

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Changes to DR and CU Protocols - Minimize Citizen Participation
Date: Thursday, July 15, 2021 12:57:53 PM
Importance: High

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: Kathleen Courtney <kcourtney@xdm.com>
Sent: Thursday, July 15, 2021 12:49 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Director Rich Hillis <richhillissf@yahoo.com>; Jamie Cherry <jcherry@rhcasf.com>; John Borruso <borruso@mindspring.com>; Chris Bigelow <cgbigelow@gmail.com>; Tucker, Robyn <venturesv@icloud.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Proposed Changes to DR and CU Protocols - Minimize Citizen Participation
Importance: High

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President Koppel and Members of the Planning Commission –

The price of “efficiency” in the proposed changes to the Discretionary Review and Conditional Use protocols which will be reviewed today is the significant loss of the voice of concerned citizens and residents.

Citizens and residents who identify a concern, struggle to understand the steps necessary to bring it to the Planning Department and Planning Commission’s attention and then are left with minimized opportunities to

participate in the process.

The price of “efficiency” is a loss of citizen participation...and that is too high a price.

This is an issue that deserves further study and input from those affected – the residents of the City. We urge you to request further study by the Planning Department with consideration given to the comments of all.

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: San Francisco Planning Commission
Date: Thursday, July 15, 2021 11:38:37 AM

Commission Affairs

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From: Elizabeth Alvarado <alvarado.elizabeth56@gmail.com>
Sent: Thursday, July 15, 2021 11:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: San Francisco Planning Commission

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Dear SF Commissioners,

I am writing about the 3201 23rd St. property and its Dwelling units. Per ordinance 162-16 as stated in [Accessory Dwelling Unit Program per Ordinance 162-16 | Department of Building Inspection \(sfdbi.org\)](#): the ordinance “allow(s) underutilized areas such as parking, yards, storage, or boiler room space to be converted to new homes.”

My dad, Manuel Alvarado, and I are currently renting one of the parking spaces in the property. As of today, 6 out of 7 parking spaces are being utilized by tenants and manager. One of the parking spaces has been vacant for a little over a year. How is the property management informing their tenants about the vacant parking space?

Thank you for your time,

Elizabeth Alvarado
Alvarado.elizabeth56@gmail.com
www.linkedin.com/in/elizabeth-alvarado-41ab3a192/

From: [CPC-Commissions Secretary](#)
To: [Winslow, David \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: 4250 26th Street Sponsor Letter
Date: Thursday, July 15, 2021 8:53:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[4250 26th - Final Planning Commission Project Sponsor Letter w. Exhibits.pdf](#)

Commission Affairs

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From: Jody Knight <jknight@reubenlaw.com>
Sent: Wednesday, July 14, 2021 4:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 4250 26th Street Sponsor Letter

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Hi, our letter brief was not included in the Commission packet for tomorrow's hearing, so I wanted to submit it for the record. Please let me know if you have questions. Thank you!

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
Partner
Office: (415) 567-9000
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One Bush Street, Suite 600
San Francisco, CA 94104

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Oakland, CA 94607



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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Lynch, Laura \(CPC\)](#)
Subject: FW: Item 6: . 2021-004810CRV – COMMISSION RULES AND REGULATIONS
Date: Thursday, July 15, 2021 8:51:50 AM

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From: Karen Wood <karenmillerwood@gmail.com>
Sent: Wednesday, July 14, 2021 4:54 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Item 6: . 2021-004810CRV – COMMISSION RULES AND REGULATIONS

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Dear President Koppel, Vice President Moore, and Commissioners:

Among the goals of the Department’s Racial and Social Equity Vision is the achievement of “more inclusive community engagement.”

This is an important and timely goal. But it is difficult if not impossible to understand any way in which it is to be advanced by shrinking the speaking opportunities of Discretionary Review requestors at Commission hearings. To do so will undermine the credibility--and the utility to the community--of the entire Discretionary Review process and, sadly, of the Commission itself.

Sincerely,

Karen Wood
Zoning and Planning Committee, Miraloma Park Improvement Club (for identification Purposes only)

Miraloma Park
District 7

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Rules and Regs July 15th Hearing
Date: Thursday, July 15, 2021 8:51:24 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: SchuT <schuttishtr@sbcglobal.net>

Sent: Wednesday, July 14, 2021 6:08 PM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>

Subject: Rules and Regs July 15th Hearing

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Good evening, Commissioners and Staff.

Apologies for the late comments on this, but I just re-read the Draft changes and realized I mis-read them, particularly for Discretionary Review.

1. Non-Community Group DR Requestors, aka individual neighbors, only get three (3) minutes total. If this amount of time is approved please the reduce the filing fee to \$250.00 and put these individual Requests for DR at the front of the Agenda.
Or give these individual Requests for DR the same amount of time (five (5) minutes and two (2) minute rebuttal) as the Community Groups. (The ice-cream store debacle should not be used as an excuse to limit comments in Residential neighborhoods dealing with housing issues).
2. With regard to CUAs if the Project Sponsor only takes five (5)minutes to speak, then the Organized opposition is reduced to five minutes, not the ten (10) minutes the organized opposition

could have per the text. At least that is how it reads. That doesn't seem fair.
Organized opposition for CUAs should always have the ten (10) minutes.

3. There should be certainty for the public *in advance* of the hearing, allowing for three (3) minutes to comment (DR, CUA, General Public Comment, etc) and not blindside them with announcement of less time per the call of the chair at the start of hearing the item for the first time.

4. Although the pattern since the Remote hearings has been one (1) to two (2) minutes for any type of Public Comment, please allow three (3) minutes for the July 22nd hearing on the Large Residence Ordinance as this is a complicated and contentious issue....for everyone!

Thank you.

Georgia Schuttish

From: [CPC-Commissions Secretary](#)
Cc: [Gunther, Gretel \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave
Date: Thursday, July 15, 2021 8:51:10 AM
Attachments: [35 Belgrave.pdf](#)

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From: Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>
Sent: Thursday, July 15, 2021 8:47 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: FW: 35 Belgrave

Hi all,

Please see attached for a letter of opposition to the project at 35 Belgrave Avenue (2020-010109CUA) addressed to the Planning Commissioners from the resident of 190 Belgrave Ave (Paul Rotter). This item is scheduled for the today's CPC Hearing. Thank you,

Gretel "G.G." Gunther, Planner
Northwest Team, Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.5555 | www.sfplanning.org
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From: Paul <paul@belgravehouse.com>
Date: Wednesday, July 14, 2021 at 5:03 PM
To: "Gunther, Gretel (CPC)" <gretel.gunther@sfgov.org>
Subject: 35 Belgrave

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Gretel Gunther,

I am hoping that you will be able to distribute this document to the Commissioners before or during the hearing tomorrow, 7-15-21. Your help is noted.

Thank you.

Paul Rotter

paul@belgravehouse.com

190 Belgrave Avenue

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, July 14, 2021 4:10:30 PM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Kearney Coghlan <info@email.actionnetwork.org>
Reply-To: "kearney.coghlan@gmail.com" <kearney.coghlan@gmail.com>
Date: Wednesday, July 14, 2021 at 10:58 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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

Mr. Jonas Ionin,

I'm writing to express my support and enthusiasm for the new homes proposed at 1900 Diamond Street.

As a native San Franciscan, I have seen the ways that a lack of new housing and strict development codes have forced locals out as people with more money flood in. It doesn't have to be this way. I love my city, but I know that it needs to change and grow if we're going to address housing equity and displacement; I think this plan for new homes strikes an excellent balance!

Right now, the lot is vacant and on a steep hill, not being used effectively. I appreciate that this project is going to make efficient use of that space, without diminishing the plethora of open spaces available in this neighborhood. The new housing will also fit the neighborhood aesthetically, and bring more families into the community.

There needs to be more affordable housing in SF, and this kind of project represents a way to do that while maintaining the charming quality of these classic neighborhoods. For all the letters you get asking you to halt development, I wanted to provide a counter to that: I want to invite more people into my neighborhood, I want it to grow, I want there to be enough for us all.

Thank you for your time and I hope you'll share my enthusiasm for this new homes project!

Kearney Coghlan
kearney.coghlan@gmail.com

San Francisco, California 94114

|

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Rules 7/15 - REQUEST TESTIMONY but delay VOTE TO ADOPT
Date: Wednesday, July 14, 2021 4:09:17 PM

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From: Sue Hestor <hestor@earthlink.net>
Sent: Wednesday, July 14, 2021 3:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>
Cc: Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Theresa Imperial <theresa@bishopsf.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>
Subject: Planning Commission Rules 7/15 - REQUEST TESTIMONY but delay VOTE TO ADOPT

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At tomorrow's (7/15/21) Planning Commission meeting, the Commission will have its **first** opportunity to hear from the public on changes to its Rules developed by Planning staff. There has never been a meeting where the public and Commission can hear each other discuss this evolving proposal to make major amendments to your Rules..

I request that the Commission hear, discuss, but then delay a formal vote on adoption of these major changes in Commission Rules.

There have been three sets of proposed amendments, with both substantive and stylistic changes. There have been ZERO live meetings with staff or with Commission.

Amendments include **changes to time limits, when staff reports provided, contents of staff reports**, and major changes affecting **public participation** on projects. Emails have been submitted by various members of the public.

There is "**Recommendation**" - ADOPT AMENDMENTS

But there is *no proposed motion*. Just page after page showing language with changes of substance and stylistic amendments.

Proposed amendments include requirements for submittal **briefs for Discretionary Review** which are quite specific as to page layout - making it possible to understand any revised language.

In contrast, text of **THESE amendments to Commission Rules**, makes it extremely difficult to track any public or Commission discussion of amendments. Merely explaining the location of a revision, and the exact wording requested, could take more time than allowed to a public speaker.

How will any revision to the amendments be read back CLEARLY so that Commissioners and the public knows what revision is amended? (Speakers are not always audible for remote hearings.)

This is the **FIRST hearing** on proposed amendments. Please take public testimony. Then have a Commission discussion. Give direction to staff about which proposed amendments are acceptable, which are not, and which need changes.

THEN direct that the revisions be presented in written form - exact language for specific changes - AND PRESENTED IN WRITING TO THE PUBLIC at least 2 weeks before the continued hearing where the Commission can consider and VOTE.

Among other matters please specify exactly when these provisions of Amendments (e.g. time limits, written submissions) will take effect.

The public and the COMMISSIONERS deserve the opportunity to have information before them when a major amendment to Commission Rules is voted on.

Respectfully submitted,

Sue Hestor

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Updated Letter of Opposition CU 3832 18th St
Date: Wednesday, July 14, 2021 4:02:29 PM
Attachments: [image001.png](#)
[State Density Bonus project.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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From: Thanos Diacakis <thanos@diacakis.com>
Date: Wednesday, July 14, 2021 at 12:15 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>
Cc: "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>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>
Subject: Updated Letter of Opposition CU 3832 18th St

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

Dear Commission, President Koppel, Vice President Moore, and Commissioners,

The neighborhood concern regarding the 68-foot, 19-unit group housing project continues to grow. Attached is an updated map and list with additional neighbors opposed.

The developer has not conducted sufficient community outreach, has been unwilling to address the neighbors' concerns in any way, has not made any changes to the design to reduce light and air impacts on the existing neighbors, and the project does not meet the criteria the Planning Commission must consider when it considers whether Conditional Use Authorization should be granted.

For these reasons, we ask you either (1) adopt Conditions of Approval that will modify the project, while still maintaining the 19 units, as we requested in our letter of July 7 (page 89 of your packet), or

(2) require the developer to conduct meaningful community outreach and come back to you at a future date with a revised design that preserves our light and air.

Respectfully,

Thanos Diacakis

On Jul 7, 2021, at 8:29 PM, Thanos Diacakis <thanos@diacakis.com> wrote:

Dear Planning Commission President Koppel, Vice President Moore, and Commissioners,

Please find attached a letter opposing the current design for the proposed development that is coming before you next week at 3832 18th St.

Due to the substantial adverse impacts that the project would have on the neighbors, we ask that you deny the Conditional Use Authorization to demolish the existing home and modify or deny the project as proposed for the reasons stated in our attached letter.

Thank you.

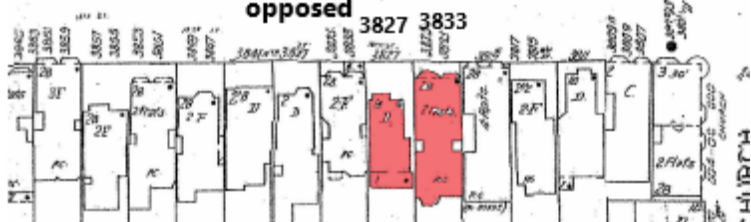
Athanassios Diacakis & neighbors

<2021-07-07 3832 Opposition - Diacakis et al.pdf>



18TH ST. 64' wide.

Red shaded area: Lots with neighbors on the block or across the street actively opposed



From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Vaccination Status
Date: Wednesday, July 14, 2021 3:58:57 PM

Commissioners,

Please be advised that the City now requires all employees to submit their vaccination status. As an Officer of the City & County, that includes you.

You must log-in to the employee portal, here:

[Login \(sfgov.org\)](#)

You will need to upload a copy of your vaccination card.

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: Thomas DiSanto <thomas.disanto@sfgov.org>

Date: Wednesday, July 14, 2021 at 1:01 PM

To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>

Subject: Vaccination Status

Hi Jonas,

Following up AnMarie's email. Here's the list for Commission Affairs who haven't reported their vaccination status. I guess for the Commissioners you could make an announcement to them that they're supposed to report their status or however you want to handle it.

CPC Commission Affairs	184449	Katherine (Kate)	Black	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	205181	Deland	Chan	0116	Brd Comm Mbr, M=\$300/Mtg.	Required To Mask
CPC Commission Affairs	153703	Laura	Dito	5298	Planner 3-Environmental Review	Required To Mask
CPC Commission Affairs	200715	Christopher	Foley	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	203313	Maria Theresa	Imperial	0116	Brd Comm Mbr, M=\$300/Mtg.	Required To Mask
CPC Commission Affairs	017449	Jonas	Ionin	0931	Manager III	Required To Mask
CPC Commission Affairs	063097	Richard	Johns	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	176038	Joel	Koppel	0116	Brd Comm Mbr, M=\$300/Mtg.	Required To Mask
CPC Commission Affairs	057745	Diane Miyeko	Matsuda	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	047065	Kathrin	Moore	0116	Brd Comm Mbr, M=\$300/Mtg.	Required To Mask
CPC Commission Affairs	209994	Ruchira	Nageswaran	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	159385	Jonathan	Pearlman	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	176863	Lydia	So	0112	BdComm Mbr, Grp3 M=\$50/Mtg	Required To Mask
CPC Commission Affairs	174450	Rachael	Tanner	0116	Brd Comm Mbr, M=\$300/Mtg.	Required To Mask

Thomas DiSanto

Director, Administration

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: FW: Status of 1525 Pine Street. See my comments from June 22 that follow.
Date: Wednesday, July 14, 2021 3:55:16 PM

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
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From: Linda <licwa@yahoo.com>
Date: Wednesday, July 14, 2021 at 1:33 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Fw: Status of 1525 Pine Street. See my comments from June 22 that follow.

Could you please forward for the commissioners' attention the correspondence wherein I followed up (twice) by email, after weeks of seeking information from the same planner-- whose phone number, published for 1525 Pine, did not accept messages?.

I am grateful for previous responses of both you and the Director to communications failures. Do my requests below-- forward public comments from the file; call my cell phone 516-5063-- seem so obscure that the only response available was soliciting clarification from me, and delegating a records request to the Secretary?

Linda Chapman
415-516-5063

[Department Response]
Friday 9 July 2021

I did not see your reply—I'm sorry that technology is not helping things (or perhaps it's me). I called the number on your original email, I will call this cell. Can you confirm that the area code is 415?

My apologies for the misconnections. We have been working from home for the most part. There have been robocalls filling my voicemail and getting it fixed has been problematic.

Michael Li and myself compiled all the correspondence and gave to the Commission secretary's office. I will follow up with them to make sure they send the files to you.

Can you let me know your availability on Monday?

Claudine

sent from my iPhone

----- Forwarded Message -----

From: Linda <licwa@yahoo.com>
To: Hillis Rich (CPC) <rich.hillis@sfgov.org>
Sent: Friday, July 9, 2021, 05:33:04 PM PDT
Subject: Fw: Status of 1525 Pine Street. See my comments from June 22 that follow.

I would appreciate your asking this planner to at least read the emails that are not easy for me to write-- so I can get a response to months of fruitless requests.

Linda Chapman

----- Forwarded Message -----

From: Linda <licwa@yahoo.com>
To: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Cc: Hillis Rich (CPC) <rich.hillis@sfgov.org>; Jonas Ionin <jonas.ionin@sfgov.org>
Sent: Thursday, July 8, 2021, 11:16:24 PM PDT
Subject: Re: Status of 1525 Pine Street. See my comments from June 22 that follow.

Thank you for the response.

My Friday morning looks free-- and the cell number usually will record a clear message: **516 5063**.

I look forward to updates on historic preservation issues, and the projected CU hearing.

The phone number I called for 1525 Pine was published as yours.
Writing emails poses a problem while USF (my technology resource) is closed.

Where are the letters of comment I tried to see for months?

Did the sponsor succeed in extracting a second support letter from the permit expeditors styling themselves Lower Polk Neighbors, after leaders gave two meetings entirely to arguments about project changes, required additional payment, announced their intent to decide LPN recommendation in private?

Absent contacts from the file that are public information, I am about to begin ringing random doorbells at The Austen.

I have not been back to 1545 Pine since my passage was defeated by local wind impact at the highrise that was approved for a block zoned as 65 feet, and notorious for high winds. Previously, travel to Van Ness along the south sidewalk of Pine Street could be considered when winds near the hotel make the north sidewalk problematic.

Significant emotional impact follows prolonged struggles to maintain ones footing while winds threaten to knock you from your feet.

My retreat toward Polk Street was not quickly accomplished-- as I tried to control a wheeled cart, find handholds on a building, and guess the risks of moving, unsupported, during unpredictable moments when intense gusts look like subsiding.

My protracted maneuvers near the Austen were so unnerving that I continued to feel insecure that afternoon while taking alternative routes to and from Van Ness. along Bush Street and our

alleys. Still shaken, I halted many times to assess prospects for finding support and avoiding gusts from the west wind flowing past buildings-- especially around the taller new buildings. While shopping on Polk Street was not a problem, adverse conditions around 1545 Pine scotched my plan to stop in at Grubstake.

Linda Chapman

On Thursday, July 8, 2021, 02:05:28 PM PDT, Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org> wrote:

Hi Linda,

After the hearing today I did a search in my email, while I had received Michael's email to you, my spam filter moved your email message to my junk folder.

My apologies for the delay in my responding. Additionally, the former planner on this project is no longer with the city, I've taken the project on.

Can you let me know when you are free for a call?

Sincerely,

Claudine

Claudine Asbagh, Principal Planner

Northeast Quadrant/Current Planning

San Francisco Planning

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

Direct: 628.652.7329 | www.sfplanning.org

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From: Linda <licwa@yahoo.com>

Sent: Tuesday, June 22, 2021 8:52 PM

To: Li, Michael (CPC) <michael.j.li@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Subject: Re: Status of 1525 Pine Street

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Mr Li,
Thank you for providing a hearing date I did not find.

Maybe the planner I phoned will be able to provide more information.

That phone number, I reported to commissioners, did not take calls, or accept messages.

For your information regarding environmental appeal-- inasmuch as technical problems defeated my testimony at the May hearing:

1. Wind impacts defeated my attempt to walk to Van Ness using Pine (my cross street), when I passed Grubsake only to walk into an impassible wall of wind, by The Austen.

Where the Department allowed highrise construction-- in the area that was established for 65 foot height limits by the 1979 map representing the BOS approved Nob Hill Neighbors and NCD rezoning plans-- it now is more difficult, sometimes impossible or hazardous for pedestrians to navigate sidewalks between Polk and Van Ness.

The afternoon I set out for Van Ness (with the idea of stopping at Grubstake on my return trip) was a far cry from the high wind conditions we often experience. Walking from Larkin, and even along Polk, I experienced wind flurries and gusts typical for breezy afternoons.

I wonder how Austen residents manage to enter their home on windy days-- even if NO development at 1525 Pine adds tall surfaces to catch more wind currents like those deflected to sidewalks by the high rise hotel and The Austen (both exceeding current height limits).

Can the Department require modifications at The Austen to reduce impact of that (unlawfully approved) structure on the pedestrian environment?

Before the Department approved projects exceeding 65 feet EAST of Van Ness, it was well known that wind from the hotel posed significant problems for pedestrian travel along California and especially Pine Streets.

I stopped crossing Van Ness at Pine to reach my bus stop on windy days-- after being trapped on the median, with nothing to cling to, fearing for my life.

I suppose the highrise built on the southwest corner may exacerbate notorious wind impacts from the hotel.

Now I find cumulative impacts from the hotel, The Austen, and likely Pine Towers, prevent me from using my cross street even to reach the EAST side of Van Ness.

I had to retreat to Polk Street, pressing my body against building walls till I was by Grubstake, clinging to whatever hand holds I could find to avoid being upset onto the pavement.

I was terrified-- after previous experience of being blown across a sidewalk, down into the street, where by good fortune no car ran over me before two men picked me up.

I was then unable to pass through that wind tunnel, until the two men walked me past it, holding me at each side.

The wind wall at The Austen was a like experience-- in that I could not exert the force to press my body past it.

I was saved from falling during my retreat by gradual maneuvers from one hand hold to the next.

No pedestrians are safe with conditions that highrises created for Nob Hill-- let alone the neighborhood's large population of older residents, or people with disabilities.

2. Why were false zoning maps still in a file I saw after it was presented with analysis as a basis for decisions?

3. Why is the obvious candidate for city landmark designation not considered-- apart from contributing to an historic district?

Is a written report available yet about the proposed historic district?

Where can one find the developer commissioned report denying historic significance?

Was there an action to consider historic preservation that I should look for?

There are no barriers to retaining this unique historic restaurant intact-- except that condo developers saw a tear-down. There is even vacant land for expanding the food operation.

Arguments as to why a restaurant can't function as it functioned for decades were advanced by sponsors at meetings I attended-- all unreasonable or false.

Let alone mitigations promised-- they will save business signs and serve the same menu (i.e., offer hamburgers).

Where are all those letters and comments that commissioners and the public need to see?

Please email copies-- as I don't see them online.

I am aware the sponsor paid good money for the architects, bars and other business owners represented as "Lower Polk Neighbors" to claim the project has support in the community (which would mean the residents of Nob Hill and our NCD).

I wonder whether the sponsor finally agreed to pay a surcharge demanded to get a letter to support project changes because of significant opposition voiced at LPN meetings. \$40,000 was mentioned.

Linda Chapman

1316 Larkin St

628- 867- 4005 land line (while cell is unavailable) does not record very good messages.

On Tuesday, June 22, 2021, 01:32:02 PM PDT, Li, Michael (CPC) <michael.j.li@sfgov.org> wrote:

Hi Linda.

For the latest status update on 1525 Pine Street, please contact Claudine Asbagh at 628-652-7329 or claudine.asbagh@sfgov.org. Claudine is reviewing the applications for the conditional use authorization and the state density bonus. On June 17, both items were continued to the hearing on July 22.

My involvement, which was limited to the environmental review, has concluded. On May 6, the Planning Commission rejected the neighbors' appeal and upheld the CEQA document.

As you requested, we're compiling the letters of support and opposition. Those will be sent to you via email.

Thank you.

Michael Li, Senior Environmental Planner

Environmental Planning Division

San Francisco Planning

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

Direct: 628.652.7538 | www.sfplanning.org

[San Francisco Property Information Map](#)

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: 3832 18th st
Date: Wednesday, July 14, 2021 3:48:36 PM
Attachments: [Comments from Robin Lewis ad Paul Reeberg for 3832 18th st.doc](#)

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: "littlethings_sf@netzero.net" <littlethings_sf@netzero.net>

Date: Wednesday, July 14, 2021 at 2:54 PM

To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>

Subject: 3832 18th st

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

Hello Jonas, We have attached our initial letter of comment about this proposal. Perhaps some of these concerns will be addressed at the meeting. One question is why a structure detrimental to so many should get a density bonus when an alternative proposal that offers a similar number of units with a two story shorter profile has been proposed. From what I understand the developers have shown no flexibility in their design despite the difficulties it proposes for their neighbors. Please consider the possibility of a neighborhood win win situation.

Thank you,
Paul Reeberg
Robin lewis

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- [For Dad Who Looked for Son 24 Years, a Happy Ending](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Project at 35 Belgrave Ave.
Date: Wednesday, July 14, 2021 2:33:02 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: elinor diamond <elinorjdiamond@gmail.com>
Sent: Wednesday, July 14, 2021 1:56 PM
To: 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>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>
Subject: Support for Project at 35 Belgrave Ave.

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

Happy Wednesday all!

My family and I wanted to pass along our support for Adam Forste and Evelyne Aikman's project at 35 Belgrave Ave. We sent the attached email prior to the hearing last week, but thought it may help to send to all of you as well.

Thank you all so much for your work!
Very best -
The Diamond Family

To whom it may concern;

Elinor and Andrew Diamond here. We're writing to voice our support for the new project at 35 Belgrave Ave.

As residents of 140 Belgrave, we're very excited to see 35 Belgrave finally turn from an abandoned construction site into a vibrant home.

As personal friends of the owners/soon-to-be occupants, we're confident not only that the home will be tasteful and lovely, but that the new owners/residents will contribute greatly to the fiber that makes San Francisco unique and fantastic.

They are friendly, interesting, generous, and involved people, who above all, value relationships and lives lived wholeheartedly. We can write with confidence that their new home and personal presence will be a warm and welcoming addition to the neighborhood and we couldn't be more excited for Belgrave and it's future.

Very best and thank you for your time,
Elinor and Andrew Diamond
(Tycho, 10, and Cosmo, 9, too!)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1001 Minnesota Street- Updated Land Use Table (2021-002259CUA)
Date: Wednesday, July 14, 2021 2:31:44 PM
Attachments: [Land Use- 1001 Minnesota Street- RTFReport \(4\).pdf](#)

Commission Affairs

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From: Wu, Elton (CPC) <elton.wu@sfgov.org>
Sent: Wednesday, July 14, 2021 1:11 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 1001 Minnesota Street- Updated Land Use Table (2021-002259CUA)

Hello Commissioners,

I was reviewing the staff packet and I have attached a revised Land Use table to this email. There is no net new Retail/Commercial Space for 1001 Minnesota (2021-002259CUA). Please let me know if you have any questions. 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: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW:
Date: Wednesday, July 14, 2021 1:50:42 PM

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: Sue C <loissue.chou@gmail.com>
Sent: Wednesday, July 14, 2021 12:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>
Cc: Sue C <loissue.chou@gmail.com>
Subject:

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

Date: Wed, 14 Jul 2021
Subject: 1500-1528 15th Street
Honorable Planning Commission,

I object strongly to the residential density on this site and object to the exception to the height of the building. I am concerned that there is no accommodation for automobile parking.

At the same time I appreciate your diligence in communication on this matter. I received the Notice of Public Hearing on a timely basis as well as a return phone call from Esmeralda Jardines. She assisted me in a very clear professional manner. Thank you all for your hard work and commitment to our city of San Francisco.

Sincerely,
L. Sue Chou

1515 15th Street #404

650 917-1513

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave Avenue CUA # 2020010109
Date: Wednesday, July 14, 2021 1:34:29 PM
Attachments: [Presentation 24.pdf](#)

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: SchuT <schuttishtr@sbcglobal.net>

Sent: Wednesday, July 14, 2021 7:56 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>

Cc: Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>

Subject: 35 Belgrave Avenue CUA # 2020010109

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Dear Commissioners,

This project is really the second Demolition of the structure at this site within the past several years.

The first was the "Demo" of the 1941 home, apparently approved under various Alteration Permits.

There are no published Demo Calcs for the first "Demo" of this project, that is now a \$7.4 Million

tear down.

The existing/current structure should have had Demo Calcs as part of the review process from 2013 thru 2016.

The only set of plans for this existing/current structure uploaded to the SFPIM are for the 2017 Variance.

Here is a link to the original 2013 Site Permit #201312275170 issued in 2016 for the existing/current project:

<https://dbiweb02.sfgov.org/dbipts/default.aspx?page=PermitDetails>

Here is a guide to the attached pdf:

1. Redfin Ad of existing/current building for sale at \$7.4 million in January 2020; photos from the Commission packet of the 1941 house and an overhead view of the existing/current house.
2. Sales price history from Redfin Ad: 2020 sale @\$7.4 M and 2018 sale @\$3.6 M.
3. Assessor's Report from SFPIM shows legal square footage.
4. Screenshot of DBI Site Permit Addenda for existing/current project.
5. Screenshot of Site Permit Application for existing/current project.
6. " " " " " "
7. " " " " " "
8. " " " " " "
9. Screenshot of existing/current project of "Planning Applications" from SFPIM in 2014/2015.

Thank you.

Georgia Schuttish

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY PARTNERS LAUNCH SHINE ON SF RECOVERY INITIATIVE
Date: Wednesday, July 14, 2021 12:08:38 PM
Attachments: [07.14.2021 Shine On SF.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, July 14, 2021 at 12:02 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY PARTNERS LAUNCH SHINE ON SF RECOVERY INITIATIVE

FOR IMMEDIATE RELEASE:
Wednesday, July 14, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED AND COMMUNITY PARTNERS
LAUNCH SHINE ON SF RECOVERY INITIATIVE**

Broad citywide partnership kicks off multi-year effort to reignite civic pride, foster civic engagement, and improve the conditions of streets and public spaces

San Francisco, CA — Today, Mayor London N. Breed and a diverse group of civic, business and community leaders launched Shine On SF, a new recovery initiative designed to reignite civic pride and improve the conditions of San Francisco's streets and public spaces. Shine On SF will build on the care San Franciscans from all walks of life have for their neighborhoods, inspiring a renewed culture of pride across the City and motivating and empowering the next generation of caretakers. Shine On SF aims to support immediate and long-term cleaning improvements and systems changes while also bringing together residents to care for city streets and public spaces, producing a visible change over the next three years.

Shine On SF is championed by the Shine On SF Partnership, a new coalition of public and private partners representing more than 40 small and large businesses, neighborhood groups, the tourism sector, community benefits districts, nonprofit workforce development organizations, and arts institutions, together with the City and County of San Francisco. For more information, visit shineonsf.org.

“San Franciscans care deeply about our City—for its unique beauty, culture, diversity and its neighborhoods,” said Mayor Breed. “During this pandemic, we showed what we can do when

we come together to protect and care for one another, and we need to carry that spirit forward to care for our City. Clean sidewalks and beautiful public spaces are essential to public health, community, and economic viability. They are a matter of equity that every resident and visitor should enjoy. We are launching Shine On SF to do more to keep San Francisco clean, celebrate all those who take care of our City every day, and inspire everyone to do their part to make this City shine.”

The initiative is composed of two main components: creating civic engagement opportunities for San Franciscans to volunteer and directly contribute to creating a cleaner and more cared-for city; and expanding and improving the City’s cleaning and beautification programs through immediate investments and long-term systemic changes. Funding and staff time are being provided by both private and public partners.

Civic Engagement: Rallying a City of Caretakers

Shine On SF calls on people to get involved. The Shine On SF website connects people and groups with opportunities to volunteer in neighborhood clean ups, gardening projects, and public space activation and beautification projects throughout the City. Shine On SF will match volunteers with real needs generated by community-based groups and City agencies. Educational efforts will encourage businesses, property owners, and the general public to use 311 and care for their own spaces. People can sign up for these volunteer opportunities at shineonsf.org/get-involved.

Shine On SF’s first public space activation project, Golden Trees, is designed to remind people what they love about San Francisco. Each weekend from June 26 through August 15, trees in colorful planters will be displayed at pop-up activations in 16 public spaces throughout the City, including community-owned spaces and Recreation and Park locations. People will be invited to decorate the trees with golden cards featuring their personal responses to the prompt, “What makes San Francisco shine?” Intended to reconnect neighbors with each other and showcase the unique outdoor spaces that provided hope and positivity for many throughout the pandemic, the project will culminate in a citywide participatory art installation during the holidays.

“Clean and cared for streets and public spaces are key to public confidence, and to our civic and economic recovery,” said Joe D’Alessandro, President & CEO of SF Travel. “We want San Francisco to tell a story to our visitors and residents alike about our unified commitment and enthusiasm to making our city the best it can be.”

Improved City Cleaning: Making San Francisco Shine

Shine On SF is also about making immediate investments and long-term systemic changes to clean up and beautify San Francisco. Through this upcoming budget, Mayor Breed is committing \$96.2 million to support these efforts that cover San Francisco. Additional new cleaning efforts funded in the City’s budget include:

- **Expanding the City’s CleanCorridorsSF program:** Launched during the COVID pandemic, CleanCorridorsSF deploys a large contingent of San Francisco Public Works street cleaners to a different neighborhood commercial district one day each week to power wash and sweep the sidewalks, flush down the roadway and wipe out graffiti—a coordinated deep-cleaning blitz resulting in noticeable improvements to the cleanliness of the targeted area. New funding will make this pilot program permanent and double the existing service.
- **Expanding the Community Youth Center (CYC) Power Wash Mobile Team:** a new

program that employs immigrants with barriers to employment in steam cleaning commercial corridors, the CYC Power Wash Mobile Team will provide new monthly cleaning in additional commercial corridors throughout the Bayview, Visitacion Valley, the Richmond, the Sunset, the Excelsior, the Mission and the Fillmore, as well as continued cleaning in Chinatown where the program began as a pilot. Power washing will begin in August 2021.

Additionally, the Shine On SF Partnership is pursuing two cleaning infrastructure and services systems changes, including:

- **Making the 311 system more efficient and responsive to residents.** New funding in the budget will help city agency workers and community benefit district cleaners respond more efficiently to 311 requests and close out requests with images so users can see they've been completed.
- **Undergoing a comprehensive city trash can replacement effort.** Shine On SF will engage cross-sector partners to enhance Public Works' Trash Receptacle Replacement program, which will be implemented over the next three years. City trash cans will be replaced with new cans that prevent overflow from wind and tampering. Shine On SF will support the design process while also engaging experts to advise on receptacle placement and frequency of trash removal service of public cans to better improve cleanliness across the entire city.

The above city funding is separate from the funding for community benefit districts, which leverage funds collected by a special assessment from neighborhood property owners to provide services including street cleaning, trash collection, and neighborhood ambassadors and guides.

“We are already seeing real world results from this partnership between the City and the community,” said Simon Bertrang, Executive Director of the Tenderloin Community Benefit District. “Shine On connects all of the Community Benefit Districts and the neighborhoods we serve with non-profits, private citizens and the City to harness the power of collective action.”

“We as San Franciscans are not powerless to help affect change and make a difference,” said Vince Yuen, Founder of Refuse Refuse, “It’s about each person being committed and taking a small action which collectively has a big impact. I’m proud to be part of the Shine On SF movement that brings San Franciscans together and empowers them to get involved and keep our city beautiful.”

Below is a full list of partners for the Shine On SF Partnership. For more information, visit shineonsf.org.

- 311
- African American Art & Culture Complex
- American Conservatory Theatre
- Art for Civil Discourse, Paint the Void
- AT&T
- Bedford Grove
- Block by Block
- BOMA SF

- BUILDING 180, Paint the Void
- Clorox
- Coffee and Cream Press
- Committee On Jobs
- Community Benefit District Consortium
- Downtown Community Benefit District
- Dropbox
- East Cut Community Benefit District
- En2Action
- Facebook
- Fisherman's Wharf CBD
- Golden Gate Restaurant Association
- Hospital Council Northern & Central California
- Hotel Council of San Francisco
- Illuminate
- Make it Mariko
- Mekanism
- NextDoor
- Office of Economic and Workforce Development
- Office of Assessor-Recorder
- Office of the City Administrator
- Recology
- Refuse Refuse SF
- San Francisco Chamber of Commerce
- San Francisco Council of District Merchants Associations
- San Francisco Department of Environment
- San Francisco Public Works
- San Francisco Parks Alliance
- San Francisco Planning Department
- San Francisco Recreation and Parks Department
- SF Travel
- SF.Citi
- SFEtsy
- SOMA West CBD
- SPUR
- Stamen Design
- SWA Group
- Tenderloin Community Benefit District
- TogetherSF
- Urban Alchemy
- Webcor
- YBCA
- Youth Speaks

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Hooray for more Housing new homes at 1900 Diamond Street
Date: Wednesday, July 14, 2021 10:35:31 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Cynthia Gregory <info@email.actionnetwork.org>
Reply-To: "cynthia.e.gregory@gmail.com" <cynthia.e.gregory@gmail.com>
Date: Wednesday, July 14, 2021 at 10:34 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Hooray for more Housing new homes at 1900 Diamond Street

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

Mr. Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only $\frac{3}{4}$ mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: 11 affordable homes will be created (31% of all new homes) with the

\$2.8M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Cynthia Gregory
cynthia.e.gregory@gmail.com

San Francisco, California 94131

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY APPROVES PERMANENT SHARED SPACES LEGISLATION INTRODUCED BY MAYOR LONDON BREED
Date: Wednesday, July 14, 2021 8:06:34 AM
Attachments: [07.13.2021 Shared Spaces.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, July 13, 2021 at 5:39 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY APPROVES PERMANENT SHARED SPACES LEGISLATION INTRODUCED BY MAYOR LONDON BREED

FOR IMMEDIATE RELEASE:
Tuesday, July 13, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES
PERMANENT SHARED SPACES LEGISLATION
INTRODUCED BY MAYOR LONDON BREED**

Successful outdoor dining and retail program will continue beyond the COVID-19 pandemic, making permanent changes to streamline curbside, sidewalk, roadway, and other permitting processes for San Francisco businesses and organizations

San Francisco, CA — The Board of Supervisors today unanimously passed legislation introduced by Mayor London N. Breed to make the Shared Spaces program permanent in San Francisco. The program will provide a streamlined permit process for San Francisco businesses, arts and culture organizations, and others to use curbside, sidewalk, full-street spaces, and open lots for local business activities. The legislation was co-sponsored by Supervisors Ahsha Safai, Rafael Mandelman, Catherine Stefani, and Matt Haney.

“Shared Spaces brought back life and excitement to our neighborhoods during an incredibly challenging time. It has been wonderful to see friends and families enjoying their community and supporting their local businesses,” said Mayor Breed. “By taking the necessary steps to make Shared Spaces permanent, we are providing another lifeline for local businesses to thrive and creating a clear path forward towards rebuilding our economy as San Francisco recovers from COVID-19.”

In March 2020, as San Francisco began to reopen following the initial Stay at Home Order, Mayor Breed announced the creation of the Shared Spaces program to help neighborhoods and businesses by providing additional public space to support local business activities. The Shared Spaces program was envisioned by the City's Economic Recovery Task Force, with Mayor Breed convened, as a way to support businesses as they adapted to COVID-19 and needed to move more business operations outdoors. Throughout the summer, the Shared Spaces program enabled businesses to offer safer, outdoor commercial uses. In October 2020, following the recommendations of the Economic Recovery Task Force, Mayor Breed announced that the City would make elements of the Shared Spaces program permanent beyond the pandemic.

The permanent program enables businesses to apply for a Shared Spaces permit on a sidewalk, in a curbside lane, roadway, private property, or pop-up entertainment through a single easy-to-use application portal. To make this program more sustainable in the long-term and to better support sponsors upfront with design quality, accessibility, and safety, the City will require approvals from City agencies within 30 days of businesses submitting an application, aligning with requirements under Proposition H passed by the voters in November 2020. The permanent Shared Spaces program includes clearer public engagement protocols, so neighboring businesses and residents have a say in how the streets and sidewalks are used in the long term. The Shared Spaces program will defer the collection of permit fees until June 2022.

The program will gradually start rebalancing curb uses as transportation needs increase along with a recovering economy by incentivizing movable parklets and promoting space sharing and turnover amongst merchants on city blocks. Lastly, the City will provide coordinated enforcement for Shared Spaces to make compliance easier for businesses.

For more details on the permanent Shared Spaces program, go to: sf.gov/shared-spaces-future.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project Address 3832 18th Street, San Francisco, CA
Date: Wednesday, July 14, 2021 7:55:56 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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Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: lighthouse4388-waves@yahoo.com <lighthouse4388-waves@yahoo.com>
Sent: Tuesday, July 13, 2021 10:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Project Address 3832 18th Street, San Francisco, CA

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

Dear Jeffrey Horn and the SF Planning Commission,

RE: Project Address 3832 18th Street, San Francisco, CA (Record No. 2020-001610CUA/SHD)

We're writing to strongly oppose the project planned for 3832 18th Street where a Group Housing Residential Project would replace a one-story house with a six-story 19-unit Group Housing residential project. We live on the block where this is proposed. All of our neighbors that we've spoken to are in agreement this project is inappropriate.

We're horrified about the prospect of such a huge building dwarfing the other houses next door to it, as well as our smaller homes across 18th Street on the South side of the street. It would stick out like a sore thumb and make the smaller houses next to such an atrocity - blocking light and towering over the houses - unbearable to live next door.

Based on the noise we already have outside Mission Terrace Senior Housing (3850 18th St), from the senior residence's staff two doors down to the West from that address, we can't imagine the type of noise all those additional 19-40+ Group Housing residents and staff would bring to our street. We already have music blaring,

cars idling, cars and people blocking traffic and staff and their friends hanging out and yelling at all hours right on the sidewalk and in the street in front of that building two doors down. The additional noise and traffic from the 19-unit Group Housing are not welcome on the street and would certainly be an intrusion for all of us, our household members included, who work from home during the day and need to be able to sleep at night. These are reasonable expectations.

We moved to this neighborhood and bought our property to enjoy our residence in peace and relative quiet, not to be disrupted by a huge complex. This will definitely bring the value of the street and our property down. We're the ones paying property taxes and keeping the city afloat. We hope you will respect our voices.

Thank you.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 13, 2021 3:44:40 PM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Paul Kim <info@email.actionnetwork.org>
Reply-To: "paul.kim89+hac@gmail.com" <paul.kim89+hac@gmail.com>
Date: Tuesday, July 13, 2021 at 3:38 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only $\frac{3}{4}$ mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: 11 affordable homes will be created (31% of all new homes) with the

\$2.8M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Paul Kim
paul.kim89+hac@gmail.com

San Francisco, California 94110

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 13, 2021 3:30:29 PM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Joshua Kehl <joshua.kehl@gouldevans.com>
Reply-To: Joshua Kehl <joshua.kehl@gouldevans.com>
Date: Tuesday, July 13, 2021 at 3:01 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Joshua Kehl
joshua.kehl@gouldevans.com

San Francisco, California 94103

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 13, 2021 2:38:49 PM

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

From: Erik Shilts <erik.shilts@hey.com>
Reply-To: "erik.shilts@hey.com" <erik.shilts@hey.com>
Date: Tuesday, July 13, 2021 at 10:32 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Erik Shilts
erik.shilts@hey.com

San Francisco, California 94131

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: A BIG YES to housing at 1900 Diamond Street!
Date: Tuesday, July 13, 2021 2:37:44 PM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Kristen Hall <info@email.actionnetwork.org>
Reply-To: "kristen.e.hall@gmail.com" <kristen.e.hall@gmail.com>
Date: Tuesday, July 13, 2021 at 1:39 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: A BIG YES to housing at 1900 Diamond Street!

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

Mr. Jonas Ionin,

I'm writing in strong support for the project at 1900 Diamond Street which would bring 24 new homes to a vacant lot.

This city is in a housing crisis and a project like this goes a long way toward bringing homes near transit, services, and open space.

I live in Glen Park and I would be most excited to welcome these new neighbors, to come be part of this wonderful neighborhood, and to support our shops and transit. We are a dense, diverse, and welcoming community, and for too long have not done our fair share to bring much-needed housing to San Francisco.

You may hear from others who worry about traffic or parking or noise... or something else. Often decision-makers listen to the loudest or most negative voices. I want you to hear this clear message: We are willing and eager to welcome more housing into this community, and we are counting on you to make this happen!

Thank you!
Kristen

Kristen Hall

kristen.e.hall@gmail.com

San Francisco, California 94131

|

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave Avenue, Record No.: 2020-010109CUA
Date: Tuesday, July 13, 2021 2:36:28 PM
Attachments: [2021-07-13 35 Belgrave letter.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: Jeanne Myerson <jrmyerson@yahoo.com>
Date: Tuesday, July 13, 2021 at 1:35 PM
To: "Gunther, Gretel (CPC)" <gretel.gunther@sfgov.org>, "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>, "PrestonStaff (BOS)" <prestonstaff@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Jeanne Myerson <jrmyerson@yahoo.com>
Subject: 35 Belgrave Avenue, Record No.: 2020-010109CUA

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

July 13, 2021

Re: 35 Belgrave Avenue, Record No.: 2020-010109CUA

Dear Ms. Gunther, Planning Commissioners and Supervisor Preston,

Today I am sending this letter to state my strong opposition to the proposed demolition of the structure at 35 Belgrave Avenue ("The Property") and the granting of a Conditional Use Permit to construct a huge new home.

My family and I have lived on Belgrave Avenue since 1997 and in the immediate neighborhood since 1989 (32 years). We have loved the neighborhood for its livability, its sense of community and its affordability. When we moved here in 1997, our neighbors were teachers, accountants, artists, workers at UCSF. The recently built mansions on Belgrave Avenue have made the street unaffordable for all but the very wealthy. Belgrave is becoming an exclusive enclave for the uber-rich.

Compounding the Affordability Problem

While societal change is inevitable, the affordability crisis is not inevitable. The increase in the number of tear downs of perfectly habitable homes on Belgrave Avenue, replaced by a wall of ultra-luxury huge homes is preventable. By denying the Demolition and Conditional Use requests for 35 Belgrave Avenue, the City of San Francisco can take a step toward addressing one of the components that contributes to housing unaffordability. I respectfully request that the city demonstrate its leadership and put conviction behind publicly stated affordability concerns by opposing and stopping unnecessary tear downs and the practice of building huge, ultra-luxury replacement homes that make our neighborhood and the City increasingly unaffordable.

35 Belgrave and the Street Becoming a Towering Wall of Uber-Luxury Homes

35 Belgrave Avenue has been rebuilt two times in the past 5 years and never re-occupied. In fact, the Property has been vacant far longer than the two-construction period duration. This demolition represents both a tremendous waste (this practice is the opposite of a sustainable practice) and a tragedy during a time when family (or any) housing is scarce and the City's housing crisis becomes more and more severe. It could be years before the proposed project is completed and occupied.

Over the past 8+ years, perfectly habitable and rehab-able properties on the uphill side of our short, 2 block street have been torn down to make way for new trophy homes. Specific projects to date:

#25 Belgrave (The previous home had been extensively renovated multiple times in the years and in good repair before it was torn down and replaced by a huge trophy home.)

#35 Belgrave (The original home was in good condition. It was taken down to foundations and rebuilt twice in the past 5+ years.)

#77 Belgrave (The previous home had some deferred maintenance and could have been renovated. It was demolished and replaced by a much larger, taller, hulking trophy home.)

#89 Belgrave (The home had been meticulously maintained by the original owners until sold to a developer, eventually torn down, replaced by a giant trophy home that was sold for \$20+ million.)

#115 Belgrave (One of the original homes on the street, allowed to fall into disrepair as the property sat vacant for years; demolition recently completed, awaiting start of construction.)

The new structures eclipse neighboring homes. Each new-built property has been more than twice the size of the prior homes. The new homes are 5,000 to over 6,000 square feet, truly out-of-scale homes. Belgrave Avenue, long a green and quirky street with mostly modest homes, is too-fast becoming a street with an uphill wall of unnecessarily large, ultra-luxury mansions.

Prior to the construction of 25 Belgrave, followed by #89 and then #77, the average square footage of homes on the street was approximately 2,500 square feet. The new average has been inflated by the huge new homes. Each new project sponsor cites "precedent". Bad precedent does not have to become the norm or even be inevitable.

The new mansions loom over the neighboring properties and the smaller-scale homes on the downhill side of the street, in the process blocking sunlight and air and creating night-time light pollution. The new homes have harmed the cohesion, character, and identity of the neighborhood. With each new huge home allowed, the neighborhood becomes more and more unaffordable. And less and less livable. Enough is enough.

How many families could live in a 6,500 square property? Several. Not just one, plus maybe someone in the tiny proposed ADU. While I understand and support the policy behind allowing ADUs

as one policy effort to help increase additional housing units in San Francisco, do small ADUs really justify the construction of mega-sized single-family homes? Is the ADU in this proposal anything more than window dressing to secure City approvals? Will the City require owners to rent ADUs to other-than short-term renters (Airbnbs, or similar)? What is the city's process to track the results to be sure that the units do not remain empty, to enforce and to report compliance?

A Street Under Siege

As many neighbors and my husband, John Cate, have described in other letters, our 2-block long street has, over the past 8+ years, been overwhelmed by construction activity. Vehicle-related activity often begins at 6:30 in the morning. Noise of trucks grinding up the hill, trucks noisily idling and spewing exhaust, incessant back-up beeps, vibration from trucks and construction work, local streets suffering the impact, demolition residue filling the air with asbestos, lead paint, who knows what else, months of construction-related layers of dirt covering everything. This has been our world for almost a decade, with no apparent end in sight. On top of this, residents experience constant neighborhood parking congestion. We purchase resident parking stickers but too frequently cannot find spaces on the street due to construction vehicle and worker parking during construction hours. Parking enforcement has not been responsive. Trash and debris from job sites blows along the street and into our yards. I work from home and the disruption is constant. Why should tax-paying residents have to feel like they need to escape their homes? All this has become overwhelming. We are a street under incessant siege.

Request

Please consider this letter a strong objection to the proposed demolition of 35 Belgrave and strong opposition to the construction of a grossly oversized mansion. **I respectfully urge the Planning Commissioners to reject the applications and direct the project sponsors to complete the unfinished home that they purchased.** Failing such a response, I expect that almost every home on the uphill side of Belgrave Avenue, as they continue to turn over, will seek a similar tear-down, uber-home rebuild approach. The result, increasing unaffordability, tremendous waste and a severe degradation in the quality of the street and resident life.

Please Stop the Growing Wall of Mansions on Belgrave and seek to make ADUs a meaningful addition to San Francisco's housing stock.

Respectfully,

Jeanne Myerson jrmerson@yahoo.com

100 Belgrave Avenue, San Francisco, CA 94117

PDF version of this letter:

Note: Please see the accompanying photos documenting the impact of the change in scale with the introduction of the huge homes.

Below: Year 2005, #s 25 and 35 Belgrave Ave. (Google Street View)



Below: Year 2015, 25 Belgrave (on left) under construction, comparison with 35 Belgrave (on right), before it was rebuilt 2X (Google Street View)



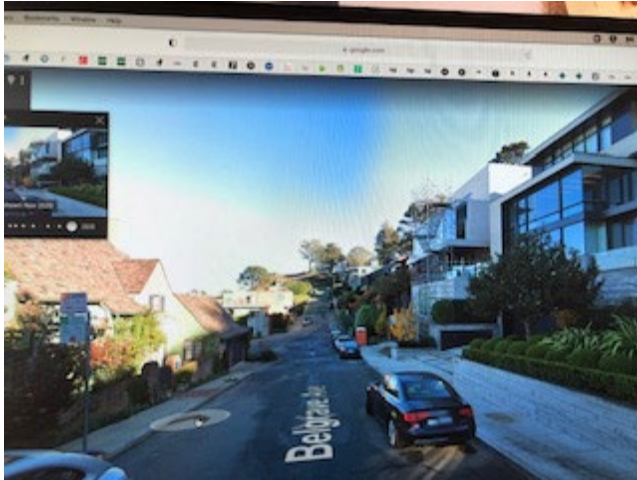
Below: Year 2015, View West from 25 Belgrave (Google Street View)



Below: Year 2007, View looking East from 115 Belgrave (Google Street View)



Below: View looking east from 89 Belgrave (Google Street View)



Below, street-level view 77 Belgrave (Google Street View)



From: [Ionin, Jonas \(CPC\)](#)
To: [Gunther, Gretel \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 15 July Hearing on Conditional Use Permit for Demo of 35 Belgrave Avenue, Record No.: 2020-010109CUA
Date: Tuesday, July 13, 2021 2:36:06 PM

Jonas P Ionin
Director of Commission Affairs

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

From: John Cate <jwcate@me.com>

Date: Tuesday, July 13, 2021 at 2:13 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>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>

Subject: 15 July Hearing on Conditional Use Permit for Demo of 35 Belgrave Avenue, Record No.: 2020-010109CUA

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

Dear Commissioners,

At this Thursday's hearing, you will review an application for a conditional use permit to demo #35 Belgrave Avenue. I am writing to express my strong objection to this proposed demolition and construction of an oversized home. I am not alone among Belgrave neighbors in opposing this project. There are multiple reasons why this project should be rejected. Among them are:

1) We on Belgrave Avenue (a street of less than two blocks), have endured three complete tear-down projects in the last several years, and a fourth has just begun work at #115. This project will make five perfectly good homes torn down and replaced with outsized modern-designed homes in less than 8 years, roughly 1/6 of all the homes on our street. Clearly, Belgrave has become a destination for those with the means to construct dream homes in complete disregard of the character of the street and the disruption of the neighbors. We are particularly worried that this extends a precedent that will encourage more such projects as older homes come on the market. It has to stop somewhere.

2) There are significant environmental arguments against tear-downs. Not only does the debris from the demo'd homes fill up our diminishing land fills, but endless streams of container trucks carrying the debris generate untold exhaust pollution. Moreover, the demo process inevitably fills our local air with dust from cement, paint and who knows that other dangerous materials. After every previous demo, our cars, homes and yards have been coated in fine dust that is very hard to remove.

3) As Belgrave is a very small and congested street, the disruption to neighbors is more than considerable. For years, the street is flooded with pick up trucks and vans, while those of us with parking permits cannot find a place to park. It gets to the point that we are reelecting to move our cars for fear of having to park blocks away. Furthermore, the noise from the endless parade of concrete trucks, ports-potty trucks, delivery vehicles, debris box trucks, all grinding up and down the street all day long is highly disruptive. With the prospect of two concurrent projects is particularly alarming.

4) These projects are 100% counter to the goal of increasing the availability of affordable housing. Not only do they take perfectly good homes off the market for years at a time during planning and approval processes, but they artificially drive up the values (and affordability) of neighboring homes as well. When we moved here in 1997, our neighbors were teachers, accountants, workers at UCSF. These new homes have driven the street out of reach for all but the most prosperous. Indeed, Belgrave is at risk of becoming an exclusive enclave for the wealthy.

I do understand that the applicant proposes to add a small in-law apartment; I will not speculate on the sincerity of this and whether or not it is simply a calculation to enhance the possibility of approval. I would note that in the size proposed, they could easily accommodate two family sized apartments or more. And I would ask if there is any mechanism to ensure that the sponsor ultimately does rent this unit.

5) With respect to #35 in particular, this home has undergone multiple renovations over the past few years. The most recent was left incomplete two years ago for reasons that are unclear to us, and has sat vacant all this time. We see no reason why the current renovation cannot be completed, rather than demo'd and replaced with a significantly larger home.

Please consider this letter a strong objection to this project as currently conceived. I urge you to reject the application for a conditional use permit and demand that the sponsor simply complete the home that they purchased, rather than pursue a monster showcase that will further diminish our neighborhood.

With best regards,

John W Cate
100 Belgrave Avenue
San Francisco, CA

John Cate

JohnCatePhotos.com

jwcate@me.com

415-425-8333

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2021-004810 CRV Commission Rules & Regulations July 15th, Item #6
Date: Tuesday, July 13, 2021 10:53:31 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: T Flandrich <tflandrich@yahoo.com>
Sent: Tuesday, July 13, 2021 10:18 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Chion, Miriam (CPC) <miriam.chion@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>
Subject: 2021-004810 CRV Commission Rules & Regulations July 15th, Item #6

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Dear Commissioners,

I ask you to please reject these changes and allow for continued meaningful public participation in planning commission hearings. Developers meet with Planners behind closed doors, and public comment period is the only time all San Franciscans can weigh in on plans that impact the public in numerous ways.

Thank you for agreeing that these suggested limits must be rejected.

Sincerely,
Theresa Flandrich

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave Ave
Date: Tuesday, July 13, 2021 10:53:11 AM

Commission Affairs

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From: Geoffrey Weber <ebaypoet@gmail.com>
Sent: Tuesday, July 13, 2021 10:15 AM
To: 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>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>
Cc: Priscilla Hung <ballerina94117@gmail.com>
Subject: 35 Belgrave Ave

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Dear Commissioners,

I am forwarding earlier comments in support of the proposed development of 35 Belgrave Ave. My spouse and I own 77 Belgrave Avenue (3 houses west of 35 Belgrave) and we are very supportive of this project.

The proposed structure fits beautifully into the overall feel of the neighborhood and replaces a structure with a history of poor design and build decisions that is currently unoccupied. The new structure is appropriately sized for the lot it will be built upon. The choice of modern architecture is similar to several other houses which have been renovated on the southern side of Belgrave Avenue, including our own. The addition of a second housing unit is a bonus.

The project sponsors have been very diligent with neighborhood outreach and have spoken with us

several times. We are confident that their construction plans and proposed timetable will minimize impacts to the neighborhood. The project sponsors are willing to take feedback and advice to ensure this project will be completed as planned.

We hope the project will be approved as proposed and we look forward to attending the July 15th hearing.

Best regards,
Geoffrey and Priscilla Weber

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

From: **Geoffrey Weber** <ebaypoet@gmail.com>

Date: Tue, Jun 29, 2021 at 9:26 AM

Subject: 35 Belgrave Ave

To: <gretel.gunther@sfgov.org>

Cc: Priscilla Hung <ballerina94117@gmail.com>

Dear Gretel,

I'm reaching out to you today to support the proposed development of 35 Belgrave Ave. Priscilla and I own and reside at 77 Belgrave Ave. We have met with Evelyne and Adam and find that their proposed development is an excellent fit for the neighbourhood with a very thoughtful outreach to the community. Priscilla and I are excited to see that 35 Belgrave will be a significant improvement to the neighborhood and fits nicely with other upgraded properties on the street. Please don't hesitate to reach out to us should you have any questions or concerns.

Best regards,
Geoffrey and Priscilla

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Tuesday, July 13, 2021 10:04:34 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON THE STATE BUDGET AGREEMENT
Date: Tuesday, July 13, 2021 9:45:56 AM
Attachments: [07.13.21 State Budget.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, July 13, 2021 at 9:30 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE STATE BUDGET AGREEMENT

FOR IMMEDIATE RELEASE:

Tuesday, July 13, 2021

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE STATE BUDGET AGREEMENT

San Francisco, CA — Mayor London N. Breed today issued the following statement following Governor Newsom signing the Fiscal Year 2021-22 California state budget. The State budget makes historic investments in homelessness programs, education, and the state's long-term financial health. It prioritizes the health and safety of Californians by committing to programs that will assist families and businesses most impacted by the COVID-19 pandemic.

"San Francisco and the State are emerging from a once in a lifetime health pandemic and are building a stronger, more resilient economy that will address today's biggest challenges and prepare us for whatever challenges lie ahead. This budget prioritizes homelessness, housing affordability, behavioral and mental health, education, closing the digital divide, and fighting climate change by making our communities more resilient. We faced challenges before this pandemic that still exist today, but we've shown throughout the past year that we're capable of making the government work for our residents, and we're ready to approach those challenges with the same determination, now with more resources.

I want to thank Governor Newsom for his work to lead the state through one of the most challenging years in our history and moving forward a budget that takes on the biggest issues facing California. I also want to thank our San Francisco state leaders – Assembly Budget Chair Phil Ting, Senator Scott Wiener, and Assemblymember David Chiu – for securing funding for San Francisco that will help guide our recovery. With their leadership, we now

have additional funding for everything from our parks to public safety, to supporting our AAPI community, to creating more affordable housing and addressing homelessness, to tackling the drug crisis in our city. We're ready to continue working with our state partners to put this funding to work for the people of San Francisco."

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Please approve new homes at 1900 Diamond Street
Date: Tuesday, July 13, 2021 9:26:54 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: Luke Swartz <info@email.actionnetwork.org>
Reply-To: lswartz <lswartz@gmail.com>
Date: Tuesday, July 13, 2021 at 9:16 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Please approve new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

I am asking you to support the project to bring 24 new homes to a vacant lot on 1900 Diamond Street.

I grew up just up the street from this area (on Glenview) and my parents were able to afford a house on their public teacher salaries—alas, there has been ~no new home construction in the area for the past 40+ years, so that's no longer the case. Please approve these new homes so District 8 can do its fair share to alleviate the City's desperate housing shortage.

These new homes are family-friendly, close to transit, use a steep hillside, and include 11 affordable homes (plus \$2.8M in affordable housing fees that will help bankroll the next affordable project). The proceeds from selling the land will benefit the Cesar Chavez Foundation, which will further benefit affordable housing and services for Latinx families.

Please approve these new homes!

Luke Swartz
lswartz@gmail.com
1156 Florida St
San Francisco, California 94110

1

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Tuesday, July 13, 2021 8:50:41 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Tuesday, July 13, 2021 8:49:57 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for CUA at 1112 Shotwell St (2020-009312CUA)
Date: Tuesday, July 13, 2021 7:42:01 AM

Commission Affairs

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From: Toby Morris <toby@kermanmorris.com>
Sent: Monday, July 12, 2021 8:44 PM
To: Paul Coldren <paul@paulcoldren.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Subject: Re: Support for CUA at 1112 Shotwell St (2020-009312CUA)

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Thanks Paul.

I feel we may have met at the community meeting for this project. We appreciate your support. Thanks for sharing it with our Planner and the Commission.

Sincerely,

Toby

Toby Morris
AIA, LEED AP

kerman morris architects **LLP**
[139 Noe Street](#)
[San Francisco,](#)
[CA 94114](#)
T: [415.749.0302](tel:415.749.0302)

kermanmorris.com

On Jul 12, 2021, at 7:26 PM, Paul Coldren <paul@paulcoldren.org> wrote:

My name is Paul Coldren, and I've lived at 1100 Shotwell St since 2012.

I am writing to express my support for the Conditional Use Authorization to permit the construction of additional residential units on the site of 1112 Shotwell St.

I have reviewed the plans for the proposed building, and I believe that this is an appropriate use of the empty space adjacent to the existing structure. Constructing new multifamily housing is an important step toward improving housing affordability and meeting our climate goals.

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street
Date: Tuesday, July 13, 2021 7:40:34 AM

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From: Timothy Morano <timothyjmorano@gmail.com>
Sent: Monday, July 12, 2021 7:12 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3832 18th Street

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Dear Planning Department -

I am a neighbor who lives very close to the proposed project at 3832 18th Street. I am opposed to the proposed structure because of its excessive height, excessive rear yard projection and lack of off-street parking.

A sixty foot tall building on such a small lot would look out of place and visually dominate the block. The imposing height combined with the extra rear projection of this structure would have a negative impact on all its' neighbors. Height, rear yard projection and exposure limitations are in place to preserve quality of life for everyone. I am ok with higher density so long as it stays within the existing height and size rules.

I am also concerned about the increase in vehicles needing to park on the street. 19 new units means 19 more cars trying to park on our block. The current plan does not create any new off street parking for the new units.

Please consider scaling back this project to fit in with the height and rear projections of the surrounding structures and to include enough off street parking to accommodate the new residents.

Thank you,

Timothy Morano
415-583-9912

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Monday, July 12, 2021 4:49:23 PM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Monday, July 12, 2021 4:40:47 PM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Rafael - Please Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Please support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Monday, July 12, 2021 4:31:08 PM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Writing in support of new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Strong support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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

Direct: 628.652.7589 | www.sfplanning.org

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Monday, July 12, 2021 4:29:57 PM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Supporting new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Strongly in favor of new housing development!.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)

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Director of Commission Affairs
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From: [CPC-Commissions Secretary](#)
Cc: [Gunther, Gretel \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave Permit 2020-10109CUA
Date: Monday, July 12, 2021 3:39:56 PM

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

From: Randi <randiswindel@gmail.com>
Sent: Monday, July 12, 2021 1:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Craig Morton <craigsmorton@yahoo.com>
Subject: Fwd: 35 Belgrave Permit 2020-10109CUA

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> Dear Commissioners,

> My name is Randi Swindel and I live at 1626 Shrader St @ Belgrave. I am writing on behalf of myself and my brother, Craig Morton, with whom I share my home. Other concerned parties have already made their public comments more eloquently and with more historical detail and specificity so I will just keep it simple.

> Although I am just outside the 150ft notification radius, somehow (Karma?) I did receive a notice in Nov. 2020 of a permit application to DEMOLISH the newly (after 6 years) completed construction at 35 Belgrave. I thought "this MUST be a mistake." I spent months leaving voicemails at the # listed, to no avail. Finally in early May of 2021, I began an email exchange with Gretel Gunther, registering my "pre-complaint." She has been very polite.

> I understand that money talks, and this project is virtually a done deal, but what a sickening waste. Yes, demo-ing and rebuilding, AGAIN will be an aggravating neighborhood assault. But what is so disturbing is to see a perfectly good NEW construction be reduced to rubble, just because it can.

> Thank you for your consideration.

> Randi Swindel

> 310-467-3376

>

>

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW:
Date: Monday, July 12, 2021 3:38:19 PM

Commission Affairs

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From: James Monsees <j@jamesmonsees.com>
Sent: Monday, July 12, 2021 1:12 PM
To: 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>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Gunther, Gretel (CPC) <gretel.gunther@sfgov.org>
Subject:

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Dear Planning Commissioners,

Kim and I wanted to send along this letter of support for Adam and Evelyne's project at 35 Belgrave Ave. We couldn't be more excited for them to join the neighborhood.

For many years 35 Belgrave has been in a slow process of evolving and devolving. Despite the usual disruption that comes with a major demolition and construction project 35 Belgrave has never had a resident during our time on Belgrave. For Adam and Evelyne to take over this project is a tremendous relief. Their plans are beautiful, their anticipated partners are responsible and their ability (and commitment) to actually see the project through to a place that benefits the neighborhood is an absolute no-brainer.

Unfortunately Belgrave has a long history of a few residents simply complaining about essentially every project due to the potential for personal inconvenience. We believe that thinking about the long term value of the community and city as a whole should be our collective priority.

Bringing in John Maniscalco to design the building further adds to Belgrave as a special street in a very special neighborhood of San Francisco; promising to stand for generations among the most notable and iconic areas of the city. Replacing a perpetual problem with a thoughtful and beautiful investment in this wonderful place is nothing but good. We couldn't be more supportive.

Respectfully,
- Kim and James
89 Belgrave Ave

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th street
Date: Monday, July 12, 2021 3:36:13 PM

Commission Affairs

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From: Kent Nesbitt <kent.nesbitt@sacredsdf.org>
Sent: Monday, July 12, 2021 3:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3832 18th street

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I am the owner of 3855 18th street Unit B.

I am definitely against the 3832 18th group housing residential project. First of all, that towering building is not fair to the houses next door and all the neighbors. It will block views and not look right in the residential neighborhood.

Already people like to gather outside on 18th and Church and play loud music and talk loud. This will only create more noise and more loud traffic. Traffic is already congested. Also it will make street parking harder for the residents!

Please do not let the 3832 18th street project go through!

Thanks,

Kent Nesbitt



From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: URGENT: 3832 18th St, Hearing
Date: Monday, July 12, 2021 2:56:50 PM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: L Bahr <lcbdesignsf@gmail.com>
Date: Monday, July 12, 2021 at 2:23 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>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "jacob.bintiff@sfgov.org" <jacob.bintiff@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>
Subject: URGENT: 3832 18th St, Hearing

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

July 11, 2021

Reference: Proposed development at 3832 18th St.

To: San Francisco Planning Commission

Members of the Commission:

My name is Leslie Bahr and I am writing on behalf of myself, property owner of 3810-3812 18th St and occupant of 3810A 18th St., and tenants Michelle Spicher and Christal Henderson (3810 18th St.), and tenants Jonathan and Lindsay Bruyn (3812 18th St.)

Less than a year ago, we collectively discovered, quite by accident, (as none of us received any notice) that the property at 3832 18th St., a small, two story home, had been purchased by a developer who intends to construct a 6 story edifice comprised of 19 units.

All of us were—in a word: aghast. Shocked that such a development project in a low density residential neighborhood, one that would tower nearly 30 feet above any other residential building not only on this block, but every block in all directions, might even be considered. The one edifice of even slightly similar height is a low income senior housing structure with a single section of 50' in height (behind the main property facing 18th St.). This was the property used as a comparison to the 3832 18th St. proposal, one that ironically intends to create tiny, market rate units with outstanding views, at the expense of every inhabitant in this neighborhood.

We object to the approval of this project in its current configuration for the following reasons:

1-LACK OF INFORMATION AND PUBLIC AWARENESS

The planning and presentation of this project to the community transpired during the height of the COVID-19 pandemic in San Francisco. Those neighbors who did manage to become aware of the developer's intentions were unable to reach out to any of the neighbors or property owners in the vicinity due to the impossibility of any personal contact because of the virus.

When some of us tried to deliver flyers alerting neighbors, the information was disposed of by the YIMBY faction who are interested in development no matter what the cost is to existing property owners and tenants. They removed our flyers from property entries and ripped them from telephone poles. Local property owners were threatened and harassed

Now, it has been less than one month since restrictions were lifted under the Shelter In Place Order, and barely one week since the Public Hearing Notices were sent out, nowhere near enough the time required to bring awareness to the residents and property owners this proposed edifice would impact so dramatically.

2-DEVELOPER ACTING IN BAD FAITH

At the one public meeting the developer held, there were so many YIMBY “plants” put in place by the project coordinator, all of which were given an inordinate amount of time to speak in glowing terms of his proposal, so that the actual residents of the neighborhood had little opportunity to voice their concerns, and when they did, were shouted down by the YIMBYS—“Who needs light?!!” said one of them. (A direct quote.)

Article 34 of the California Constitution states that development projects must be approved by the community—and that means the actual population who do reside here, not more YIMBY plants the developer placed in his building, soon meant to undergo demolition, just so they can “say” they are residents. They are not.

The actual neighbors, the real community residing here, while greatly in favor of reasonable, contextually scaled new housing, overwhelmingly disapprove of a project that ultimately aims to provide exceptional light and views to the buyers of the developer's units, while stealing the light from hundreds living down below in their homes.

3-MIS-USE OF GROUP HOUSING CATEGORIZATION

The developer obtained the high unit density by categorizing these units as “group housing,” a definition of which is ambiguous at best under the current code. Group housing was originally intended under the code to serve like-minded members of a group or organization to co-inhabit a building in units that eliminated individual facilities (such as standard kitchens) by providing common-use kitchens and living areas. Currently, there ARE projects in San Francisco creating such group housing typologies, with shared functions and rooms, but this proposal is not one of them.

To call these units group housing, merely because they have restricted-use kitchens without stoves does not in any way serve the INTENTION of the code such as it was derived. For the developer to refer to a 390 foot shared outdoor space as the fulfillment of group housing intentions does not meet those standards.

3-PUBLIC HEALTH PROBLEM

This proposal constitutes a public health or safety problem.

With its' unfortunate mid-block location, It will dramatically impact light and air quality to many hundreds of people who occupy the buildings on the long blocks of 18th St. and Dorland St, and shorter blocks on either end, respectively, all of whom spend the majority of their waking hours in the back of their units, facing the unique, park-like green zone behind them. This development proposal calls for a diminished rear yard setback and an overweening height that will dramatically alter the light in this area, including the outdoor setting for low income senior inhabitants of 3850 18th St., a project comprised of over 100 units in total.

There is a reason for setback requirements in an urban environment: to provide residents the light and air deemed necessary for human habitation. The particulars of the zoning allowances this proposal demands combine in such a way as to negatively impact all residents of the area and will, indeed, create a public health problem for everyone residing here.

4-DOES NOT SERVE INTENTION OF DENSITY BONUS PROGRAM

First, we wish to state that we understand California is in a housing crisis. We believe people need housing, people at all income levels, the homeless, perhaps them most of all. And we are aware that the Density Bonus Program is directly intended to make development of affordable and senior housing economically feasible.

At the same time, we know that currently San Francisco is meeting its' current goals of market rate housing at 110%, while sadly (and unreasonably), only 30% of affordable housing is being achieved.

The developer has proposed three preposterously inadequate units of affordable housing. What is to determine how these properties will be marketed, and at what price? And how will the prospective buyers, should any of them even be able to purchase one of the units, actually occupy a room not even defined as a dwelling unit, with no stove, and scarcely a refrigerator? Or is the developer intending to just swap those out as soon as he gets his final C of O's? Who will be there to stop him from doing just that?

There is a local group of neighbors who have forged an alliance and has been trying to work with the developer. They have offered all sorts of reasonable solutions to reduce the height of his proposal, but all were met with complete and utter resistance.

One of the suggestions included creating a story at basement level but of course the developer would not even consider doing so. For what reason? It really would not be of very great cost to them, overall, not in terms of money spent, so what, then?

Ahhhh, but that would mean money lost by the reduction of one of those commanding views! The property value that represents! Let's be clear: the developer Is determined to preserve the absurdly disproportionate height of the project in order to create units on the top floors that soar over every other building in the area so he can maximize his profits through selling those views.

Is this the price the entire neighborhood has to pay, all of us losing the light in our rear yards, so he can achieve that?

There are, and always will be, extremists on opposite ends of the spectrum—the NIMBYs and the YIMBYs, and those people will never be satisfied no matter what is decided. But we are here to say: there is a solid middle ground to be considered here, and you have the discretion to accomplish that ground, despite the new Density Bonus allowances. We support reasonable development in our beautiful city, but ask to be shown some appropriate measure of consideration, regardless of the developer's position—as tenants, as homeowners, and property tax payers.

“Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning

Commission will “Condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code.

We propose that the decision on this proposal be delayed in order to have a reasonable amount of time to reach out to others in the area, which we were unable to do because of the Shelter in Place ordinance.

We understand that the Density Bonus Program creates a premise of otherwise unauthorized uses relative to regular planning considerations, but the Planning Commission is nonetheless still required to consider the negative impact this project will have on the surrounding neighborhood. There are reasonable alternatives to what this developer has proposed that will minimize our concerns. Perhaps the proposal could eliminate those two units that aim to maximize spectacular views at the expense of hundreds of local residents.

We beseech you to hear our concerns and act accordingly. You are not without discretionary power.

Sincerely,

Leslie C. Bahr
Michelle Spicher
Cristal Henderson
Jonathan and Lindsay Bruyn

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE EXPANSION OF FREE MUNI FOR YOUTH PROGRAM
Date: Monday, July 12, 2021 2:51:37 PM
Attachments: [07.12.2021 Free Muni for Youth.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, July 12, 2021 at 9:11 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE EXPANSION OF FREE MUNI FOR YOUTH PROGRAM

FOR IMMEDIATE RELEASE:
Monday, July 12, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
MAYOR LONDON BREED AND SUPERVISOR MYRNA MELGAR ANNOUNCE EXPANSION OF FREE MUNI FOR YOUTH PROGRAM

SFMTA will expand the Free Muni for Youth Program starting August 15 to benefit over 100,000 youth 19 and under in San Francisco

San Francisco, CA — Mayor London N. Breed, Supervisor Myrna Melgar, and the San Francisco Municipal Transportation Agency (SFMTA) will be expanding the [Free Muni for Youth Program](#) to include all youth starting August 15, 2021, in conjunction with the [full-in-person-return](#) of the San Francisco Unified School District (SFUSD) 2021-2022 school year.

The expansion will now allow all youth under the age of 19 to ride Muni, regardless of financial status or verification, without proof of payment. The one-year program will eliminate the current Free Muni for Youth application process.

“So many of our youth depend on Muni to get around the City, and these fares have a significant impact on their budgets,” said Mayor Breed. “I can’t wait to see Muni buses packed with students eager to return to the classroom this Fall. This expansion will make San Francisco more accessible for all of our youth and, hopefully, foster a new generation of Muni riders. I want to thank Supervisor Melgar for all her work pushing to make this a reality.”

There are currently 39,350 active users of the Free Muni for Youth program, representing approximately 72% of those eligible. Existing participants will no longer need to carry their Clipper Card with the pass or tap the reader when boarding Muni vehicles. While Muni Transit Fare Inspectors will not request proof of payment from youth who appear to be under the age of 19, youth above the age of 16 are encouraged to carry a student ID or other form of identification for age verification. Existing Free Muni for Youth participants can continue to use their Clipper Card with this pass to access Cable Car service. San Francisco youth who don't already have this pass can request one from the SFMTA. Cable Car rides for non-resident youth are not covered in the program.

“I am so grateful to Mayor London Breed for funding this initiative, and I also appreciate my colleagues for their tireless work on accessible and reliable transit,” said Supervisor Melgar. “The organizing of generations of youth advocates have made Free Muni For All Youth a reality, especially the work of Chinese Progressive Association, CYC, Poder, Coleman Advocates, Jamestown Community Center and the SF Youth Commission. The start of the program will coincide with our kids being back to school in person this fall. Lowering the entry barrier to children and youth ensures access for everyone and will develop a generation of public transit riders, while we focus on improving Muni’s reliability and service in the recovery.”

The SFMTA implemented the Free Muni for Youth pilot program in 2013, providing free transit service to all low and moderate-income youth in San Francisco ages 5 to 17, making the program permanent in January 2015. In April 2020, the program was expanded to include 18-year-old students, seniors and people with disabilities, and students enrolled in Special Education and English Learner programs through age 22. However, due to the COVID-19 pandemic, the SFMTA lacked the financial resources to fund this program. By allocating \$2 million in the upcoming budget, Mayor Breed is ensuring that Muni is accessible to the more than 100,000 youth across San Francisco.

Numerous studies have established a link between exposure to public transit at an early age and continued use through adult years, along with a decrease in auto-ownership. Additional program goals complementing the [SFMTA Strategic Plan](#) include improving the overall safety of the transit system, implementing programs and policies to advance San Francisco’s commitment to equity and sustainability, and ensuring the efficient movement of people and goods to provide a high quality of life and economic well-being.

“By welcoming San Francisco’s youngest residents aboard Muni free of charge, we are fostering the next generation of transit riders,” said Jeffrey Tumlin, SFMTA Director of Transportation. “We’re grateful for the city’s leadership in executing the Free Muni for Youth program.”

The SFMTA also provides Free Muni for seniors and persons with disabilities. Program eligibility is set at an annual income at or below 100 percent of the Bay Area median. The SFMTA Board of Directors expanded this program in 2020 to persons experiencing homelessness.

For more information about Free Muni for Youth and how to sign up for Cable Car service, please visit www.sfmta.com.

###

From: [CPC-Commissions Secretary](#)
Cc: [Gunther, Gretel \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Belgrave - Conditional Use Permit: OBJECTION.
Date: Monday, July 12, 2021 12:46:06 PM
Attachments: [Letter to Planning Commission - 35 Belgrave.docx](#)

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: Lawrence Petrakis <ltpetrakis@gmail.com>
Sent: Monday, July 12, 2021 10:05 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 35 Belgrave - Conditional Use Permit: OBJECTION.

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Good morning,

My name is Dr. Lawrence Petrakis of 65 Belgrave Avenue. Below I have attached my letter of objection to the granting of the Conditional Use Permit for 35 Belgrave Avenue. Please include it in the public record.

Thank you,

Dr. Petrakis

From: [CPC-Commissions Secretary](#)
Cc: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3201 23rd street
Date: Monday, July 12, 2021 8:43:02 AM

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

From: Katarina Kabick <katarina@curyj.org>
Sent: Friday, July 09, 2021 9:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3201 23rd street

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

This building has lead paint hazards and young children living inside. It is imperative that these hazards get remediated BEFORE adding units. Furthermore, the city must ensure lead safe work practices are followed in order to further protect the children.

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: General Public Comment July 15, 2021
Date: Monday, July 12, 2021 8:20:56 AM
Attachments: [Presentation 22.pdf](#)

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From: SchuT <schuttishtr@sbcglobal.net>

Sent: Saturday, July 10, 2021 10:22 AM

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

Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>

Subject: General Public Comment July 15, 2021

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Dear Commissioners,

Attached are some photos and price history as well the Demo Calcs for this project at 63 Carmel Street in the Upper Haight/Clarendon Heights neighborhood. These Demo Calcs were done prior to the corrections in the Clarifications made by Staff last year.

It was approved as an Alteration in 2017. The Addenda was issued in 2019.

But it has apparently been unoccupied, sitting empty, since 2014 when it sold for \$1.315 million.

I became aware of 63 Carmel during the Pandemic because it would pop up on the real estate ads as a comp for some of the more expensive Noe Valley projects that sold in 2020, such as 1647 Sanchez, which is also an extreme Alteration that sold after the CFC for \$9.1 million, but is not occupied one

year after the sale.

As you may remember the Demo Calcs were very, very close for this project on Sanchez Street. The Commission wanted to put two equal sized units there but the project sponsors wanted a large single family home to live in with their children. Instead it was sold right away.

So what am I trying to say here about 63 Carmel Street?

One thing shown in the pdf is the volatility of the housing market. It doesn't always feel like normal laws of supply and demand apply.

Another is that entitlements are often for sale once permits are granted. That has happened a lot in Noe Valley.

And another thing is what is the ripple effect from a project like this have on other projects, particularly in the immediate neighborhood?

One last thing: From the renderings, comparing the existing structure to the proposed, common sense says it's a Demolition.

Thank you and take care.

Sincerely,

Georgia Schuttish

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street building proposal
Date: Monday, July 12, 2021 8:20:54 AM

Commission Affairs

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From: alexsage <alexsage@aol.com>
Sent: Sunday, July 11, 2021 12:49 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 3832 18th Street building proposal

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Dear Planning Commission members --

I am writing to oppose a proposed request by the owners of 3832 18th Street that will affect the livability and property value of my own property at 231/233 Dorland Street, for which I am part owner.

The owners of the above 18th Street property have asked to be allowed to increase the height by 60 feet and avoid the requirement for a backyard - - - both factors which will greatly affect those who are living just behind them.

Not only will it block the light, increase noise levels and be unsightly, but it will significantly reduce property values for those owners on this stretch of Dorland Street.

I would ask you, during your deliberations, to keep in mind the existing owners in this wonderful

neighborhood, whose character should be preserved.

Thank you for your consideration.

Best,

Alexandria Sage

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Rules & Regulations 2021-004810 CRV, June 15, 2021 #6
Date: Monday, July 12, 2021 8:20:17 AM

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From: lgpetty@juno.com <lgpetty@juno.com>
Sent: Saturday, July 10, 2021 10:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Chion, Miriam (CPC) <miriam.chion@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: Commission Rules & Regulations 2021-004810 CRV, June 15, 2021 #6

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RE: 2021-004810 CRV, June 15, 2021 Commission Rules & Regulations #6

Dear President Koppel, Vice President Moore and Planning Commissioners,

As a longtime affordable housing and tenant's rights advocate for seniors,

I'm writing to urge you to reject all of these proposed changes.

They are unnecessary at this time, and extremely restrictive of the public's ability to express opinions on the grave matters that come before the Commissioners.

The changes also give undue and undemocratic power to the President or Acting Chair to, at hearings, arbitrarily, at will, without notice, change procedures and add further cuts to the public's right to be heard.

Planning Staff emphasizes in many ongoing communications that community inclusion is a major priority. In the Executive Summary for July 15, 2021, Staff has maintained that it has addressed community concerns over proposed changes and has aligned its changes with the Planning Department's Racial and Social Equity Action Plan.

Yet, in closely examining these changes, it appears that Staff have not heard, aligned, addressed or adopted the wishes of the San Francisco communities it has pledged to serve. These changes should not stand.

For example, regarding DR's CUA's, CEQA appeals, et al:

It is wrong and exclusionary, to reduce the amount of allowable testimony and public comment. It is also exclusionary to further allow allotted times and procedures to be restricted by discretionary, arbitrary powers given to the Chair. This may bring momentary convenience to planners and commissioners, but might result in a lifetime of inconvenience for residents affected by a project.

Using “current practice” as justification for permanently reducing the public's opportunity to speak, is not only false logic, it is a denial of adequate public redress and outright rejection of equality and equity.

In the same way, eliminating Rebuttal might again be a convenient time-saver for Planning, but completely ruinous for those who are facing lifetime consequences of living with a plan or proposal.

It is unfair and discriminatory to reduce EVERYONE’s opportunity to speak, simply because Staff views SOME reviews or appeals as “frivolous.”

In addition, equity is not served by granting extra rights only to neighborhood groups recognized as legitimate by Planning Staff. What of the rights of other groups who don't fit Staff's definitions? And what of other members of the group who need Public Comment time to express different aspects of a plan?

Another example of inequality and lack of equity in these proposals, would be to arbitrarily limit General public comment to 15 minutes or move a portion to the end of Commission meetings. This would impose hours-long hardships on members of the public forced to wait to speak: the equivalent of telling many San Francisco residents to “get to the back of the bus.”

Limiting General Public comment to 15 minutes in total is, in itself, unfair and discriminatory. This clearly messages that only the first people in the queue are deserving of being heard.

If many people queue up to speak on an issue, that illustrates its importance to the public and makes it all the more important for each and every person to be heard... with adequate time and in a respectful, timely manner.

Commissioners, I urge you...

DO NOT take away ANY minutes of testimony or public comment.

DO NOT codify arbitrary power to the President or Chair to reduce the public's rights to be heard or alter procedures at will.

Overall, these proposed changes add exclusionary restrictions and complications to the public's participation in the planning process. As we are seeing with many current voting proposals across the country... the more complexities, the more you diminish the public's voice in decisions and the more you stifle the truth.

Please reject all of these proposals.

Thank you for your consideration.

Lorraine Petty

member, SDA & SFTU

lgpetty@juno.com

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street
Date: Monday, July 12, 2021 8:19:02 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Tiffany Walsh <cleo3930@gmail.com>
Sent: Sunday, July 11, 2021 12:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 3832 18th Street

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

To the Members of the Planning Commission:

I am a resident of the property at 231/233 Dorland Street which backs up to the proposed new project. I am highly opposed to the requested variances to increase the height allowed to 60 feet and to eliminate the requirement for a backyard. Neither of these variances make sense in a residential neighborhood such as this one and would dramatically alter the character of the area, as well as open the door for others to do the same in this neighborhood.

I love this neighborhood because of the ample sunshine available and the garden backyards (even the taller buildings have these) that our neighbors have created that make it feel like an escape from the city hustle/bustle; I know I am not the only one around here that feels that way. Both would be dramatically altered by the proposals.

In addition, the value of places in this neighborhood would be lowered by this variant, but those of us who rent here would not see that reflected in what we pay for rent.

I am ok with a building like this existing to provide more housing in the city, but it needs to be somewhere where the 60ft height and no backyard variances would not be a plight to the

neighborhood. That place is not here.

I hope that in your decision making, you will take into account the residents in this neighborhood.

Thank you!

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street
Date: Monday, July 12, 2021 8:16:48 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: helenbenninger@verizon.net <helenbenninger@verizon.net>
Sent: Sunday, July 11, 2021 3:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 3832 18th Street

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

To the Members of the Planning Commission:

Dear Members:

I am a part owner of the Property at 231/233 Dorland Street which backs up to the Proposed New Project. I am very much opposed to the requested variances to increase the height allowed to 60 feet and especially to eliminate the requirement for a BACK YARD. By proposing this you are taking away a lot of joy from children and animals. I do not really think you have thought this out completely. Please. Many small neighborhoods in our City are so pleasant with their configurations and this would drastically change a lot. There is a saying and I am sure you have heard it many times ... "Why bigger is not always best."

Can we re-think this for everyone's sake?

Thank You. Sincerely, Helen M. Benninger, Retired Senior

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th Street, 2020-00161CUA/SHD
Date: Monday, July 12, 2021 8:16:29 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: David Sage <thewayto@att.net>
Sent: Sunday, July 11, 2021 3:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 3832 18th Street, 2020-00161CUA/SHD

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

To the members of the San Francisco Planning Commission:

I would respectfully like to register my strong opposition to the proposed project at 3832 18th Street (2020-00161CUA/SHD).

I am a part owner of a property on Dorland Street, behind the proposed project.

The variances requested, to increase the allowable height to 60 feet, and to allow the building to come right up to the rear property line are exactly the type of thing that the zoning regulations for the area are intended to prevent.

This project is too big for the neighborhood.

It will eliminate the preponderance of the sunlight that currently falls during the day on adjacent properties.

It will reduce the quality of life for present residents.

It will reduce the value of other properties on 38th Street and behind it on Dorland Street.

It is not clear at all why the needs of a developer to increase his profits are more important than the needs of the neighborhood to preserve a way of life.

I would ask that, during your deliberations, you would keep in mind the existing owners in this wonderful neighborhood, whose character should be preserved.

Thank you for your consideration.

Best,

David Sage

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2020-001610CUA and 2020-001610SHD
Date: Monday, July 12, 2021 8:16:21 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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-----Original Message-----

From: Benjamin Griffin <planning-commission@eli.users.panix.com>
Sent: Sunday, July 11, 2021 4:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2020-001610CUA and 2020-001610SHD

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Hello,

I'm writing concerning the item 11A and 11B agenda items on the July 15th hearing, 2020-001610CUA and 2020-001610SHD. I will not be able attend as I will be travelling that day. There is a neighbor of this project who has plastered the area with flyers asking for people to submit feedback on these items.

I would like to express my support in favor building the 19-unit general residential building on 18th between Church and Sanchez Streets. That location is very near a Muni light rail stop and a bus stop. Increased density is necessary to accomodate the demand for housing in San Francisco, and increased density near transit is much better for the environment than sprawl or increased density reliant on cars.

That location is good for car free living. Besides the transit options already mentioned, There is Mission Dolores Park for recreation and there are numerous small stores nearby for shopping. There is a grocery store a short walk down 18th St, or a longer walk down Church.

I've been a resident of the 100 block of Eureka St for about fifteen years. During that time, although not much recently due to the upheaval from Covid-19, I have biked and walked past the property in question on a sometimes daily basis. I know from my personal experience that it is a good spot for a bicycle first resident. (I would suggest that the pavement 18th Street near the crossing with Church could be improved for better bicycling. It is very bumpy there.)

I enthusiastically support efforts to improve housing density in San Francisco.

Benjamin Griffin

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for July 15, 2021
Date: Friday, July 09, 2021 3:11:17 PM
Attachments: [20210715_cal.docx](#)
[20210715_cal.pdf](#)
[Advance Calendar - 20210715.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for July 15, 2021.

Enjoy the weekend,

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

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO RELEASES INDEPENDENT REVIEW OF CITY WORKPLACE POLICIES AND PROCEDURES
Date: Friday, July 09, 2021 1:13:35 PM
Attachments: [07.09.2021 Equal Employment Opportunity.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, July 9, 2021 at 1:10 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO RELEASES INDEPENDENT REVIEW OF CITY WORKPLACE POLICIES AND PROCEDURES

FOR IMMEDIATE RELEASE:

Friday, July 9, 2021

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

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

SAN FRANCISCO RELEASES INDEPENDENT REVIEW OF CITY WORKPLACE POLICIES AND PROCEDURES

Report by Professor William B. Gould IV will inform the City's reforms of equal employment opportunity practices to better prevent workplace discrimination

San Francisco, CA — Mayor London N. Breed and Human Resources Director Carol Isen today announced the release of the independent and comprehensive review by William B. Gould IV, Charles A. Beardsley Professor of Law, Emeritus, at the Stanford Law School, of the City's equal employment opportunity policies and practices. Professor Gould's review focuses on the City's response to employee claims of workplace bias, harassment, discrimination, and retaliation.

The findings and recommendations in this report represent the first phase in the City's effort to reform the Department of Human Resources Equal Employment Opportunity (EEO) Division. The goal is to restore credibility, accountability, and effectiveness to the work of the EEO Division and create a foundation upon which greater transparency and enhanced efficiency in the EEO processes can be built. The report will inform the City's "Roadmap to Reform" of EEO policies and procedures.

"I want to thank Professor Gould for all the work he has done to conduct this extensive review," said Mayor Breed. "It's critical that we're doing everything we can to protect our workers from workplace discrimination and harassment and creating a welcoming

environment for all employees. With the help of Professor Gould’s findings, we’ll be able to restructure EEO and hiring systems to best serve our city workers.”

Throughout the independent review process, Professor Gould held dozens of meetings with Human Resource professionals, EEO investigators, union leaders, and employee affinity groups and researched industry best practices. His report identified 19 findings regarding EEO policies and procedures and offered 57 recommendations to support EEO Division reforms.

“It has been an honor to serve San Francisco in the process of its first big city “reckoning” undertaken in the wake of 2020’s upheavals and its re-dedication to the principles of equal employment opportunity,” said Professor Gould. “My hope is that my recommendations will provide a basis for positive steps forward in the near future.”

Key findings of the review include:

- EEO Complaint & Investigation process needs improvement.
- Arbitration and Civil Service Commission reforms are needed; including the appointment of diverse arbitrators or hearing officers with expertise in discrimination policies.
- New training and apprenticeship initiatives aimed at the City’s incumbent workforce are needed.
- Broadening the diversity, transparency, and independence of hiring and promotion panels will lead to greater trust and confidence in the appointment process.

Key recommendations of the review include:

- The City should overhaul its EEO investigation processes.
- The City and its Unions should bargain to remove the provision in the City’s Memoranda of Understanding that requires employees to choose between filing an EEO complaint with DHR or filing a grievance based on the non-discrimination clauses of their respective collective bargaining agreements.
- The City should allow employees to appeal EEO investigation findings to independent and diverse hearing officers who are experts in employment discrimination law and supportive of fair employment principles.
- The City should reinvigorate efforts to create apprenticeship programs and other upskilling programs that will enable workers to join skilled trades and other sought-after jobs.
- The City should reform its hiring and promotion procedures to reduce hiring manager discretion and ensure the independence of interview panels.

The full report can be found [here](#).

Using information included in the review, the Department of Human Resources is developing a “Roadmap to Reform” for the EEO Division, scheduled for release this Fall. Mayor Breed has committed an additional \$1.9 million in FY 2021-2022 to support the reform and revitalization of the EEO Division, including hiring more staff and creating and implementing a new database to support case management efficiency.

“I am grateful for the thoughtful approach Professor Gould has taken to develop this Report”, said Carol Isen, Human Resources Director. “With the investments Mayor Breed has made into the Equal Employment Opportunities Division, the recommendations from Professor Gould’s Report, and the appointment of new leadership over the Division, DHR is well

positioned to rebuild our EEO Division and restore confidence in the processes for City employees.”

In June 2021, the City appointed Amalia Martinez to serve as the next director of the EEO Division. Prior to her appointment, Martinez served as Supervising Attorney for the Illinois Department of Human Rights (IDHR) Legal Division. There, she managed the legal functions of investigating and litigating discrimination charges, violating state law under the Illinois Human Rights Act.

Martinez successfully led the effort to reform IDHR by streamlining the case intake assessment and investigation process, improving the case resolution rate, and reducing case backlog by 85%. Martinez will lead the EEO’s “Roadmap to Reform” plan, focusing on:

- Rebuilding Equal Employment Opportunity systems
- Restoring trust
- Demonstrating transparency
- Enhancing the efficiency of investigations

“I look forward to reviewing the thoughtful recommendations from Professor Gould’s report,” said Amalia Martinez, Director, Equal Employment Opportunity Division. “Reforming and strengthening the City’s EEO policies and systems and restoring trust in the EEO operations is my highest priority. In the coming months we will work to release the Roadmap to Reform plan that will deliver proactive measures to build greater efficiency in our systems and support the prevention of discrimination and harassment in the workplace as well as swift and thorough investigations when necessary.”

The Equal Employment Opportunity Division works to implement the City’s policies prohibiting workplace discrimination, harassment, and retaliation; and to investigate, evaluate, and help to resolve complaints of employment discrimination, harassment, and retaliation in violation of the City’s EEO Policies.

The Department of Human Resources provides human resource services to approximately 60 city departments, with a total workforce of over 35,000 employees.

About William B. Gould IV

William B. Gould IV is Charles A. Beardsley Professor of Law, Emeritus, at Stanford Law School. A prolific scholar of labor and discrimination law, Gould has been an influential voice in worker–management relations for more than fifty years and served as Consultant to the U.S. Equal Employment Opportunity Commission (1966-1967) where he conciliated alleged unlawful employment practices, developed proposals for the conciliation process, and provided recommendations for the resolution of discrimination claims involving seniority which became the basis for early federal court interpretations of Title 7 of the Civil Rights Act of 1964. He served as Chairman of the National Labor Relations Board (NLRB, 1994–98) and subsequently Chairman of the California Agricultural Labor Relations Board (2014-2017). Professor Gould has been a member of the National Academy of Arbitrators since 1970.

As NLRB Chairman, he played a critical role in bringing the 1994–95 baseball strike to its conclusion and has arbitrated and mediated more than two hundred labor disputes, including the 1992 and 1993 salary disputes between the Major League Baseball Players Association

and the Major League Baseball Player Relations Committee. He served as Secretary, Labor and Employment Law Section, American Bar Association (1980-81) as well as Independent Monitor for FirstGroup America, addressing freedom-of-association complaints (2008–10). Gould also served as Special Advisor to the U.S. Department of Housing and Urban Development on project labor agreements (2011–12). A critically acclaimed author of ten books and more than sixty law review articles, Professor Gould is the recipient of five honorary doctorates for his significant contributions to the fields of labor law and labor relations.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciana_Bonshine \(CPC\)](#)
Subject: FW: ADA reasonable accommodation Request for 7/8/21 1pm meeting
Date: Friday, July 09, 2021 8:32:34 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 428.652.7600 | www.sfplanning.org
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-----Original Message-----

From: Zach <zkarnazes@gmail.com>
Sent: Thursday, July 08, 2021 1:06 PM
To: SooHoo, Candace (CPC) <candace.soo00@sf.gov.org>; MOD, (ADM) <mod@sf.gov.org>; Bohn, Nicole (ADM) <nicole.bohn@sf.gov.org>; Hillis, Rich (CPC) <rich.hillis@sf.gov.org>; Imperial, Theresa (CPC) <theresa.imperial@sf.gov.org>; Koppel, Joel (CPC) <joel.koppel@sf.gov.org>; Moore, Kathrin (CPC) <kathrin.moore@sf.gov.org>; Tanner, Rachael (CPC) <rachael.tanner@sf.gov.org>; Chan, Deland (CPC) <deland.chan@sf.gov.org>; Fung, Frank (CPC) <frank.fung@sf.gov.org>; Diamond, Susan (CPC) <sue.diamond@sf.gov.org>; Cityattorney <Cityattorney@sfcityatt.org>; CPC-Commissions Secretary <cpc-commissions.secretary@sf.gov.org>
Subject: Re: ADA reasonable accommodation Request for 7/8/21 1pm meeting

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

Hi, the 10 digit passcode is not working with my phone, and is extremely hard to use for people with disabilities. Is there another number I could call to attend this meeting? I'm not able to get through. I've tried 4 times.

-Zach

On 7/8/21, Zach <zkarnazes@gmail.com> wrote:

> Dear SF planning commission, Mayor's office on disability, and city
> attorney:

> I requested a reasonable disability accommodation to attend the public
> meeting today which starts in a couple of hours. I've not received any
> reply from the ADA coordinator or from the Mayor's office on
> disability.

> I would greatly appreciate a reply to at least let me know if this
> disability accommodation is to be denied (with the reason) because I
> cannot attend the items for this meeting without it.

> A copy of the request is below.

> Thank you,

> -Zach K.

> On 7/7/21, Zach <zkarnazes@gmail.com> wrote:

>> Dear Candace SooHoo (ADA coordinator for SF Planning Commission), In
>> the mayor's office on disability:

>> I'm writing this message to make a reasonable disability
>> accommodation request for the 7/8/21 1pm planning commission meeting.

>> I request that item 12 (12. 2019-022661 CUA) and general public

>> comment (item E) be moved to the front of the agenda after general

>> housekeeping items. I suffer from severe chronic pain and other

>> disabilities that limit my participation in government meetings that

>> require focus and attention for a very long time. This simple

>> accommodation would make it possible for me to participate in public

>> comment and give me equal access to the meeting.

>> Please let me know if this accommodation request is to be denied and

>> the reason for the denial. I'm including the mayor's office on

>> disability here as well, who can assist with these accommodation

>> requests.

>> Thank you very much for your time and attention to this important

>> accessibility matter,

>> --

>> - Zach Karnazes

>> Disability Advocate | Journalist | Artist

>> *Please note: ** While technology has improved a lot, computer

>> accessibility aids are not a magic bullet for all chronic pain and

>> disability needs. *Using the computer hurts for me, always.

>> My replies can take a while sometimes, depending on my pain levels

>> and functional use of my hands. I appreciate your patience! Feel free

>> to follow up with me if you don't get a reply.

>> My aids may leave typos in my message(s). Please let me know in

>> your response if any part of my email needs clarifying or is confusing.

>> To help with confusion and disability, I ask that you please

>> respond including the numbering system provided, if any is used.

>> *CONFIDENTIALITY NOTICE: The contents of this email message and any

>> attachments are intended solely for the addressee(s) and may contain

>> confidential and/or privileged information and may be legally

>> protected from disclosure.*

>> --

>> - Zach Karnazes

>> Disability Advocate | Journalist | Artist

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From: [CPC-Commissions Secretary](#)
To: [Eulucena, Josephine \(CPC\)](#)
Subject: FW: ADA reasonable accommodation Request for 7/8/21 1pm meeting
Date: Friday, July 09, 2021 8:32:22 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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-----Original Message-----

From: Zach <zkarnazes@gmail.com>
Sent: Thursday, July 08, 2021 1:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: ADA reasonable accommodation Request for 7/8/21 1pm meeting

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

From: Zach <zkarnazes@gmail.com>
Date: Thu, 8 Jul 2021 11:39:56 -0700

Subject: Re: ADA reasonable accommodation Request for 7/8/21 1pm meeting

To: candace.soofoo@sfgov.org; "MOD, (ADM)" <mod@sfgov.org>; "Bohn, Nicole (ADM)" <nicole.ohn@sfgov.org>; rich.hillis@sfgov.org; theresa.imperial@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org; Rachael.Tanner@sfgov.org; deland.chan@sfgov.org; frank.fung@sfgov.org; sue.diamond@sfgov.org; cityattorney@sfcityatt.org

Dear SF planning commission, Mayor's office on disability, and city attorney:

I requested a reasonable disability accommodation to attend the public meeting today which starts in a couple of hours. I've not received any reply from the ADA coordinator or from the Mayor's office on disability.

I would greatly appreciate a reply to at least let me know if this disability accommodation is to be denied (with the reason) because I cannot attend the items for this meeting without it.

A copy of the request is below.

Thank you,
-Zach K.

On 7/7/21, Zach <zkarnazes@gmail.com> wrote:

> Dear Candace Soofoo (ADA coordinator for SF Planning Commission), In

> the mayor's office on disability:

>

> I'm writing this message to make a reasonable disability accommodation

> request for the 7/8/21 1pm planning commission meeting.

>

> I request that item 12 (12. 2019-022661(CUA) and general public comment

> (item E) be moved to the front of the agenda after general

> housekeeping items. I suffer from severe chronic pain and other

> disabilities that limit my participation in government meetings that

> require focus and attention for a very long time. This simple

> accommodation would make it possible for me to participate in public

> comment and give me equal access to the meeting.

>

> Please let me know if this accommodation request is to be denied and

> the reason for the denial. I'm including the mayor's office on

> disability here as well, who can assist with these accommodation

> requests.

>

> Thank you very much for your time and attention to this important

> accessibility matter,

>

> - Zach Karnazes

> Disability Advocate | Journalist | Artist

>

> *Please note: ** While technology has improved a lot, computer

> accessibility aids are not a magic bullet for all chronic pain and

> disability needs. *Using the computer hurts for me, always.

> My replies can take a while sometimes, depending on my pain levels

> and functional use of my hands. I appreciate your patience! Feel free

> to follow up with me if you don't get a reply.

> My aids may leave typos in my message(s). Please let me know in

> your response if any part of my email needs clarifying or is confusing.

> To help with confusion and disability, I ask that you please respond

> including the numbering system provided, if any is used.

>

> *CONFIDENTIALITY NOTICE: The contents of this email message and any

> attachments are intended solely for the addressee(s) and may contain

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: DEFINITELY support new homes at 1900 Diamond Street
Date: Friday, July 09, 2021 8:29:57 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Paul Foppe <info@email.actionnetwork.org>
Reply-To: "hugfoppe@gmail.com" <hugfoppe@gmail.com>
Date: Thursday, July 8, 2021 at 5:21 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: DEFINITELY support new homes at 1900 Diamond Street

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

Mr. Jonas Ionin,

I'm writing to express my fantastic support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights, or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only $\frac{3}{4}$ mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: 11 affordable homes will be created (31% of all new homes) with the

\$2.8M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home. THANK YOU SO MUCH!

Paul Foppe
hugfoppe@gmail.com
2935 Judah St
San Francisco, California 94122

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Friday, July 09, 2021 8:29:38 AM

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

From: Aaron Beitch <info@email.actionnetwork.org>
Reply-To: "aaron.beitch@gmail.com" <aaron.beitch@gmail.com>
Date: Thursday, July 8, 2021 at 8:08 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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

Mr. Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

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Aaron Beitch
aaron.beitch@gmail.com
1480 Larkin St #3
San Francisco, California 94109

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Friday, July 09, 2021 8:29:28 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Timothy Green <info@email.actionnetwork.org>
Reply-To: "tpgreen3@gmail.com" <tpgreen3@gmail.com>
Date: Friday, July 9, 2021 at 8:09 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Timothy Green
tpgreen3@gmail.com

San Francisco, California 94110

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