertaining to their business practice in the areas of water conservation, energy efficiency, pollution prevention, environmental purchasing, and waste reduction. Some sample measures include adopting an environmental policy statement, setting up compost bins in kitchen areas, installing low flow toilets, retrofitting light fixtures, and using environmentally friendly cleaning products.

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