

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project 2021-002978CUA / Trader Joe's/ 555 Fulton  
**Date:** Thursday, July 22, 2021 12:17:08 PM

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

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**From:** HVSafe <info@hvsafe.com>  
**Reply-To:** HVSafe <info@hvsafe.com>  
**Date:** Wednesday, July 21, 2021 at 7:15 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>, Richard Johnson <rlj415@sbcglobal.net>, "info@hvsafe.com" <info@hvsafe.com>  
**Subject:** Project 2021-002978CUA / Trader Joe's/ 555 Fulton

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Attention San Francisco Planning Commission:

Hayes Valley is plagued with reckless driving and traffic congestion. SFMTA continues to minimize parking options. Meanwhile, there is no concrete plan to restore service for the 21 Hayes.

There are serious concerns of the impacts of a Trader Joe's in the area. At the Town Hall community meeting, Trader Joe's could not clearly answer the proposed solutions to the expected traffic mitigation issues. Meanwhile in the Planning Commission Draft Motion, we were astounded to read that TJ's "is not anticipated to increase the volume of neighborhood traffic". Our request for traffic studies (in order to ensure that the Market Octavia Community Vision Zero plan is upheld) have gone unanswered. For this reason alone, there is merit to give pause for this proposal.

Notably, the same group in support of this proposal is responsible for the CBA. We've heard from small independent business members that the Hayes Valley Neighborhood Association (HVNA) dismissed concerns of a chain store of this size coming into the neighborhood. We take issue with the HVNA presenting its view as one representing the broader view of the community.

We are concerned that the addition of a Trader Joe's will profoundly alter the business landscape of Hayes Valley. It's presence is broadly perceived to be detrimental to our local entrepreneurs and small store operators.

There is an opportunity, after all the starts and stops plaguing the 555 Fulton project, including the Mohammed Nuru scandal, to reset and fulfill this vacancy with a long-term tenant that aligns with the vision and character of our unique neighborhood. This area has undergone significant change after the Central Freeway was brought down, but it has fallen short of the equitable benefit promised to the community. Returning to our creative and social roots as we recover from the pandemic relies on effective enforcement of the Retail Formula Ban.

We ask you to confront the negative impacts of traffic and affordability for residents and businesses by reconsidering the approval of a Trader Joe's or any other chain in Hayes Valley.

Thank you for the opportunity to be heard.

Mich R

Richard Johnson

[HVSafe](#)



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Proposed Ordinance for Large Residence Developments  
**Date:** Thursday, July 22, 2021 12:16:27 PM  
**Attachments:** [SFLUC's Support of Ordinance for Large Residence Developments.pdf](#)

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**From:** info@sfluc.org <info@sfluc.org>  
**Sent:** Thursday, July 22, 2021 12:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** The Proposed Ordinance for Large Residence Developments

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Mr. Ionin,

Please see the attached letter on behalf of the San Francisco Land Use Coalition in support of Supervisor Mandelman's ordinance for Large Residence Developments. My apology but I forgot to include you when we first sent this letter to the Commission and the Board of Supervisors.

Sincerely,

Ozzie Rohm  
For the San Francisco Land Use Coalition

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Statement on Large Residence Ordinance  
**Date:** Thursday, July 22, 2021 12:15:33 PM

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Thursday, July 22, 2021 12:10 PM  
**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>  
**Cc:** Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Statement on Large Residence Ordinance

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Dear Commissioners:

Sorry for the late comments but I really had to think about this.

My overarching thought about this legislation is that it might not have been necessary if the Section 317 Demolition Calculations had been adjusted a minimum of two times since 2009 as intended when written and approved.

I put this request for this kind of two-time adjustment in a letter to the Commission on June 10, 2019, but I never received a response.

Putting that aside for a minute here is what I think about this legislation and what I hope to say when I call in if I have enough time to speak on the phone:

**The Commission should approve this legislation with Staff Recommendations #2, #4, and #5.**

Staff Recommendation #2 makes sense as 20% increase for homes already over 2,500 feet seems fair.

Staff Recommendation #4 is fine, but curb cuts should be allowed to be maintained as the MTA already allows homeowners to park in their own driveway as long as they do not block the sidewalk... and you don't need to have the parking permit to do that. This could solve the "parking problem" that always comes up with neighbors and would align with the recent changes in the Code regarding parking requirements.

Staff Recommendation #5 to exempt the SUDs is logical.

**The Commission should not accept Staff Recommendations #1 and #3 unless the Demo Calcs are adjusted per my June 10, 2019 letter.**

Staff Recommendation #1 will only work as intended if the Demolition Calculations are adjusted. People that speculate don't care how much of a house gets demolished. People that want to live in their homes want to retain as much of their home as possible while expanding to meet their needs. Large speculative homes will continue to sell as single family homes even with a second unit.

Staff Recommendation #3 is defied by the example of 20 Raycliff Terrace and the Campbell and Wong home in Glen Park. Maybe these are the only ones that slipped through, but again unless the Demo Calcs are adjusted, these Historic homes should be covered by this Ordinance.

Please discuss adding a Finding from the Housing Element, Objective 3, Policy 3.4 which seems to align with the intent of this Ordinance and reads:

*"Preserve 'naturally affordable' housing types, such as smaller older ownership units."*

Thank you and I want to thank in writing, Ms. Merlone for her excellent work and her professionalism, Mr. Bintliff for his excellent work and perseverance and I want to acknowledge Ms. Watty and Mr. Hepner for laying some of the ground work for this with their previous efforts going back to 2016 through 2019.

But again I just want to say, please adjust the Demo Calcs as the Commission is empowered to do per Section 317 (b) (2) (D) and please do ask the City Attorneys if the Commission can adjust them twice per my June 2019 letter.

Sincerely,  
Georgia Schuttish

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO IS IMPLEMENTING A SIGNIFICANT EXPANSION OF TREATMENT BEDS FOR PEOPLE SUFFERING FROM MENTAL HEALTH AND SUBSTANCE USE DISORDERS  
**Date:** Thursday, July 22, 2021 12:14:42 PM  
**Attachments:** [07.22.21 Treatment Bed Expansion.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, July 22, 2021 at 10:56 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO IS IMPLEMENTING A SIGNIFICANT EXPANSION OF TREATMENT BEDS FOR PEOPLE SUFFERING FROM MENTAL HEALTH AND SUBSTANCE USE DISORDERS

**FOR IMMEDIATE RELEASE:**  
Thursday, July 22, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO IS  
IMPLEMENTING A SIGNIFICANT EXPANSION OF  
TREATMENT BEDS FOR PEOPLE SUFFERING FROM  
MENTAL HEALTH AND SUBSTANCE USE DISORDERS**

*As part of the Mayor's budget investments, San Francisco will create over 400 new treatment beds, a 20% expansion*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of Public Health (DPH) today announced that San Francisco is implementing the expansion of over 400 new treatment beds for people experiencing mental health and substance use issues. This expansion of treatment beds will provide more options for people in need to receive appropriate services that match their situation, while also providing San Francisco's new Street Response Teams with additional placements for clients they interact with.

The expansion plans represent a 20% increase in the City's residential treatment capacity. In 2021 alone, San Francisco will see 140 new beds opened, with significant progress made toward filling the gaps in critical needs areas identified in the 2020 Behavioral Health Bed Optimization Report. Since Mayor Breed took office, San Francisco has added more than 100 treatment beds across San Francisco's system of care.

“This is an unprecedented expansion of our system of care and treatment for people with mental health and substance use disorders,” said Mayor London N. Breed. “We are responding with the urgency that this crisis deserves, while saving millions of dollars by removing bottlenecks in the system so that people can move into lower, less costly levels of care when they are ready. Each one of these placement facilities takes a tremendous amount of time and effort to make happen, but we should see the benefits for years to come.”

These new treatment beds will allow San Francisco’s new street outreach teams, including the Street Crisis Response Teams and the Street Wellness Response Teams, with additional placements that can serve the clients they interact with. There are now five Street Crisis Response Teams operating in San Francisco, responding to about 500 calls monthly. Mayor Breed included funding in this year’s budget for five Street Wellness Response Teams, which will begin to respond to “wellness check” calls, which total roughly 17,000 annually.

The expansion effort is guided by recommendations from the Behavioral Health Bed Optimization Project report in 2020, as well as the Mental Health SF legislation in 2019, and utilization data that identified the types of treatment in highest need. These new beds and facilities are at various stages of development, with some ready for opening in 2021 and others in stages of planning and design.

“Coming out of COVID, our biggest public health crisis is the thousands of people living on our streets with untreated mental health and substance use disorders. Getting these sick people off the streets and into appropriate treatment beds will save lives and make San Francisco a safer and healthier place for all,” said Supervisor Rafael Mandelman.

“People who are mentally ill and addicted to drugs need immediate access to treatment and care. Expanding our city’s treatment beds and Street Crisis Response teams through Mental Health SF will better ensure services are available, accessible and effective,” said Supervisor Matt Haney. “Fully funding Mental Health SF was a top priority for us during this year’s budget process, and we worked together to expand much needed treatment beds, care coordination, and street intervention. These treatment beds cannot come soon enough.”

“This expansion of available treatment facilities is an essential part of fully implementing Mental Health SF. We must have places for people in crisis to get the care they desperately need and to stop the revolving door that returns people to the streets,” said Supervisor Hillary Ronen.

“We are not only improving patient flow so that individuals receive timely care and treatment, we are also developing innovative models of care to target the unique needs we see in the community,” said Dr. Naveena Bobba, Deputy Director of Health. “The investments we are making in the expansion in our residential care and treatment system will be critical to help us meet our goal for rapid access to recovery-oriented care and treatment.”

Several innovative types of treatment and care programs designed to meet the diverse needs of people with behavioral health challenges are being developed, including:

- The 20-bed SOMA RISE Center will open in the fall of 2021 as part of the City’s response to the drug overdose crisis. It will offer a safe indoor space for people who have used methamphetamine or other substances, monitor their health while intoxicated, and connecting them with other health and social services.

A 10-bed residential treatment facility specifically designed to treat young adults with serious mental health and/or substance use disorders is under design.

- Neighborhood-based psychiatric respite facilities for people experiencing homelessness to shelter in a safe, supportive environment where they can also access ongoing care.

Meanwhile, as board-and-care homes shutter due to the escalating costs of housing, DPH is also in active negotiations to acquire facilities to accommodate at least 73 residential care beds to support people with mental health issues who require assistance with activities of daily living. Some of these will support the elderly. Critically, DPH is also creating 140 new beds to support people leaving residential substance use treatment – a last step in skill-building before independent housing.

In May, DPH alongside community partners PRC/Baker Places, the Salvation Army, and Tipping Point Community opened Hummingbird Valencia, a psychiatric respite facility for people experiencing homelessness in the Mission and Castro neighborhoods. It is now operating at full capacity with 30 overnight beds and 20 daytime drop-in spaces.

For the latest update on San Francisco's residential care and treatment expansion, go to: [sf.gov/residential-care-and-treatment](https://sf.gov/residential-care-and-treatment).

San Francisco has also made available a daily update of available mental health and substance use treatment beds at: [FindTreatmentSF.org](https://FindTreatmentSF.org).

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Proposed Ordinance for Large Residence Developments  
**Date:** Thursday, July 22, 2021 12:13:12 PM  
**Attachments:** [SFLUC's Support of Ordinance for Large Residence Developments.pdf](#)

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

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**From:** "info@sfluc.org" <info@sfluc.org>  
**Date:** Thursday, July 22, 2021 at 12:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** The Proposed Ordinance for Large Residence Developments

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Mr. Ionin,

Please see the attached letter on behalf of the San Francisco Land Use Coalition in support of Supervisor Mandelman's ordinance for Large Residence Developments. My apology but I forgot to include you when we first sent this letter to the Commission and the Board of Supervisors.

Sincerely,

Ozzie Rohm  
For the San Francisco Land Use Coalition

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Public Comment: Letter to Planning Commission Hearing RE: 2021-001791PCA [BOS#210116]  
**Date:** Thursday, July 22, 2021 10:47:26 AM  
**Attachments:** [2021-07-22 Letter to Planning Commission Hearing 210116.pdf](#)

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**From:** Andreas Montes <andreas.montes5@gmail.com>  
**Sent:** Thursday, July 22, 2021 1:32 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>  
**Subject:** Public Comment: Letter to Planning Commission Hearing RE: 2021-001791PCA [BOS#210116]

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Dear Commissions Secretary,

Please see attached for my letter for public comment to the Planning Commission Hearing for today. My comment is on Supervisor Mandelman's Large Residence Development Legislation SFBOS FILE #210116.

I am also copy-pasting it below just in case there are any technical difficulties.

Thank you,  
Andreas Montes

[andreas.montes5@gmail.com](mailto:andreas.montes5@gmail.com)

~~~~~

July 22, 2021

I am a San Francisco resident and licensed civil engineer. I work at SEMCO Engineering, a local firm, where I provide engineering services for residential projects in the city, many of which are modest single family additions for large and multi-generational families that would be severely hurt by this legislation. I am against most of this new legislation. It is not fair to require homeowners to acquire Conditional Use Authorization (CUA) on proposed additions that already meet every planning code and building code. In this letter I will focus on the macro effects of adding more regulation and delays to housing production.



I understand the stated goal of this legislation is to decrease cost of housing in San Francisco, but to me it's obvious that this legislation will actually increase the cost of housing. The increase will come from the additional backlog of projects that would need to go through CUA via the Planning Commission, which already has a large backlog to review applications for projects that would add housing to the city. If any new legislation adds to the long list of pending CUA's, such legislation would postpone other small-unit housing projects that would add supply. San Francisco has exhibited increasing housing costs partly due to its history of preventing and delaying projects through lengthy permit processes. The longer it takes to get a permit, the more expensive a project becomes. Due to financial hurdles associated with holding a property for the length of a permit process, the mere concept of some residential projects are dead on arrival.

This legislation would result in an increased volume of projects that go through the Planning Commission, which would in turn raise the cost of new housing projects, slow the production of housing, and limit housing supply.

We should wonder how much different today's housing supply would be if housing production in the previous decades was not constrained by strict zoning laws, slow permit process, and Discretionary Reviews. If our laws were more catered to housing production, we would have more housing supply, lower costs, and a healthier city. For decades, we have allowed the noisy complaints of a few neighbors in the vicinity of residential projects to deter us from adding to the housing stock. Over time, the effect has been brutal on affordability, and has punished recent and future generations of San Franciscans.

Now, in light of that reflection, we should wonder what our city will look like 30 years from now if we continue with our current legislative style of adding more and more regulations. We have the opportunity to change our legislative style, and if we don't, our future generations will curse us for not leaving them with enough housing.

Cities change, and we cannot be in denial of that. Existing property owners have benefited from increased property values thanks to lack of housing development, and this is at the cost of young adults who are struggling to pay the rent, let alone save up for a down payment. We need lots of new units, of many sizes; we cannot rely on new ADU's to meet the needs of a growing population. We must be bolder. Let us not focus on deterring additions that would push a unit over a mere 2500 square feet threshold. Let us focus on ramping up dense housing production by changing planning codes, changing zoning laws, and bold strategies to achieve shorter permit processes.

With regards to the aforementioned proposed legislation, I recommend the following:

- **The legislation should be revised to not affect ANY applications that would result in a unit with a gross floor area of less than 4,000 square feet.**
- **Eliminate RH-1 and RH-2 zoning.**
- **For a “qualifying development” (defined below), prohibit rejection of a design by the Planning Department, Planning Commission, and the public based on their critique of the proposed structure’s “scale” in proportion to the size of neighboring structures. Also prohibit the rejection of a design based on perceived lack of parking, and prohibit rejection of a design based on shade cast on neighboring residential properties.**

- A “qualifying development” is one that is located in a public transit corridor, and increases housing density, and does not reduce the average front yard setback of neighboring properties.
- A “qualifying development” shall be exempt from the Discretionary Review (DR) process if it meets all planning code requirements. The breaking of a Planning Department “policy” is not grounds for DR. To ensure the basis of a complaint is worthy of DR, the DR shall be requested to the Planning Department who can informatively decide which complaints are granted DR and subsequently sent to the Planning Commission.
- All parties have a right to free speech in hearings, however such critiques outlined above cannot be used as a basis for deciding to reject such a design. If and when a party voices such a critique, the leader of the hearing shall kindly remind them and the audience of this rule and its intent.
- The intent for this rule is to make up for the lack of housing production in recent decades. We need bold new housing policies to increase the health of future generations, and this policy would do so by increasing density, in turn reducing cost of housing in the long-term, and reducing carbon footprint by increasing housing in public transit corridors. We already have a precedent in San Francisco that a proposed project cannot be rejected on the basis that it blocks a neighbor’s view. We need to expand on that precedent.

Sincerely,  
Andreas Montes, P.E.  
San Francisco Resident  
Civil Engineer

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Public Public Comment Record No.: 2017-014833PRJ  
**Date:** Thursday, July 22, 2021 10:46:11 AM

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**From:** Rudy Gonzalez <rudy@sfbctc.org>  
**Sent:** Thursday, July 22, 2021 10:45 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Kim Tavaglione <kim@sflaborcouncil.org>; Larry Mazzola - UA Local 38 <larryjr@ualocal38.org>; Mike Casey (mcasey@unitehere2.org) <mcasey@unitehere2.org>  
**Subject:** Re: Public Public Comment Record No.: 2017-014833PRJ

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## 469 Stevenson update

Dear Commissioners and Staff,

I write to inform you of a recent development on the 469 Stevenson matter. Since my last email, rigorous and good-faith negotiations transpired resulting in mutually agreeable commitments to the local workforce. This is significant for the SFBCTC, especially those workers who are currently without employment and nearing a cliff with respect to their healthcare coverage.

We fully appreciate and respect the process that is underway with community representatives and strongly encourage the parties to stay at the table and come to a

resolution. I believe the affordability of the project remains an outstanding concern and we support the push for achieving as much affordability as is truly feasible.

It is my hope you will note the significant commitment made to the local workforce to enter into a binding Project Labor Agreement, aka Community Workforce Agreement. This guarantees local apprentices, labor piece, efficiency, and high standards on the project, among other important commitments.

Also, it should be noted we agreed to a new community benefit which includes partnering skilled and trained volunteers on the TI work that will be associated with the community space the developer is donating.

The SFBCTC issues around conventional construction and workforce commitments have been cured and we look forward to hearing the outcome of the outstanding community concerns. Thanks for your time and consideration of this project.

Respectfully,

Rudy Gonzalez

**RUDY GONZALEZ**  
*Secretary Treasurer*

[www.sfbuildingtradesCouncil.org](http://www.sfbuildingtradesCouncil.org) | [rudy@sfbuildingtradesCouncil.org](mailto:rudy@sfbuildingtradesCouncil.org)

Cell: [415/794-0377](tel:4157940377) | Office: [415/345-9333](tel:4153459333) | Fax: [415/345-9449](tel:4153459449)  
[1188 Franklin St., Suite 203, SF, CA 94109](http://1188FranklinSt.Suite203.SF.CA.94109)



Please update your contact information as my role has changed. I have now joined the SF Building & Construction Trades Council.

Scheduling requests: [\*\*Sandra Duarte\*\*](#).

Also, join me in welcoming **Kim Tavaglione** as the SFLC Interim Executive Director. Scheduling requests for her office should be made through [\*\*Emily Nelson\*\*](#).

---

**From:** Rudy Gonzalez

**Sent:** Thursday, June 24, 2021 12:02:09 PM

**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>

**Cc:** [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>; Kim Tavaglione <[kim@sflaborcouncil.org](mailto:kim@sflaborcouncil.org)>; Larry Mazzola - UA Local 38 <[larryjr@ualocal38.org](mailto:larryjr@ualocal38.org)>; Mike Casey ([mcasey@unitehere2.org](mailto:mcasey@unitehere2.org)) <[mcasey@unitehere2.org](mailto:mcasey@unitehere2.org)>

**Subject:** Public Public Comment Record No.: 2017-014833PRJ

Honorable Planning Commissioners,

We are writing to you on behalf of the affiliated unions of the San Francisco Building & Construction Trades Council & the San Francisco Labor Council. Our Councils OPPOSE the proposed project at 469 Stevenson Street. The Developer has made no commitments to the community workforce, including but not limited to the utilization of high road training partnerships, also known as apprenticeship, that put our local residents to work.

Our apprenticeship programs offer opportunity to disadvantaged communities, including but not limited to women, victims of domestic violence, foster youth, not to mention the critical work we do to help transition US Military servicewomen and servicemen to construction careers. These apprenticeship programs are state certified and provide real career paths to middle class, family sustaining, jobs with health care and retirement security. No commitments have been made to put apprentices to work on this project.

The public benefit when developers utilize high-road employers. Those employers work with organized labor and put to work skilled and trained workers. Those workers have a voice on the job to address safety and working conditions through collective bargaining and often these arrangements are covered in binding community workforce agreements, also known as project labor agreements. These agreements promote labor peace and workplace safety, in addition to setting forth goals for minority and local business participation. No such agreement has been offered or made on this project.

As an aside, the project sponsor planned to use a non-traditional means to construct the site. This “factory” built model erodes and undermines the objectives of our local workforce policy by outsourcing otherwise good local jobs. It also works against the efforts to lift up our communities through legitimate workforce and apprenticeship readiness training, such as the City Build Academy run by the Mayor’s OEWD. This

model is volatile from a business standpoint and the fact is the original supplier of this particular project has gone out of business. Worse yet is the lack of safety and ability to inspect the units once in our jurisdiction. Organized labor OPPOSES this model of outsourcing local jobs and here you will see a recent resolution outlining our unified position: <https://sflaborcouncil.org/wp-content/uploads/2021/06/06-07-21ResReFBH.pdf>

Finally, it should be noted that unemployment among our union construction crafts is now hovering at around 1,500 workers. While some developers will see that as an opportunity to roll back standards and subject the construction industry to the unsafe and unfair conditions of the past, our Councils cannot allow it. We simply cannot afford to promote an unjust economic recovery and roll back decades of progress for workers in San Francisco by letting low-road projects see the light of day. We urge the Commission to OPPOSE this project and at a minimum, continue the matter until such time the community can address important workforce standards for the benefit of the public at large.

Thank you for your time and consideration.

Sincerely,

Rudy Gonzalez, Secretary-Treasurer, SF Building & Construction Trades Council, AFL-CIO

Kimberly Tavaglione, Executive Director, SF Labor Council, AFL-CIO

**RUDY GONZALEZ**

*Secretary Treasurer*

**[www.sfbuildingtradescouncil.org](http://www.sfbuildingtradescouncil.org) | [rudy@sfbuildingtradescouncil.org](mailto:rudy@sfbuildingtradescouncil.org)**

Cell: [415/794-0377](tel:4157940377) | Office: [415/345-9333](tel:4153459333) | Fax: [415/345-9449](tel:4153459449)  
[1188 Franklin St., Suite 203, SF, CA 94109](https://www.sfbuildingtradescouncil.org/1188-Franklin-St.-Suite-203-SF-CA-94109)

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Please update your contact information as my role has changed. I have now joined the SF Building & Construction Trades Council.

Scheduling requests: **Sandra Duarte**.

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Also, join me in welcoming **Kim Tavaglione** as the SFLC Interim Executive Director.  
Scheduling requests for her office should be made through **Emily Nelson**.

-

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 10:30:56 AM

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

On 7/22/21, 10:30 AM, "Jon Liggett" <[jusayawn@icloud.com](mailto:jusayawn@icloud.com)> wrote:

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)  
**Subject:** FW: Notice of public hearing 1500-1528 15th St  
**Date:** Thursday, July 22, 2021 10:37:25 AM  
**Attachments:** [1500 South Van Ness Project memorandum.docx](#)

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Jardines, Esmeralda (CPC)" <esmeralda.jardines@sfgov.org>  
**Date:** Thursday, July 22, 2021 at 10:35 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** Fw: Notice of public hearing 1500-1528 15th St

Hi Commission Secretary,

Can we please forward this to the Planning Commission? The project is proposed for continuance from today to October 14th, but I'd like to forward this on in the interim.

Best,  
Es

**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7531 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Jay Salam <jaysalam01@gmail.com>  
**Sent:** Thursday, July 22, 2021 10:24 AM  
**To:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>  
**Subject:** Re: Notice of public hearing 1500-1528 15th St

Hi Esmeralda, thank you so much for all your help and responding to my inquiries. I wrote a memorandum (attached). Thank you for hearing my voice and for helping make sure my voice reaches the right ears. I really do appreciate all your help.

Kind regards,  
-Jay

On Tue, Jul 20, 2021 at 11:06 AM Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hi Jay,

My brief responses are [below](#):

**Esmeralda Jardines, Senior Planner  
Office of Executive Programs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7531 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Jay Salam <[jaysalam01@gmail.com](mailto:jaysalam01@gmail.com)>

**Sent:** Monday, July 19, 2021 9:26 AM

**To:** Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>

**Subject:** Re: Notice of public hearing 1500-1528 15th St

Hi Esmeralda,

Thank you for your email, and apologies in advance for my delayed response. Based on your response I have some follow up questions. I was hoping you would be able to point me in the right direction.

- 1) I want to voice my opinion about this project, who do I address these options to? And what is the deadline to submit these opinions? [You're welcome to email me the opinions you would like to share](#). You're also welcome to call into the Planning Commission meeting while it is remote or attend the hearing when in-person hearings resume. Please note that the project has been continued and will not be heard this Thursday, July 22nd. Instead, it will be continued and rescheduled to be heard mid-October.
- 2) What is the format of the planning hearing that is going to happen this week on July 22? [The project will not be heard this Thursday. The project sponsor requested a continuance.](#)
- 3) Do people who don't address their opinions to the personnel/contact information on #1 do they get the opportunity to voice their opinion during the hearing? [Yes, you don't have to submit your opinions in advance of the hearing. However, it is appreciated if you do so to allow the Planning Commission enough time to consider them.](#)

Thank you so much Esmeralda, I really appreciate all your help. It's my sincere pleasure. Please let me know if you have any additional questions or if I could be of assistance.

Kind regards,  
-Jay

On Tue, Jul 13, 2021 at 6:14 PM Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>  
wrote:

Hello Jay,

I am well and I hope you are, too!

As for the notice, you don't have to do anything. The notice is to inform you of what is being proposed at 1500 15<sup>th</sup> Street. If you had thoughts or questions about the project, you're welcome to provide that in an email that can be provided to the Planning Commission. But this isn't required as the notice is a courtesy notice to the neighbors and neighborhood groups in the vicinity.

The project is scheduled to be heard by the Planning Commission next Thursday; Planning Staff is recommending approval of the project and the Planning Commission will hear and if needed, deliberate on the project next week.

Thank you,

**Esmeralda Jardines, Senior Planner**  
**Office of Executive Programs**

San Francisco Planning

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

Direct: 628.652.7531 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Jay Salam <[jaysalam01@gmail.com](mailto:jaysalam01@gmail.com)>  
**Sent:** Tuesday, July 13, 2021 12:47 PM  
**To:** Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)>  
**Subject:** Notice of public hearing 1500-1528 15th St

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Hi Esmeralda,

I hope you are well. I received the following notice of public hearing record # 2016-011827ENX for a construction project on 15th St and South Van Ness St.

This is my first time receiving a notice like this. I'm not sure what I'm supposed to do. Will you please let me know what I am supposed to do or how the hearing is supposed to go so I can get a better understanding of this process? Thank you. I called last Thursday on July 8, and left a message. Thank you.

Kind regards,

-Jay Salam

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Correction of Agenda Statement Regarding 1525 Pine Street Matter  
**Date:** Thursday, July 22, 2021 10:28:35 AM

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

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** David C <davidc@dpclawoffices.com> on behalf of David C  
<davidc@dpclawoffices.com>

**Date:** Wednesday, July 21, 2021 at 4:09 PM

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

**Cc:** KATE STACY <Kate.Stacy@sfcityatty.org>, "joel.koppel@sfgov.org"  
<joel.koppel@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Diamond, Susan  
(CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Moore,  
Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>,  
"Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>

**Subject:** Correction of Agenda Statement Regarding 1525 Pine Street Matter

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

Mr. Ionin, I want to call your attention, and the attention of the Commissioners, to a lack of information on the Agenda of the Planning Commission for the hearing scheduled for July 22 for the matter of 1525 Pine Street. (This omission also appears in the Agenda for June 17, 2021.) The statement describing the actions during the original hearing of this matter on May 6, 2021 ignores, or forgets, the initial action of the Planning Commission on the matter.

I have reviewed the tape of the hearing three times and it can be confirmed that the initial action of the Commission was a Motion to Approve the project [Motion made: Tanner; Motion seconded: Diamond.] That Motion failed by a vote of 4 to 3 which should be reflected as a disapproval of the Project. After the vote on the Motion, Commission members began considering possible modifications of the project and subsequently voted to continue the matter and that Motion is correctly being reported as passing 5-2.

Your statement regarding the actions of the hearing does not acknowledge the initial disapproval of the project by the failed Motion to Approve. In order to make the history of the Commission's actions more accurate, please correct the meeting Agenda to reflect the initial action by the

Planning Commission.

Thank you for your consideration.

David C

*Law Offices of*

**David P. Cincotta**

140 Geary Street, 7<sup>th</sup> Floor

San Francisco, CA 94108

415.754.5008

[davidc@dpclawoffices.com](mailto:davidc@dpclawoffices.com)

[https://avanan.url-protection.com/v1/url?](https://avanan.url-protection.com/v1/url?o=www.dpclawoffices.com&g=NWRiNTc3ZDVmNDZjZGJkNA==&h=NmVhYWlwODNjNjM2ODBkOGFiYjEzMTc5YjFmYWJjYjA2MmYyMjOGYzNGFjZjI3MDE3OWIxZWExMWM3NTUxN2ViOQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjM5YzRmYTMyODM0OTEzNjUyYjYxNjVhYkYTLiNzBmZTdiOnYx)

[o=www.dpclawoffices.com&g=NWRiNTc3ZDVmNDZjZGJkNA==&h=NmVhYWlwODNjNjM2ODBkOGFiYjEzMTc5YjFmYWJjYjA2MmYyMjOGYzNGFjZjI3MDE3OWIxZWExMWM3NTUxN2ViOQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjM5YzRmYTMyODM0OTEzNjUyYjYxNjVhYkYTLiNzBmZTdiOnYx](https://avanan.url-protection.com/v1/url?o=www.dpclawoffices.com&g=NWRiNTc3ZDVmNDZjZGJkNA==&h=NmVhYWlwODNjNjM2ODBkOGFiYjEzMTc5YjFmYWJjYjA2MmYyMjOGYzNGFjZjI3MDE3OWIxZWExMWM3NTUxN2ViOQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvOjM5YzRmYTMyODM0OTEzNjUyYjYxNjVhYkYTLiNzBmZTdiOnYx)



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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Hayes Valley Trader Joe's  
**Date:** Thursday, July 22, 2021 10:24:51 AM

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### Commission Affairs

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Cynthia Horiguchi <choriguchi@gmail.com>  
**Sent:** Thursday, July 22, 2021 9:39 AM  
**To:** PrestonStaff (BOS) <prestonstaff@sfgov.org>; ajunius@reubenlaw.com; 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>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for Hayes Valley Trader Joe's

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Hi everyone,

I'm writing to express my strong support for the Trader Joe's in Hayes Valley as a resident of the neighborhood. We saw during the pandemic that proximity to basic necessities like groceries is extremely important. Trader Joe's would serve a very much needed gap for residents.

If the concern is increased traffic, I'd like to remind everyone that we are also home to many world class attractions -- the Opera, Ballet, Symphony, Jazz Center, Bill Graham, Civic Center, Museums -- which are all great points of pride...and also attract people from outside of the neighborhood, city, and state!! Let's not let concerns around traffic hinder efforts to do something that would provide **basic necessities** for the **direct local community**.

If the concern is that Trader Joe's will not be a good community member, they have already demonstrated that they are with other locations throughout the city.

Let's not cut off our nose to spite our face. Please remember that when the Castro blocked Trader Joe's from opening, they got a Barry's Bootcamp instead...a service that serves only those who can afford \$30+ workout classes. **Let's bring this critical service to the neighborhood, and let's do it quickly.**

Thanks,  
Cynthia Horiguchi

Case number: 2021-002978CUA: 555 Fulton Street



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Thursday, July 22, 2021 9:56:09 AM

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

San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Nellyn Hecktman <info@email.actionnetwork.org>  
**Reply-To:** "nhecktman@gmail.com" <nhecktman@gmail.com>  
**Date:** Thursday, July 22, 2021 at 9:52 AM  
**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.

Nellyn Hecktman  
nhecktman@gmail.com

San Francisco, California 94123

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project 2021-002978CUA / Trader Joe's/ 555 Fulton  
**Date:** Thursday, July 22, 2021 9:36:48 AM

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### Commission Affairs

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**From:** HVSafe <info@hvsafe.com>  
**Sent:** Wednesday, July 21, 2021 7:16 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Richard Johnson <rlj415@sbcglobal.net>; info@hvsafe.com  
**Subject:** Project 2021-002978CUA / Trader Joe's/ 555 Fulton

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### Attention San Francisco Planning Commission:

Hayes Valley is plagued with reckless driving and traffic congestion. SFMTA continues to minimize parking options. Meanwhile, there is no concrete plan to restore service for the 21 Hayes.

There are serious concerns of the impacts of a Trader Joe's in the area. At the Town Hall community meeting, Trader Joe's could not clearly answer the proposed solutions to the expected traffic mitigation issues. Meanwhile in the Planning Commission Draft Motion, we were astounded to read that TJ's "is not anticipated to increase the volume of neighborhood traffic". Our request for traffic studies (in order to ensure that the Market Octavia Community Vision Zero plan is upheld) have gone unanswered. For this reason alone, there is merit to give pause for this proposal.

Notably, the same group in support of this proposal is responsible for the CBA. We've heard from small independent business members that the Hayes Valley Neighborhood Association (HVNA) dismissed concerns of a chain store of this size coming into the neighborhood. We take issue with the HVNA presenting its view as

one representing the broader view of the community.

We are concerned that the addition of a Trader Joe's will profoundly alter the business landscape of Hayes Valley. It's presence is broadly perceived to be detrimental to our local entrepreneurs and small store operators.

There is an opportunity, after all the starts and stops plaguing the 555 Fulton project, including the Mohammed Nuru scandal, to reset and fulfill this vacancy with a long-term tenant that aligns with the vision and character of our unique neighborhood. This area has undergone significant change after the Central Freeway was brought down, but it has fallen short of the equitable benefit promised to the community. Returning to our creative and social roots as we recover from the pandemic relies on effective enforcement of the Retail Formula Ban.

We ask you to confront the negative impacts of traffic and affordability for residents and businesses by reconsidering the approval of a Trader Joe's or any other chain in Hayes Valley.

Thank you for the opportunity to be heard.

Mich R

Richard Johnson

[HVSafe](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Grubstake  
**Date:** Thursday, July 22, 2021 9:35:55 AM  
**Attachments:** [Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)

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

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF planning code change being proposed by Supervisor Rafael Mandelman.  
**Date:** Thursday, July 22, 2021 9:35:05 AM

---

### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** michael harris <mharris@mbh-arch.com>  
**Sent:** Thursday, July 22, 2021 8:23 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** SF planning code change being proposed by Supervisor Rafael Mandelman.

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### Planning Commission

My understanding is that this legislation is a reaction to two issues; lack of units and “monster homes”? I want more density and don’t want “monster” homes, but Supervisor Mandelman’s current proposal is poor legislation.

1. The Planning Commission should not be deciding every time someone wants to build a single family house or a unit over 2500 sf. Too many projects already go before the Planning Commission. The SF Planning Code is already a mess by being a discretionary code. Good legislation does not punt to the Planning Commission but crates standards rules that allow one to build. San Francisco already is the most expensive and time consuming place to build and this will slow down all projects including the housing you want to build, an already cumbersome process will become glacier. A goal should be to redo the out of date and convoluted Planning Code, fewer projects should go before the Commission not more.

2. Pick a more reasonable size, 2500 sf gross, is hardly a big house; the way the Planning Code determines size, it is approximately the size of a two story house in the Sunset, as outside walls and all interior spaces including storage and parking-except in a below grade basement are included. Building a 3 bedroom 2 1/2 bath house without particularly large rooms and parking would be a tight

fit, let alone a house for an extended family with grandparents or grandchildren. This proposal is too drastic a reduction from what the code allows now, assuming 3 stories of 1200 sf each (114' deep lot with 45% rear yard)-is 3600 with a 30% rear yard it would be 4800sf for 3 stories. I think if you picked 3,000 sf and 4000 sf depending on zoning there would be more support. Most cities have FAR or some type of size limit. the story could also be included, 3 for single family 4 for more units, pick a reasonable limit and put it in the code and include bonuses for more units.

3. Do you really want to eliminate single family homes? Do property owners have so little control of their property? Is it fair that so many San Franciscans already have single family homes that now you want to deny them to others? Give incentives to build more units.

I feel that some of Supervisor Mandelman's legislation related planning and building are reactive to a situation but do not do not adequately understand the consequences of the proposed solutions. I think if you defined the problem and worked with the Planning dept, community, and professionals better legislation would be created, I am disappointed that this is not the way it is done.

Michael Harris  
333 Cumberland

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Thursday, July 22, 2021 9:34:38 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](#)

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**Jonas P Ionin**

**Director of Commission Affairs**

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



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Grubstake  
**Date:** Thursday, July 22, 2021 9:33:56 AM  
**Attachments:** [Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mandelman Planning Code Section 319 Hearing  
**Date:** Thursday, July 22, 2021 8:18:16 AM

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### Commission Affairs

San Francisco Planning  
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**From:** shaun <shaun@semcoengineering.net>  
**Sent:** Wednesday, July 21, 2021 4:52 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** FW: Mandelman Planning Code Section 319 Hearing

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

Dear Planning Commission:

I am writing regarding agenda item 10 for the Planning Commission Hearing on July 22<sup>nd</sup> – Review of Large Residence Developments.

I have been working as a structural engineer in San Francisco since 1989 and have been operating a small firm since 2004. Most of our clients are modest middle income people with families.

Many of them find themselves outgrowing their homes and have a need for additional space.

Limiting a maximum home size to 2500 sf or face the burden of a conditional use authorization adds undue restrictions on property owners in the city. If homeowners are facing the risk and cost of these constraints, it is my firm belief they will leave the city and seek housing elsewhere. Building size is already restricted by setback requirements and height limits. Putting a cap on square footage strangles the ability for homeowners to rework their buildings and accommodate a growing family or aging parents.

I urge the commission to vote this down.

Sincerely,  
Shaun Moynahan, S.E.

**SEMCO**  
**ENGINEERING INC.**  
322 cortland avenue  
san francisco, ca 94110  
ph 415.553.8810 x301

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Rafael Mandelman has proposed legislation  
**Date:** Thursday, July 22, 2021 8:17:36 AM

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**Commission Affairs**

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Mark English <[mark@markenglisharchitects.com](mailto:mark@markenglisharchitects.com)>  
**Sent:** Wednesday, July 21, 2021 4:36 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Mark English <[mark@markenglisharchitects.com](mailto:mark@markenglisharchitects.com)>  
**Subject:** Rafael Mandelman has proposed legislation

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Dear Commissioners,

As a residential architect with 30 years of experience working in San Francisco and the Bay Area, I am completely against the proposed legislation by Supervisor Mandelman. What possible good outcome would come out of this legislation? The gulf of credibility between real people in the City, and the ruling class increases every year and is increasingly Kafka-esque.

Most existing 2 story homes are already near or above the 2500 sf mark. Calling these "Large Residence Developments" is simply incorrect, and the proponents know this. In addition, does anyone actually think that making the system even more draconian will foster the development of more housing units?

This is a fantasy, and a cynical one. This is simply a back door way of suppressing change to the built environment without having enough respect for the residents of this city to present it for what it is. Overuse of CEQA in San Francisco evidently has not accomplished the desired suppression.

Mark English, AIA

[Supervisor Rafael Mandelman has proposed legislation that would create a new section of the](#)

Planning Code, Section 319 'Large Residence Developments'. This legislation seeks to establish an absolute maximum home size of 2500sf, above which most residential projects must obtain a Conditional Use Authorization for approval. Moreover, it bakes in redundant reviews: mandating that all properties with potential or actual historic value are automatically subject to CUA, and retaining the right to Discretionary Review, giving neighbors an additional tool to slow or stop projects. In all, the proposed legislation, if it becomes law, will increase the risk, cost, and time burden for residential expansions and the construction of new units in these districts, without improving the supply of affordable housing.

Please send all written correspondence to my NAPA address.

OFFICE: NAPA  
1708 Los Carneros Avenue  
Napa, CA 94559  
t: 415.505.0443

OFFICE: SAN FRANCISCO  
315 Sutter Street 5th Floor  
San Francisco, CA 94108  
t: 415.391.0186 xtn 1001  
[www.markenglisharchitects.com](http://www.markenglisharchitects.com)

Blog:  
[thearchitectstake.com](http://thearchitectstake.com)

Twitter:  
Markenglisharch

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: support for 469 Stevenson  
**Date:** Thursday, July 22, 2021 8:16:51 AM

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**Commission Affairs**

San Francisco Planning  
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**From:** Hunter Oatman-Stanford <hoatmanstanford@gmail.com>  
**Sent:** Wednesday, July 21, 2021 4:11 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** support for 469 Stevenson

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Hi there,

I'm just writing to affirm my full support for the new housing project in development for 469 Stevenson Street in SoMa. As a longtime D6 resident and neighbor, this project will provide excellent community benefits and funding for affordable housing, while replacing an unsightly and unpleasant surface parking lot. Please expedite any approvals so we can welcome more neighbors ASAP.

thank you!

Hunter Oatman-Stanford

**Order Abstracts now Spring 2002**



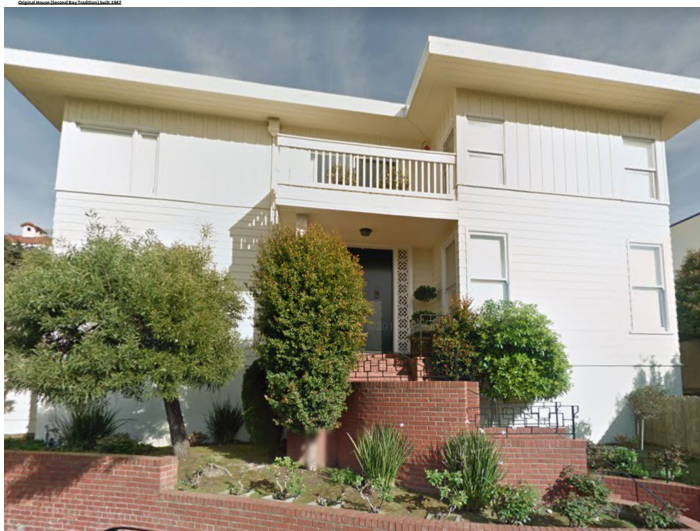
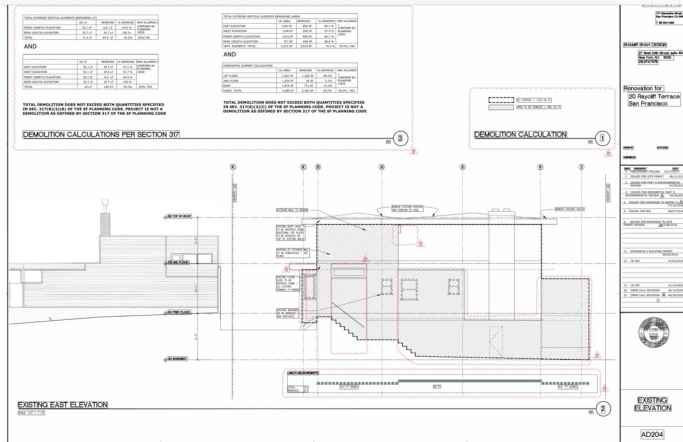


Image 7-19-21 at 5.20 PM.jpg





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Grubstake  
**Date:** Wednesday, July 21, 2021 5:56:05 PM  
**Attachments:** [Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:07:46 PM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
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On 7/21/21, 5:07 PM, "Tyler Underwood" <[tylerunderwood@gmail.com](mailto:tylerunderwood@gmail.com)> wrote:

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Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Loads of Love

MOREboy Tyler

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:00:46 PM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
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On 7/21/21, 4:41 PM, "César Cadabes" <[cesar.cadabes@gmail.com](mailto:cesar.cadabes@gmail.com)> wrote:

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Best regards,  
Cesar Cadabes

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:00:28 PM

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

On 7/21/21, 4:48 PM, "Scott Louis" <[scott@scottlouis.com](mailto:scott@scottlouis.com)> wrote:

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:00:12 PM

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

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**From:** Cabure Bonugli <shotinthecity@gmail.com>

**Date:** Wednesday, July 21, 2021 at 4:59 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>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:00:03 PM

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

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---

**From:** Tadd Tobias <taddtobias@gmail.com>

**Date:** Wednesday, July 21, 2021 at 4:50 PM

**To:** "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>

**Subject:** Support Rebuilding Grubstake Diner

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Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

--

Tadd Tobias NP-C

Email: [taddtobias@gmail.com](mailto:taddtobias@gmail.com)

Web: [www.linkedin.com/in/taddtobias](https://www.linkedin.com/in/taddtobias)





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:59:48 PM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 7/21/21, 4:53 PM, "Jason Armenta" <[jeldiablo@icloud.com](mailto:jeldiablo@icloud.com)> wrote:

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:40:24 PM

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

San Francisco Planning  
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**From:** Rolo Talorda <rolodj@gmail.com>

**Date:** Wednesday, July 21, 2021 at 4:36 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>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Adverse impacts of Grubstake project  
**Date:** Wednesday, July 21, 2021 4:34:43 PM

---

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

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

---

**From:** Rajan Arora <arorarajan@gmail.com>  
**Reply-To:** "arorarajan@gmail.com" <arorarajan@gmail.com>  
**Date:** Wednesday, July 21, 2021 at 4:10 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>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Li, Michael (CPC)" <michael.j.li@sfgov.org>  
**Subject:** Adverse impacts of Grubstake project

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Dear Commissioners,

I'm a resident of 1545 Pine st in the stack that does not have any street facing windows. Our Only source of light is from the lightwell facing east towards Grubstake. This stack includes 2 BMR homes as well.

Please let me begin by saying that we are Not against rebuilding the Grubstake. The project sponsors have been very misleading in their arguments and a recent scrupulous email was generated by their team targeting several residents in the neighborhood. It's with the subject "Support Rebuilding Grubstake Diner" addressing all commissioners, and was sent out as a click-bait tricking residents into clicking on a link, which sent out the email to all commissioners by just clicking one button. We don't know who from the project sponsor's team sent this targeted email but it is highly misrepresentative of our concerns and misguides the residents who are being targeted for this click-bait action that is a really terrible tactic deployed by the project sponsors. I request that this commission consider disregarding any such emails that were received in the last week or so.

Next, I would also like to draw some attention towards a different project that this commission reviewed for 198 Valencia st, which was going to block sunlight to the outdoor seating area for Zeitgeist's beer garden across Valencia street. A shadow study was ordered and the commission ruled in favor of Not blocking sunlight by lowering the proposed development's height.

Several of us in the Austin are in similar situations. We had purchased our homes with the knowledge of having continued access to direct sunlight, for as long as we lived here. The windows in the lightwell are our Only source of light for homes in the center stack, which includes 2 BMR homes - one of which is occupied by a physically handicapped resident. Even with the updated project proposal to add ambient lighting, it does not come anywhere close to being a replacement for direct sunlight from the east, or natural light.

During the previous hearing on Grubstake project - this group of commissioners had requested project sponsors to come up with a significantly different design to alleviate natural light concerns. That is Not what the sponsors are presenting tomorrow. It is the same exact design just with a few ambient lights added. In our opinion - it should be outright denied from hearing as it's the same exact plan being presented again without any real modifications. Which goes against the rules of this comission.

On behalf of myself and my neighbors facing east from the lightwell of the Austin, I would like to Urge this comission to please consider the real impact on our lives and what's really at stake here. There are already 200+ housing units approved within the last year in this immediate neighborhood in a 2 block radius. We really should be considering the severe adverse impact to the lives of 16+ homes in the Austin that are being impacted by the developer's plans with use of the SDP. Which only adds 4 additional studio units in return. The units impacted to units gained, just doesn't compare - and the project sponsor is not even adding any additional BMR units while using the the SDP. They still just offer 1 BMR unit in this entire development.

Lastly - with regards to the use of State Density Program, we appreciate that this comission has sought additional presentations and clarifications from planning staff. I hope the comission realizes that the SDP does not emasculate this comission's authority, and hope it is not perceived as such. Rebuilding the Grubstake with 3-4 stories of housing above that does not impact homeowners in the Austin's lightwell, is a plan that several of us are in support of. And we would request the comission to provide similar guidance to project sponsors so we can all collectively move forward in keeping alive this diner, and not fall into a greed for a bigger project at the cost of people's lives and health safety.

With Regards  
Rajan Arora

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:34:18 PM

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

On 7/21/21, 4:26 PM, "Lois Langevin-King, LMT CD" <[positivebirth1@gmail.com](mailto:positivebirth1@gmail.com)> wrote:

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Lois Langevin-King

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:34:10 PM

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

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

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**From:** Paul Miller <paul@academy-sf.com>

**Date:** Wednesday, July 21, 2021 at 4:27 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>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project 2021-002978CUA / 555 Fulton / Trader Joe's  
**Date:** Wednesday, July 21, 2021 3:35:53 PM

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### Commission Affairs

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

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**From:** Mich <hvsfcaus@gmail.com>  
**Sent:** Wednesday, July 21, 2021 2:00 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; MAGIE CRYSTAL <magie@allaprimallingerie.com>; Nabilas Naturals <nabilassf96@gmail.com>; info@hvsba.org  
**Subject:** Project 2021-002978CUA / 555 Fulton / Trader Joe's

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Dear San Francisco Planning Commission:

The Hayes Valley Small Business Association (HVSBA) does not support the proposal for a Trader Joe's in Hayes Valley. Loopholes in the enforcement of Formula Retail Ban (FRB) have allowed for a significant increase in Formula Retail Chains. The economic impact of Covid-19 is facilitating the exploitation of those loopholes.

A chain store of this size coming to the neighborhood is alarming. The impact it will have on existing independent small businesses, traffic, parking and local hires gravely concerns us.

555 Fulton was set to usher in a "family grocery store" - which Trader Joe's definitively is not. A national chain with centralized purchasing and marketing power threatens the very foundation the merchant corridor of Hayes Valley was built upon.

As our businesses struggle to recover from the impact of the pandemic, we are entering a critical period which will likely determine their survival as well as the character of our business community. Our organization, HVSBA, requests that you consider the additional stress of this weakening of the

formula retail ban on our local merchants.

Please reconsider this approval.

Best,

Mich, Magie and Ramiz

[HVSBA](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: Project 2021-002978CUA / 555 Fulton / Trader Joe's  
**Date:** Wednesday, July 21, 2021 2:12:40 PM

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

---

**From:** Mich <hvsfcaus@gmail.com>  
**Date:** Wednesday, July 21, 2021 at 2:00 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, MAGIE CRYSTAL <magie@allaprimallingerie.com>, Nabilas Naturals <nabilassf96@gmail.com>, "info@hvsba.org" <info@hvsba.org>  
**Subject:** Project 2021-002978CUA / 555 Fulton / Trader Joe's

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Dear San Francisco Planning Commission:

The Hayes Valley Small Business Association (HVSBA) does not support the proposal for a Trader Joe's in Hayes Valley. Loopholes in the enforcement of Formula Retail Ban (FRB) have allowed for a significant increase in Formula Retail Chains. The economic impact of Covid-19 is facilitating the exploitation of those loopholes.

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Please reconsider this approval.

Best,

Mich, Magie and Ramiz

[HVSBA](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Enchill, Charles \(CPC\)](#)  
**Subject:** FW: 400 California Street - 2020-010710CUA - Revised Motion  
**Date:** Wednesday, July 21, 2021 1:26:39 PM  
**Attachments:** [2020-010710CUA 400 California Street Revised DRAFT Motion.pdf](#)  
[2020-010710CUA 400 California Street Revised DRAFT Motion.docx](#)

---

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

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

---

**From:** "Enchill, Charles (CPC)" <[charles.enchill@sfgov.org](mailto:charles.enchill@sfgov.org)>  
**Date:** Wednesday, July 21, 2021 at 12:50 PM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** 400 California Street - 2020-010710CUA - Revised Motion

Hello Commission Secretary,

Attached are edits to the draft motion for distribution to the Planning Commission.

The revised motion adds a substantive condition (#17 Tenant Guidelines, pp. 14-15) as presented to the HPC regarding best practices for tenant improvements. Additionally, minor factual corrections/edits on pp. 3, 6, and 7.

Thank you,

**Charles Enchill, Preservation Planner**

**Northeast Team / Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7551 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [Asbagh, Claudine \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#); [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Chan, Deland \(CPC\)](#)  
**Subject:** RE: 2015-009955CUA 1525 Pine St Public Comment Docs for July 22nd hearing.  
**Date:** Wednesday, July 21, 2021 12:37:36 PM  
**Attachments:** [Re 2015-009955CUA 1525 Pine St Public Comment Docs for July 22nd hearing..msg](#)

---

My apologies for the multiple emails (especially given the volume of emails we've already received).  
The attached was sent as a follow up.  
Thank you,  
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](http://www.sfplanning.org)  
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---

**From:** Asbagh, Claudine (CPC)  
**Sent:** Wednesday, July 21, 2021 12:35 PM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>  
**Subject:** FW: 2015-009955CUA 1525 Pine St Public Comment Docs for July 22nd hearing.

Dear Commissioners,

Please see the following correspondence submitted for your information.  
Thank you,

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

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**From:** Theresa Calderon <[cgtheresa@gmail.com](mailto:cgtheresa@gmail.com)>

**Sent:** Wednesday, July 21, 2021 12:28 PM

**To:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>

**Subject:** Re: 2015-009955CUA 1525 Pine St Public Comment Docs for July 22nd hearing.

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

Hi Claudine,

Can you please add this to the written record so that the commissioners have access before the meeting tomorrow?

Best,

Theresa Calderon

On Wed, Jul 21, 2021 at 12:19 PM Theresa Calderon <[cgtheresa@gmail.com](mailto:cgtheresa@gmail.com)> wrote:

Hi Michael and Claudine,

My name is Theresa Calderon and I am planning to call in to the meeting tomorrow with 2 other members of the public who live in the build next to the 1525 Pine St project. The agenda item is 13 for case number 2015-009955CUA.

We are planning to present the PDF in succession.

Please upload the PDF slides titled V7\_1525\_pine\_st\_theresa\_calderon\_415-601-4442.pdf so that I can refer to them during the meeting.

I'll be using a subset (Slidese 4,5,6,7,8,9,10,11) Also attached below for your reference.

I've also attached our brief for review.

### **Minute 1**

(Slide 4)

We think the sponsor's study doesn't paint the whole picture of how the east facing studios in the light well will be affected. We want to show that based on their light study data that the inside of our units will be very dark.

Here you see the 3rd floor unit will have around 400 LUX at the window so we measured around 370 LUX at the window and took a picture of the living room. The light in the living room is 147 LUX which is 50% lower than the window light. This is considered "dark" and "very dark" in the kitchen according to the lux light range.

(Slide 5)

We've also done the same procedure for all the mornings throughout the year. See

that the mornings are in the dark to very dark range during fall, winter and spring.

(Slide 6)

The afternoon, fall, winter and spring are in the dark to very dark range.

As you can see here, the inside of the units paint a very different picture than what the tables and the colorful graphs shown by the project sponsor.

With the proposed building height, all 10 of the studio units will be very dark in the mornings and afternoons throughout the year. A majority will be below the average specified by the table.

## **Minute 2**

(Please scroll through Slide 7, 8, 9 quickly and stop at 10)

We want to show that the actual light reduction for the lower floors are significant (more than 50- 90%) and that lowering the height of the building will be effective in improving the morning light.

To do this we've built scale models, set it up on the roof with the correct orientation and measured the 2nd and 4th floor light throughout the day.

(Slide 10)

You can see here that lowering the building doesn't change the light much at the time of day the sponsors measured for their study but the light at 10:30 am between 9AM and 12PM is significantly improved by lowering the building height to 4 floors.

The light blocked will be 43% rather than 93%. That's an 8-fold improvement in light quality for the second floor.

(Slide 11)

This slide shows what the inside of the 2nd floor will look like with 4 floors which puts it in the "normal" light range rather than "dark"

## **Minute 3**

### **Conclusion and Request**

To summarize our findings, our light study shows that 10 east facing studio units that only has one window will be in darkness all day. Our light will be reduced by more than 90% for the whole year except for an hour at noon. The light conditions will not be suitable for seniors and disabled people like Tony who lives there right now. These light conditions will be some of the worst in the city because of the extra height and exceptionally small courtyard.

Adding artificial light does not fix our problem because it does not increase access to natural light. There is also no law requiring the owners of the building to maintain the light once the building is built.

The commission should consider reducing the number of units by 10 and lowering the height to 4 floors because the project is destroying the habitability of at least 10-20 units next door. Without any changes the commission should reject the conditional use.



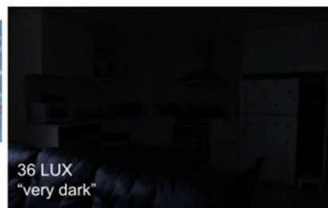
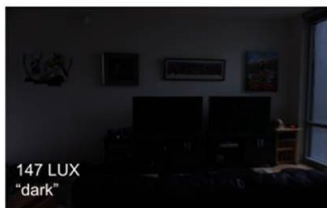
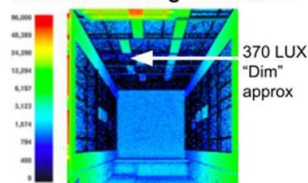
If the commission approves, they are setting a dangerous precedent that allows developers to destroy the habitability of neighboring homes under the banner of increasing housing when what they are really doing is adding substandard housing to the city's inventory.

Best,  
Theresa Calderon

### Interior Light in 3rd Floor Unit on Summer Morning

1. The sponsor's light study shows that a summer morning on the 3rd floor would have around 400 LUX.
2. The picture shows the inside of the unit at the time when we measured 370 LUX at the window matching the study.
3. At that same time, we measured with 147 LUX at the living room (50% less) light than at the window 36 LUX in the kitchen.
4. These are considered "dark" and "very dark" according to a standard
5. The interior light is below the average LUX reading and is disproportionately darker in the lower floors.

#### Summer Morning Simulation



#### Values Lux vs Perceived

| Lux value range | Reference Lighting Condition |
|-----------------|------------------------------|
| 0-50            | Very Dark                    |
| 50-200          | Dark Indoors                 |
| 200-400         | Dim Indoors                  |
| 400-1,000       | Normal Indoors               |

#### Summer Morning Average

| Proposed 79-ft Project | June 21 |
|------------------------|---------|
| 9:00 AM                | 840 lux |

\*See slide 23 for breakdown of LUX readings <sup>4</sup>

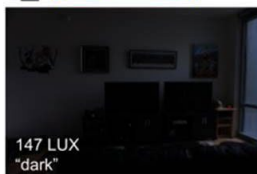
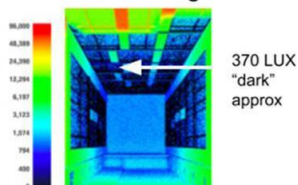
#### Values Lux vs Perceived

| Lux value range | Reference Lighting Condition |
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| 200-400         | Dim Indoors                  |
| 400-1,000       | Normal Indoors               |

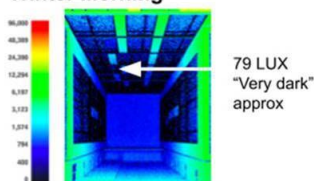
### Dark Mornings All Year for Lower floors

Below shows the approximate light on 3rd floor studio using the light readings from the simulation.

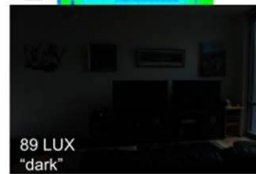
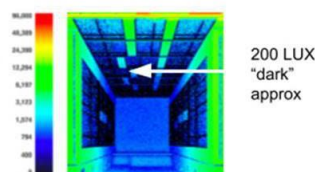
#### Summer Morning



#### Winter Morning



#### Fall/Spring Morning



\*See slide 23/24/25 for breakdown of LUX readings

## Dark Afternoons 3 out of 4 seasons for Lower floors

### Values Lux vs Perceived

| Lux value range | Reference Lighting Condition |
|-----------------|------------------------------|
| 30-50           | Very Dark                    |
| 50-200          | Dark indoors                 |
| 200-400         | Dim indoors                  |
| 400-1,000       | Normal indoors               |

Below shows the approximate light on 3rd floor studio using the light readings from the simulation.

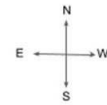


\*See slide 22/24/25 for breakdown of LUX readings

6

## Physical Light Studies on the roof

- Scale cardboard models with differing heights
- Using the real sun on the Austin's roof with correct orientation
- Objective measurements

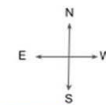


No building      79 ft      65 ft      5 floors      4 floors



7

## Height Reduction is an Effective Mitigation For Morning Light Reduction



Morning light reduction for lower units between 9 AM - 12 PM can be improved by lowering the 1525 building height to 4 floors.

### Light Reduction Percentage 9AM - 4PM 2nd floor

| Time/height/% | 79 ft      | 65ft       | 4 floors   |
|---------------|------------|------------|------------|
| 9:15 AM       | 99.99%     | 99.98%     | 99.98      |
| 10:30 AM      | <b>93%</b> | <b>82%</b> | <b>43%</b> |
| 12:40 PM      | 77%        | 74%        | 72%        |
| 4:00 PM       | 91%        | 90%        | 89%        |



10

# Effect of Lowering the Building to 4 Floors: Improved Morning Light from **Dark** to **Normal**

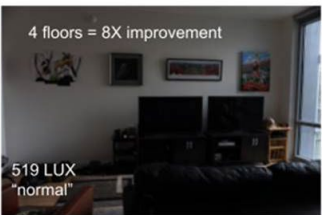
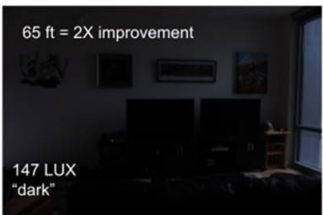
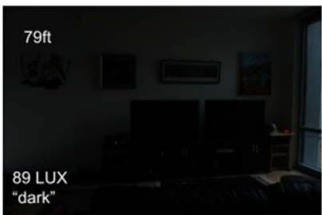
Values Lux vs Perceived

| Lux value range | Reference Lighting Condition |
|-----------------|------------------------------|
| 0-10            | Very Dark                    |
| 10-200          | Dark Indoors                 |
| 200-400         | Dim Indoors                  |
| 400-1,000       | Normal Indoors               |

## June 11 @ 10:30 AM Light Measurements

By lowering the building to 4 floors, morning light between 9 AM - 12 PM for lower units can be improved from **dark** to **normal**,

|                | No building | 79 ft     | 65 ft      | 4 floors     |
|----------------|-------------|-----------|------------|--------------|
| 2nd floor(lux) | 1060        | 70 "dark" | 190 "dark" | 600 "normal" |
| % reduction    |             | 93%       | 82%        | 43%          |



**From:** [RivamonteMesa, Abigail \(BOS\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#); [Haney, Matt \(BOS\)](#); [Starr, Aaron \(CPC\)](#); [Delumo, Jenny \(CPC\)](#)  
**Subject:** 469 Stevenson Continuance Request (Item 11 on 7/22 Planning Commission Agenda)  
**Date:** Wednesday, July 21, 2021 12:36:32 PM

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President Koppel and Commissioners,

Our office would like to request a 1 week continuance to July 29<sup>th</sup> for the 469 Stevenson project which is Item No. 11 on tomorrow's planning commission agenda.

I've reached out to the Project Sponsor and they are aware of our request.

Please let me know if you have any questions.

Best,

Abigail

**Abigail Rivamonte Mesa**

Chief of Staff

Office of Supervisor Matt Haney, D6

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T 415-554-7969 | F 415-554-7974

[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 10:04:13 AM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Elaine Carney <outlook\_701BBD7FC1A1D256@outlook.com>

**Date:** Wednesday, July 21, 2021 at 10:02 AM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.

Sent from [Mail](#) for Windows 10

I first went to the Grubstake in 1976 when I was 18. Coming from the East Coast where one heard everyday the words “faggot” and “queer” being hurled as obscenities. The Grubstake to me was Oz, everyone was gay or simply woke! OMG community? That concept was first learned and embraced at the Grubstake. In these days of franchises and chains, help preserve community and non-tech jobs!

Angel B Carney

bodhibsteele@yahoo.com

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 8:37:50 AM

---

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

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

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**From:** Candi Whitman <[whitmancandi@gmail.com](mailto:whitmancandi@gmail.com)>

**Date:** Wednesday, July 21, 2021 at 1:28 AM

**To:** "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "Peskin, Aaron (BOS)" <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>, "MandelmanStaff, [BOS]" <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, "sfgrubstake@gmail.com" <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

**Subject:** Support Rebuilding Grubstake Diner

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

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 1900 Diamond  
**Date:** Wednesday, July 21, 2021 8:37:23 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](http://www.sfplanning.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Grubstake  
**Date:** Wednesday, July 21, 2021 8:36:53 AM

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

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

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**From:** Greg Pennington <greglpennington@aol.com>

**Reply-To:** Greg Pennington <greglpennington@aol.com>

**Date:** Tuesday, July 20, 2021 at 8:08 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>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** The Grubstake

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Dear Commissioners,

I moved to San Francisco in 1977 and have lived in the Polk area for more than 40 years. I ate at the grubstake my very first week here and have frequented it ever since. It is a uniquely valuable San Francisco asset. San Francisco needs more housing and the owners of the Grubstake need to be able to create a financially viable way to preserve the Grubstake. This classic diner must be preserved. Please support the Grubstake project.

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Trader Joe's in Hayes Valley. Case #: 2021-002978CUA: 555 Fulton Street.  
**Date:** Wednesday, July 21, 2021 8:24:10 AM

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**Commission Affairs**

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

**From:** Victoria Cheng <[victoriaruicheng@gmail.com](mailto:victoriaruicheng@gmail.com)>  
**Sent:** Tuesday, July 20, 2021 11:20 PM  
**Subject:** Support for Trader Joe's in Hayes Valley. Case #: 2021-002978CUA: 555 Fulton Street.

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

Case #: 2021-002978CUA: 555 Fulton Street.

Dear Supervisor,

How are you? I am a resident and homeowner of Hayes Valley and am writing in to support the construction of a Trader Joe's at the 555 Fulton Street location.

Trader Joe's would be a vital asset to the community for many reasons. The number one reason is that there is no accessible grocery store within walking distance. The closest grocery stores (Whole Foods, Safeway, Trader Joe's) are all over 1 or 2 miles away and are difficult to get to without a car. Walking is too far when carrying groceries, and public transportation is limited, very indirect, and time consuming. Trader Joe's would bring greater accessibility to fresh and affordable produce, especially to the less affluent residents of Hayes Valley.

In addition, Trader Joe's would bring much needed jobs to this community, especially in the aftermath of the COVID-19 pandemic as local businesses and residents are struggling to recover. Both the construction of Trader Joe's and the long-term staffing needed will be an economic boon to Hayes Valley.

Thank you very much for considering this request.

Regards,

Victoria Cheng  
555 Fulton Street Unit 433  
San Francisco, CA 94102

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Review of Large Residence Developments  
**Date:** Wednesday, July 21, 2021 8:21:37 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** William Holtzman <wm@holtzman.com>  
**Sent:** Wednesday, July 21, 2021 12:22 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Review of Large Residence Developments

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

Re: Review of Large Residence Developments: 2021-00179PCA (Board File # 210116)

For more than seven years, our neighborhood (Corbett/Corona Heights) benefited from special legislation (Corona Heights Large Residence Special Use District) that places specific controls on “monster” homes. These controls differ somewhat from Supervisor Mandleman’s proposal, but I still believe this legislation will have a positive impact on the city of San Francisco.

At the same time, I **do not support** the staff recommendations contained in the report. I find them overreaching and would damage San Francisco neighborhoods.

Sincerely,  
William Holtzman  
60 Lower Terrace

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Trader Joe's at 555 Fulton Street, San Francisco: 2021-002978CUA  
**Date:** Wednesday, July 21, 2021 8:20:52 AM

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**Commission Affairs**

San Francisco Planning  
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---

**From:** Daniel H. Liu <liuaqiang@gmail.com>  
**Sent:** Tuesday, July 20, 2021 5:54 PM  
**To:** PrestonStaff (BOS) <prestonstaff@sfgov.org>; ajunius@reubenlaw.com; 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>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Trader Joe's at 555 Fulton Street, San Francisco: 2021-002978CUA

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

Dear supervisors and commissioners,

I support Trader Joe's in the Hayes Valley community. The planned grocery store is a vital asset for residents like me, especially since there are no other nearby groceries that provide affordable fresh food and produce. Of equal importance, this store will provide jobs to neighborhood residents who deserve to live and work and prosper in our community. I fully support the approval of Trader Joe's and hope that it can open as soon as possible to fill the void in our community of groceries, jobs, and new economic opportunities post-COVID-19.

Thank you,  
Daniel at 555 Fulton Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for RCF Ordinance - Agenda Item 9  
**Date:** Wednesday, July 21, 2021 8:20:09 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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[San Francisco Property Information Map](#)

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---

**From:** JC Wallace <jcw@oryxsf.com>  
**Sent:** Tuesday, July 20, 2021 4:41 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>  
**Cc:** Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; John Ramsbacher <jfr@oryxsf.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
**Subject:** Support for RCF Ordinance - Agenda Item 9

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

Dear Commissioners,

I would like to express my support for the Ordinance being considered by you this week (Agenda item #9, File 210535, "Planning Code - Conditional Use Authorization Requirements Regarding Residential Care Facilities") which would, among other things, make it easier to construct or convert existing buildings into new RCFs, by making facilities of 7 or more beds principally permitted in all residential zoning districts.

Eliminating a conditional use hearing for this type of facility could make a crucial difference in adding to the stock of these much needed facilities in our City. My firm owns 658 Shotwell, which we are in the process of renovating as a 46-bed RCF. We benefited from a similar change in legislation 3-years ago to allow for RCF facilities in RH-3 without a conditional hearing. We would not have acquired this vacant and derelict building - which we are now completely retrofitting and upgrading - without



such prior legislation. In our case, the City will benefit not only by having a completely rehabilitated facility providing much needed housing and services, but also given that our future residents will be placed primarily via a partnership with SFDPH.

I would hope that the ordinance you are considering could have similar positive effects in the future.

Sincerely,

J.C.

---

**Juan Carlos ("JC") Wallace**  
**Principal & Co-Founder**  
**Oryx Partners, LLC**  
[jcw@oryxsf.com](mailto:jcw@oryxsf.com)  
[www.oryxsf.com](http://www.oryxsf.com)  
415-902-5882

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Tuesday, July 20, 2021 6:44:45 PM

---

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

---

**From:** James Ausman <info@email.actionnetwork.org>  
**Reply-To:** "ausman@gmail.com" <ausman@gmail.com>  
**Date:** Tuesday, July 20, 2021 at 5:47 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:

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.

James Ausman  
ausman@gmail.com

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ADOPTS NEW CLIMATE ACTION GOALS  
**Date:** Tuesday, July 20, 2021 6:44:11 PM  
**Attachments:** [07.20.2021 Climate Action Goals.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](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>

**Date:** Tuesday, July 20, 2021 at 6:00 PM

**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>

**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ADOPTS NEW CLIMATE ACTION GOALS

**FOR IMMEDIATE RELEASE:**

Tuesday, July 20, 2021

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

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

## **SAN FRANCISCO ADOPTS NEW CLIMATE ACTION GOALS**

*Mayor London Breed's legislation is a comprehensive update to the City's Environment Code and sets new targets for reducing emissions 61% by 2030 and becoming a net-zero city by 2040*

**San Francisco, CA** — The City of San Francisco today adopted new climate action goals to reduce greenhouse gas emissions and address the urgent threat of climate change. San Francisco has made significant progress on its climate action goals to-date, including a 41% reduction in emissions six years ahead of schedule. Building on that success, Mayor London N. Breed introduced legislation to increase San Francisco's ambition and set new science-based targets that are aligned with the Paris Climate Agreement. Today, the Board of Supervisors unanimously approved the legislation, which was co-sponsored by Supervisor Rafael Mandelman.

Included in the legislation is the goal to become a net-zero emissions city by 2040 and other significant updates to Chapter 9 of the City's Environment Code. With this new legislation, San Francisco is continuing its leadership on climate policy and adopting some of the most ambitious climate and emissions reduction goals of any city in the world. The updated Environment Code now includes climate action targets in six major areas: energy, transportation, housing, buildings, zero waste, and roots. The legislation creates an actionable framework for the development and implementation of San Francisco's Climate Action Plan, which will be released later this year. Notably, the Climate Action Plan must specify how the City can achieve those goals while addressing racial and social inequities.

“San Francisco has long been a national and international leader on climate action and environmental policies, with programs like CleanPowerSF and requiring new construction to be all-electric,” said Mayor London Breed. “Now we must build on these successes and push even further, because our future depends on it. These new, bold targets put us on track to reduce our emissions more quickly—with the urgency that climate change demands and with social and racial equity at the forefront of our work.”

The updates to the Environment Code set new targets for sector-based greenhouse gas emissions, which are the emissions generated within the City:

- By 2030, reduce sector-based greenhouse gas emissions by 61% below 1990 levels, and
- By 2040, reach net-zero sector-based emissions and sequester any residual emissions using nature-based solutions.

For the first time, San Francisco is also setting initial targets for consumption-based greenhouse gas emissions, which are emissions that occur throughout the supply chain of goods consumed in San Francisco. San Francisco is now one of the only cities in the world to have consumption-based targets.

“The climate crisis is upon us, as made painfully clear by extreme drought and wildfires ravaging California,” said Supervisor Mandelman, who authored San Francisco’s Climate Emergency Resolution in 2019 and passed an ordinance last year requiring all-electric construction in new buildings. “The climate action goals we adopted today commit San Francisco to our shared vision of achieving a zero-carbon future as soon as possible.”

With this legislation, San Francisco is formally adopting a climate action framework called “0-80-100-Roots,” where “0” refers to a goal of zero waste, “80” refers to a goal of 80% low-carbon trips, “100” refers to a goal of 100% renewable energy, and “Roots” refers to sequestering carbon through natural systems. To reach the new emissions reduction targets and goals of the 0-80-100-Roots framework, the updated Environment Code specifies the following climate action goals in six key areas:

- **Zero Waste:** By 2030, a reduction in the generation of solid waste of at least 15% below 2015 levels and a reduction in the amount of solid waste disposed of by incineration or deposit in landfill of at least 50% below 2015 levels;
- **Transportation:** By 2030, an increase in low-carbon trips to at least 80% of all trips measured and an increase in the level of electrification of vehicles to at least 25% of all private vehicles registered, and by 2040, an increase in the level of electrification of vehicles to 100% of all private vehicles registered;
- **Energy:** By 2025, supplying 100% renewable electricity, and by 2040, supplying 100% renewable energy;
- **Housing:** Building at least 5,000 new housing units per year with maximum affordability, including not less than 30% affordable units, and with an emphasis on retaining and rehabilitating existing housing;
- **Buildings:** By 2021, requiring zero onsite fossil fuel emissions from all new buildings, and by 2035, requiring zero onsite fossil fuel emissions from all large existing commercial buildings; and
- **Roots:** Sequestering carbon through ecosystem restoration, including increased urban tree canopy, green infrastructure, and compost application.

As specified in Mayor Breed’s legislation, all of these climate action goals must also include complementary goals of advancing racial and social equity; protecting public health, including the health needs of vulnerable populations; increasing community resilience; and fostering a more just economy.

“San Francisco achieved a historic milestone today, but we wouldn’t have been able to commit to these new, ambitious targets without the support of our residents and businesses who continue to lead on the environment,” said Debbie Raphael, Director of the Department of the Environment. “There’s no greater time to showcase how cities can partner with our communities to advance environmental justice for all.”

The ordinance also requires the City to prepare a Climate Action Plan by the end of 2021. The Plan, which serves as the roadmap for achieving the reductions required by law, must include an equity framework that will address historic racial and social inequities; prioritize social, economic, and environmental benefits derived from implementing the Plan; and ensure an equitable distribution of those benefits. The Department of Environment has been developing this Climate Action Plan with input from the community and stakeholders, and it will include specific actions to reduce emissions in six sectors: energy supply, transportation and land use, building operations, housing, responsible production and consumption, and healthy ecosystems.

San Francisco continues to make progress on initiatives that will help the City achieve these new targets, including reducing emissions from office buildings and homes, promoting transit, transitioning to zero-emission transportation, and eliminating waste. San Francisco is also engaged with global partners in the fight against climate change as a member of C40, the Carbon Neutral Cities Alliance, and the Climate Mayors.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 6:43:56 PM

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

On 7/20/21, 6:21 PM, "Khalilah Alston" <[khalilah.alston@gmail.com](mailto:khalilah.alston@gmail.com)> wrote:

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

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thanks!

Sent from my Illudium Q-36 Space Modulator

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 5012 Third Street , 2019-020818AHB: 5012 3rd Street  
**Date:** Tuesday, July 20, 2021 4:14:22 PM

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**Commission Affairs**

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

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**From:** Sharon E. Bliss <sebliss@sonic.net>  
**Sent:** Tuesday, July 20, 2021 2:06 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** re: 5012 Third Street , 2019-020818AHB: 5012 3rd Street

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

Dear members of the Planning Commission;

I am writing to express my concerns with the proposed project at 2019-020818AHB: 5012 3rd Street that you will be reviewing on July 29th.

My major concern is that the project plans currently include no off-street automobile parking for a proposed 29-unit building. I live around the corner, on the 1700 block of Quesada Avenue, and street parking and double parking is already a problem. I hope that the planning commission will recognize the stress that the cars from 29 additional families will put on the neighborhood and require off-street parking for the building. Thank you.

Sincerely,

Sharon Bliss

1778 Quesada Avenue



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for Organized Opposition Presentation for 1525 Pine St Project on July 22nd Hearing  
**Date:** Tuesday, July 20, 2021 3:33:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Negative effects of 1525 Pine St Complete - Planning Hearing Set V3.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
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[San Francisco Property Information Map](#)

---

**From:** Theresa Calderon <cgtheresa@gmail.com>  
**Date:** Tuesday, July 20, 2021 at 2:51 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>  
**Cc:** "markcooper49@gmail.com" <markcooper49@gmail.com>, ANTHONY CIECHALSKI <bacime@mac.com>  
**Subject:** Request for Organized Opposition Presentation for 1525 Pine St Project on July 22nd Hearing

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

Hello Commissioners,

I am requesting a 10 minute time slot to present an organized opposition against the 1525 Pine St Project. I will be representing myself (Theresa Calderon), Mark Cooper and Anthony Ciechalski. We all live in studios in the lightwell and we want to make sure our concerns are addressed by the developers and the commission.

The sponsors' light study shows that the 79ft building causes significant adverse effects to the light quality of the neighboring east facing studio units that have no exposure to a street or alley. However the sponsors claim that the impact is not significant because they are replacing natural light with artificial lights. This mitigation does not address our concern of lack of access to natural light. There are no requirements that the lights be maintained after construction. The sponsors are

building more units at the direct cost of the health and safety of the neighboring residents. The project adds 14 studio units and creates 11 substandard studio units next door (1 studio unit in 1525 Pine St). This is a bad tradeoff for the city and sets a bad example that encourages future developers to sacrifice the health and safety of residents to increase their profits by building more substandard housing. The planning commission should not allow this to happen.

I've attached a presentation that outlines the significant adverse effects of the proposed 79ft project on 10 studio units, especially those of us on the lower floors. 20 total units in the 1545 Pine St "Austin" building are affected. The presentation also contains an appendix of quantitative data.

Effects on east facing studio units:

- I've combined the light study with photos taken from inside a floor studio to show that mornings and afternoons will be dark to very dark throughout the whole year.
- The photos also show how all the studio units will be very dark to pitch black in the winter time.
- The significant light reduction of more than 99% during the mornings and afternoons for the east facing studio units on the lower floors. The effects should be mitigated because having residents live in darkness is bad for their health. Light Quality is protected by the Planning Code.
- This is especially detrimental for seniors and disabled people like Tony who have limited ability to leave their home.
- This is also detrimental for the 2 BMR units in the lightwell.

Clear Ask:

- This should be mitigated by reducing the height to 4 stories because it effectively increases the lighting from "dark" to "normal" for the lower floors. The proposed artificial lighting is not enough because it is not a sustainable substitute for natural light. Maintaining the artificial lighting in the lightwell is not required by law and can be easily taken down after the project is built.

Best,

Theresa Calderon, Mark Cooper, Anthony Ciechalski

# Interior Light in 3rd Floor Unit on Summer Morning



- 1. Shows 370 LUX at the window matching the sponsor's light study
- 2. Shows corresponding interior light at 147 LUX in the living room and 36 LUX in the kitchen
- 3. Interior light is darker than the window light
- 4. Lower floors are below the average light reading of 840 LUX in the sponsor's study

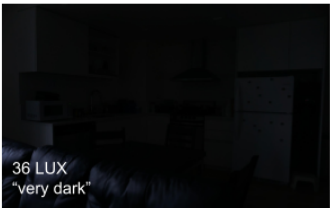
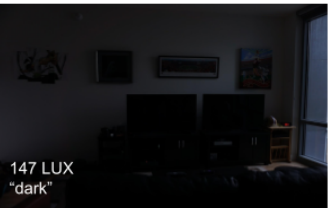
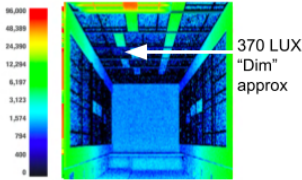
The Proposed 79 ft building disproportionately affects lower floors.

|                                | Summer Morning        |
|--------------------------------|-----------------------|
| Average                        | 840 LUX<br>"Normal"   |
| 3rd floor Exterior Window      | 370 LUX<br>"Dim"      |
| 3rd floor Interior Living room | 147<br>"Dim"          |
| 3rd floor Interior Kitchen     | 36 LUX<br>"Very dark" |

## Summer Morning Average

|                        |         |
|------------------------|---------|
| Proposed 79-ft Project | June 21 |
| 9:00 AM                | 840 lux |

## Summer Morning Simulation

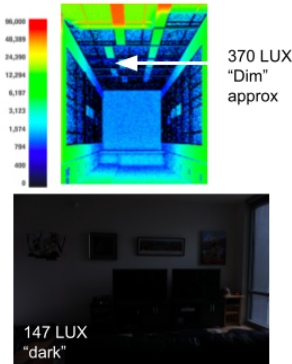


\*See slide 26 for breakdown of LUX readings

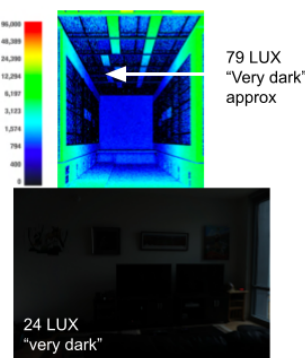
# Dark Mornings All Year for Lower floors

Below shows the approximate light on 3rd floor studio using the light readings from the simulation.

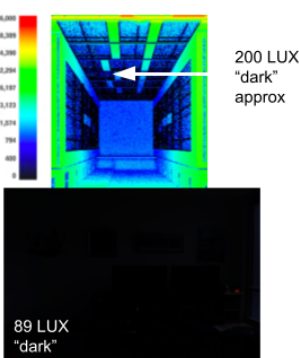
## Summer Morning



## Winter Morning



## Fall/Spring Morning



\*See slide 25/26/27 for breakdown of LUX readings

# Effect of Lowering the Building to 4 Floors: Improved Morning Light from **Dark** to **Normal**

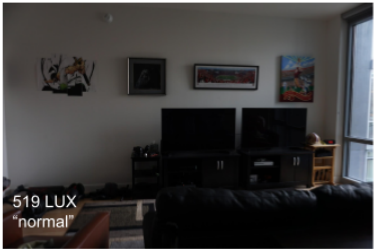
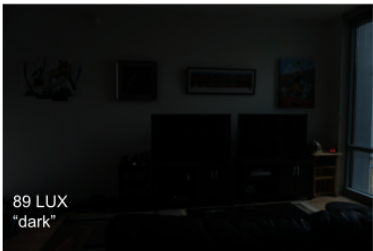
Values Lux vs Perceived

| Lux value range | Reference Lighting Condition |
|-----------------|------------------------------|
| 0-10            | Very Dark                    |
| 10-200          | Dark indoors                 |
| 200-400         | Dim indoors                  |
| 400-1,000       | Normal indoors               |

June 11 @ 10:30 AM Light Measurements

|                | No building | 79 ft        | 4 floors        |
|----------------|-------------|--------------|-----------------|
| 2nd floor(lux) | 1060        | 70<br>"dark" | 600<br>"normal" |
| % reduction    |             | 93%          | 43%             |

By lowering the building to 4 floors, morning light between 9 AM - 12 PM for lower units can be improved from **dark** to **normal**



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Request for Organized Opposition Presentation for 1525 Pine St Project on July 22nd Hearing  
**Date:** Tuesday, July 20, 2021 3:32:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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

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**Date:** Tuesday, July 20, 2021 at 3:32 PM  
**To:** Theresa Calderon <cgtheresa@gmail.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>  
**Cc:** "markcooper49@gmail.com" <markcooper49@gmail.com>, ANTHONY CIECHALSKI <bacime@mac.com>  
**Subject:** Re: Request for Organized Opposition Presentation for 1525 Pine St Project on July 22nd Hearing

Ms. Calderon,

The intent of Organized Opposition is to reduce the overall number of speakers by having three representatives present the concerns of a larger group. Furthermore, this matter has already been heard. As such, the Sponsor will be provided with three minutes and members of the public will be provided one minute to speak. I suggest the three of you organize your presentations such that you each present your shared concerns in one minute increments.

**Jonas P Ionin**  
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## Interior Light in 3rd Floor Unit on Summer Morning

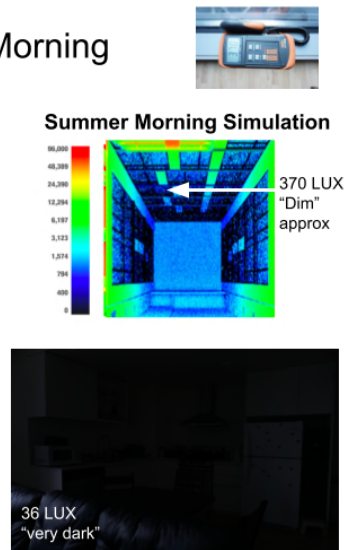
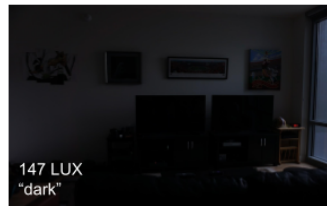
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### Summer Morning Average

Proposed 79-ft Project June 21  
9:00 AM 840 lux

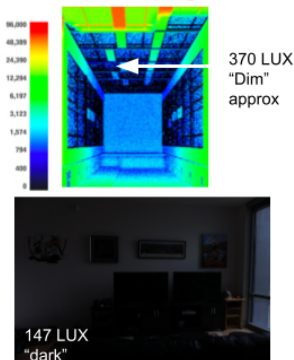


\*See slide 26 for breakdown of LUX readings

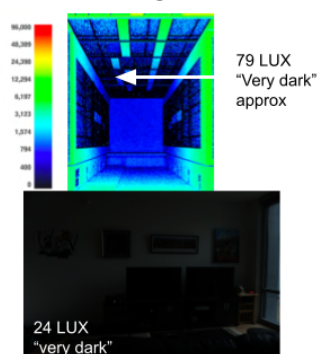
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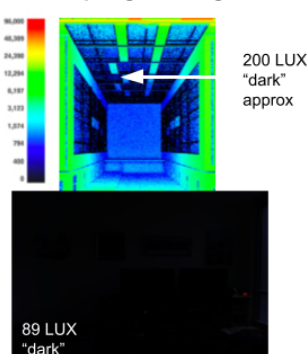
### Summer Morning



### Winter Morning



### Fall/Spring Morning



\*See slide 25/26/27 for breakdown of LUX readings

# Effect of Lowering the Building to 4 Floors: Improved Morning Light from **Dark** to **Normal**

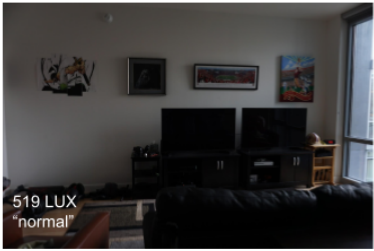
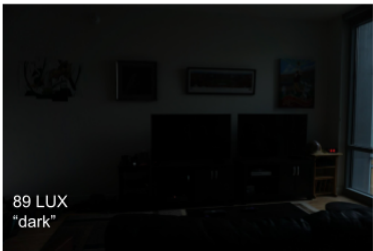
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Plan Set for 1112 Shotwell Street  
**Date:** Tuesday, July 20, 2021 12:33:12 PM  
**Attachments:** [20210521\\_1112 Shotwell PCL 2-compressed.pdf](#)

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

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[San Francisco Property Information Map](#)

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**From:** "Feeney, Claire (CPC)" <claire.feeney@sfgov.org>

**Date:** Tuesday, July 20, 2021 at 9:46 AM

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

**Subject:** Plan Set for 1112 Shotwell Street

Hello Commissioners,

The attached PDF is the most up-to-date plan set for the proposed residential building at 1112 Shotwell Street, 2020-009312CUA. I apologize that I attached an older draft of the plans to the staff report. The changes are primarily architectural refinements and slight massing changes to the entryway, to make the project more compatible with the historic district.

Best,  
Claire

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

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 12:32:32 PM

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

On 7/20/21, 10:21 AM, "David Lynam" <dlynam2@yahoo.com> wrote:

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Tuesday, July 20, 2021 12:32:03 PM

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

**From:** Gary Hirsch <info@email.actionnetwork.org>  
**Reply-To:** "strachanforgan@yahoo.com" <strachanforgan@yahoo.com>  
**Date:** Tuesday, July 20, 2021 at 11:36 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Support new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

Supervisor Mandelman, Of course you should be supporting this project, if you are the progressive supervisor that you profess to be. Your time and energy should be focused on getting more housing into our city, not wasting your time on limiting a few people from building large homes - how many have been permitted in the last 2 years? - hardly enough to warrant your attention.

I am a resident of Noe Valley and support this project.

Best,

Beth Daecher

Gary Hirsch  
strachanforgan@yahoo.com

San Francisco, California 94114

|

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Record 2021-002978CUA: 555 Fulton Street (Trader Joe's)  
**Date:** Tuesday, July 20, 2021 12:04:09 PM

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### Commission Affairs

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---

**From:** S S <[fidesverita@hotmail.com](mailto:fidesverita@hotmail.com)>  
**Sent:** Tuesday, July 20, 2021 11:28 AM  
**To:** PrestonStaff (BOS) <[prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org)>; [ajunius@reubenlaw.com](mailto:ajunius@reubenlaw.com); Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: Record 2021-002978CUA: 555 Fulton Street (Trader Joe's)

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+ [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)

---

**From:** S S  
**Sent:** Tuesday, July 20, 2021 11:11 AM  
**To:** [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org) <[prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org)>; [ajunius@reubenlaw.com](mailto:ajunius@reubenlaw.com) <[ajunius@reubenlaw.com](mailto:ajunius@reubenlaw.com)>; [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>; [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>  
**Subject:** Record 2021-002978CUA: 555 Fulton Street (Trader Joe's)

Dear SF Supervisors and Commissioners:

I write as a current resident of Hayes Valley. I am not able to attend this Thursday's hearing but wanted to emphasize strongly in writing that I support the immediate opening of Trader Joe's at 555 Fulton St. in Hayes Valley. The community is frustrated with the City of San Francisco's unnecessary delay and inefficiency with this opening.

The last year has underscored the importance of local access to essential services, like grocery stores. Transportation in SF is limited and often lacking, so convenient access to groceries is absolutely critical to the community. Hayes Valley is in dire need of a grocery store and the Whole Foods on Market St has been delayed for years. Stores have been closing around San Francisco at an alarming rate due to COVID, and there are no nearby grocery stores to provide affordable food and produce. It is not possible for all residents in this neighborhood to walk half an hour to Whole Foods or Safeway in other neighborhoods-- particularly when there are residents with disabilities and transportation is difficult.

Trader Joe's has always been a positive member of the SF community. Not only will this opening provide local jobs to residents, it will encourage foot traffic and bring business to local stores and restaurants in surrounding neighborhoods as well. As a large company, Trader Joe's provides competitive pricing, supply chain security, scalability, and resources to the community. I fully support the approval of Trader Joe's and hope that it can open as soon as possible to fill the void.

Thank you,  
Stefanie

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 9:18:38 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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On 7/20/21, 9:09 AM, "Dockery Zomant" <[dockzom@gmail.com](mailto:dockzom@gmail.com)> wrote:

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 8:20:02 AM

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

San Francisco Planning  
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**From:** Daniel Oden <daniel.h.oden@gmail.com>

**Date:** Monday, July 19, 2021 at 4:46 PM

**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Grubstake  
**Date:** Tuesday, July 20, 2021 8:19:12 AM  
**Attachments:** [Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)  
[Support Rebuilding Grubstake Diner.msg](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**To:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SUPPORT: Large Residences Ordinance Case Number 2021-001791PCA [Board File No. 210116])  
**Date:** Tuesday, July 20, 2021 8:14:30 AM

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### Commission Affairs

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---

**From:** Bruce Bowen <bruce.r.bowen@gmail.com>  
**Sent:** Monday, July 19, 2021 11:41 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>  
**Subject:** SUPPORT: Large Residences Ordinance Case Number 2021-001791PCA [Board File No. 210116])

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President Koppel  
Vice President Moore  
Members of the San Francisco Planning Commission

I am writing to ask that you act to [approve](#) Supervisor Mandelman's proposed Ordinance requiring Conditional Use Authorization for certain large residences (Case Number 2021-001791PCA [Board File No. 210116]).

In recent years, Dolores Heights has been ground zero for uncontrolled development of ever-larger, increasingly unaffordable giant houses that are inaccessible to all but the wealthiest. We've seen demolitions and remodels to create new houses of 8,000 square feet and more, both with and without additional sham second units. Current rules, including the limits in our Special Use District, are not enough to prevent the continuing transformation of the neighborhood and loss of relatively

affordable existing homes.

Something needs to be done. This Ordinance provides tools for greater oversight which can help protect current homes and also provide for more reasonably sized family homes for the future.

In order to determine what the impact of this ordinance might have been had it been in place during the past 5 years, we analyzed recent projects in Dolores Heights. The analysis shows that if the Ordinance had been in place for the more than 30 projects that we've tracked during this time, including 9 demolitions, then 14 additional units might have been produced if the project sponsor had chosen to add a unit in order to avoid a CUA. For the 6 projects that *did* add units, all 6 failed the "equity" (in size) test (i.e., the second unit is too small compared to the primary unit).

Though not definitive, we believe this analysis makes it clear that Ordinance would have had a material positive impact and is likely to help produce more reasonably-sized family units in the future, in our neighborhood and throughout San Francisco.

We recognize that a one-size-fits-all approach may not be an ideal solution for all of San Francisco and are not opposed to future, more granular metrics that reflect the diversity of the built environment across the City. In addition, though we agree that amendments may be desirable in order to address equity concerns raised by the Planning Department in its review of the Ordinance, we ask that you not recommend any amendment that would soften the Ordinance's strong focus on overly large single family homes. We hope to be invited to continuing work on these measures, should more work be necessary. But we want to bring your attention back to the wrecking balls active in some neighborhoods now, and also ask for action and approval of this Ordinance now.

I'd like to take this opportunity also to thank Supervisor Mandelman for listening to us in Dolores Heights and introducing this needed reform.

Please vote to approve Supervisor Mandelman's ordinance to curb excessively large homes, in the interest of providing more relatively affordable, sensibly-sized homes.

Bruce Bowen  
Planning and Land Use Committee  
Dolores Heights Improvement Club

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1112 Shotwell St, record No 2020-009312CUA  
**Date:** Tuesday, July 20, 2021 8:14:14 AM

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**Commission Affairs**

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---

**From:** Toby Morris <[toby@kermanmorris.com](mailto:toby@kermanmorris.com)>  
**Sent:** Monday, July 19, 2021 7:34 PM  
**To:** Feeney, Claire (CPC) <[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** Toby Morris <[toby@kermanmorris.com](mailto:toby@kermanmorris.com)>  
**Subject:** FW: 1112 Shotwell St, record No 2020-009312CUA

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Hello Commission Secretary Ionin, President Koppel and Planner Claire Feeney,

This came to my inbox this evening regarding the case above. Please submit it to the record.

Thank you very much,

Toby Morris

Edward "Toby" Morris  
AIA, LEED AP

**kerman morris** architects LLP  
139 Noe Street  
San Francisco,  
CA 94114  
T: 415.749.0302  
[kermanmorris.com](http://kermanmorris.com)

---

**From:** Craig Weber <[craig.weber@sbcglobal.net](mailto:craig.weber@sbcglobal.net)>

**Date:** Monday, July 19, 2021 at 7:04 PM

**To:** Bluebeam Revu <[toby@kermanmorris.com](mailto:toby@kermanmorris.com)>

**Subject:** Fw: 1112 Shotwell St, record No 2020-009312CUA

Note. I tried to send to the SF Planning members as indicated below, all emails were returned as undeliverable.  
Craig Weber

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

**From:** Craig Weber <[craig.weber@sbcglobal.net](mailto:craig.weber@sbcglobal.net)>

**To:** [joelkoppel@sfgov.org](mailto:joelkoppel@sfgov.org) <[joelkoppel@sfgov.org](mailto:joelkoppel@sfgov.org)>; [lairefeeney@sfgov.org](mailto:lairefeeney@sfgov.org) <[lairefeeney@sfgov.org](mailto:lairefeeney@sfgov.org)>; [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; [toby@kermanmorris.com](mailto:toby@kermanmorris.com) <[toby@kermanmorris.com](mailto:toby@kermanmorris.com)>

**Sent:** Monday, July 19, 2021, 05:21:13 PM PDT

**Subject:** 1112 Shotwell St, record No 2020-009312CUA

Hello Ladies and Gentlemen,

I am writing to support the proposed development at 1112 Shotwell Street. I live at 1150-1152 Shotwell Street and have been a resident on Shotwell Street for over 65 years. The proposed residential building will enhance the street with 3 new housing units to be built on an empty lot. The property owner has met with neighbors and presented a good plan to improve living conditions on my street and to add to the city's housing stock, which is urgently needed. My neighbors and I support the proposed plan to develop the empty lot and to build more residential housing.

Thank you in advance for your consideration.

Craig Weber

1150 Shotwell St.

San Francisco, CA 94110

415 641-9900

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment July 22, 2021  
**Date:** Tuesday, July 20, 2021 8:12:29 AM  
**Attachments:** [July 2021 List.pdf](#)

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### Commission Affairs

San Francisco Planning  
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---

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

**Sent:** Monday, July 19, 2021 5:50 PM

**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; 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>

**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>

**Subject:** General Public Comment July 22, 2021

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Dear Commissioners,

Good evening.

On January 5, 2021 I emailed my General Public Comments for the January 7, 2021 meeting. It included attachments of previously submitted material including lists of projects that should have been reviewed as Demolitions as well as the suggestion to adjust the Demolition Calculations per Section 317 (b) (2) (D).

Some of the projects on the lists sent in January were completed, with the CFC issued, some were

not completed.

Attached is a further update of the lists, but distilled.

The projects on this new list are all completed with the CFC issued.

This list is just Noe Valley projects that were flipped upon completion and after the CFC was issued.

It does not include projects *that were extreme* Alterations, but were not sold after the CFC.

So the projects on the attached list can all be considered speculative projects, as well as projects that should have been reviewed under Section 317.

It also includes *only* projects that would meet a qualitative definition of Demolition which would be:

A horizontal and vertical expansion *with complete facade removal or alteration*.

Some have published Demo Calcs and some do not.

The boundaries of Noe Valley that are used in the attached list are the Department's definition of the neighborhood.

It *does not* include projects like 403 28th Street or 1369-1371 Sanchez Street that were determined by your Staff to have exceeded the Tantamount to Demolition thresholds during the work and then required a CUA.

The lists sent in January included projects that are outside of the Noe Valley boundaries (i.e Dolores Heights, or Glen Park or other neighborhoods).

Like the earlier lists, the one attached is probably not comprehensive, but is based on my observations and research using the SFPIM, Google Earth and Real Estate Ads (usually Redfin).

Throughout the past 7+ years the average increase in the sales price after the flip has been in the \$3 Million to \$3.5 Million range.

The average increase of these 39 completed and flipped projects on the attached Noe Valley list is a little bit higher....\$3.9 Million.

Thank you.

Sincerely,

Georgia Schuttish

**From:** [CPC-Commissions Secretary](#)  
**To:** [Enchill, Charles \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No. 2020-01071COU – Conditional Use Authorization for 400 California Street  
**Date:** Tuesday, July 20, 2021 8:12:16 AM  
**Attachments:** [400-California-PC-2021-07.pdf](#)

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### Commission Affairs

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

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---

**From:** Woody LaBounty <[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)>  
**Sent:** Monday, July 19, 2021 5:04 PM  
**To:** Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
**Subject:** No. 2020-01071COU – Conditional Use Authorization for 400 California Street

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Commissioners:

This letter sets forth the position of San Francisco Heritage on the proposed project at 400 California Street, Bliss & Faville's historic Bank of California (1908), including out call for a robust interpretive plan.

Thank you for your attention to this project affecting an important San Francisco building.

Woody LaBounty  
San Francisco Heritage



*Woody LaBounty*  
*Interim President & CEO*

---

SAN FRANCISCO HERITAGE  
HAAS-LILIENTHAL HOUSE



2007 FRANKLIN STREET  
SAN FRANCISCO, CA 94109  
P: 415.441.3000 x 20

[www.sfheritage.org](http://www.sfheritage.org)

[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)  
He/Him/His

---

**From:** [CPC-Commissions Secretary](#)  
**To:** [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 469 Stevenson Street, 2017-014833ENV  
**Date:** Tuesday, July 20, 2021 8:11:35 AM  
**Attachments:** [2017-014833ENV-SFHeritage.pdf](#)

---

### Commission Affairs

San Francisco Planning  
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---

**From:** Woody LaBounty <[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)>  
**Sent:** Monday, July 19, 2021 4:47 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
**Subject:** 469 Stevenson Street, 2017-014833ENV

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Commissioners,

Please see attached a letter of comment from San Francisco Heritage on 2017-014833ENV (469 Stevenson Street). Thank you for your attention and consideration of the impact of this proposed project.

Woody LaBounty  
San Francisco Heritage



**Woody LaBounty**  
**Interim President & CEO**

---

SAN FRANCISCO HERITAGE  
HAAS-LILIENTHAL HOUSE  
2007 FRANKLIN STREET

SAN FRANCISCO, CA 94109  
P: 415.441.3000 x 20

[www.sfheritage.org](http://www.sfheritage.org)  
[wlabounty@sfheritage.org](mailto:wlabounty@sfheritage.org)  
He/Him/His

---

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Asbagh, Claudine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 1:22:43 PM

---

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

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

---

**From:** Patrick Thompson <ptatws@twc.com>

**Date:** Monday, July 19, 2021 at 1:12 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>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "sfgrubstake@gmail.com" <sfgrubstake@gmail.com>

**Subject:** Support Rebuilding Grubstake Diner

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote

affirmatively on July 22nd.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SFPD TOURISM DEPLOYMENT PLAN AS SAN FRANCISCO READIES FOR REEMERGING TRAVEL SEASON  
**Date:** Monday, July 19, 2021 1:22:30 PM  
**Attachments:** [07.19.2021 SFPD Tourism Deployment.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, July 19, 2021 at 12:11 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SFPD TOURISM DEPLOYMENT PLAN AS SAN FRANCISCO READIES FOR REEMERGING TRAVEL SEASON

**FOR IMMEDIATE RELEASE:**

Monday, July 19, 2021

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

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

**MAYOR LONDON BREED ANNOUNCES SFPD TOURISM DEPLOYMENT PLAN AS SAN FRANCISCO READIES FOR REEMERGING TRAVEL SEASON**

*SFPD continues showcasing community policing reforms in deployment of 26 additional officers on bicycle and foot patrols to City's high-traffic, iconic travel destinations*

**San Francisco, CA** — Mayor London N. Breed today announced details from San Francisco's new community policing and tourism deployment plan to support and safeguard a re-emergent travel season that is forecast to exceed 15.3 million visitors by year's end.

Outlining operational elements at a press conference at Chinatown's iconic Dragon's Gate this morning, Mayor Breed and Chief Bill Scott highlighted how the San Francisco Police Department's Tourism Deployment Plan will provide high-visibility and welcome support to an economic sector that is vitally important to San Francisco as travelers worldwide emerge from COVID-19 lockdowns.

"Tourism has long been an economic powerhouse in our city, bringing not just local tax revenue to fund vital city services but also jobs and economic opportunities for generations of San Franciscans," said Mayor Breed. "San Francisco has done an incredible job managing this pandemic, and with one of the highest vaccination rates of anywhere in the country, we are working hard to reopen our city. That means bringing more officers to our tourist areas, as

well as other efforts like our recently funded efforts to add more ambassadors and performances throughout Downtown, the Waterfront, and Mid-Market areas. We are committed to doing everything we can to reopen our businesses, put our residents back to work, and welcome travelers back to all of our city's unforgettable destinations."

The San Francisco Police Department's Tourism Deployment Plan draws heavily from a community policing strategy that is among the pillars of SFPD's groundbreaking [21st century police reforms](#). Under the plan, SFPD will deploy 26 additional police officers on bicycle and foot patrols to an array of high-traffic and highly sought-after travel destinations in five of the City's ten police districts:

- **Central Police District's** new deployments will feature 14 additional officers on bike and foot patrols that include: Union Square, Market Street, Powell Street, Chinatown and Lower Grant Avenue, Pier 39 and Fisherman's Wharf, North Beach and the crooked portion of Lombard Street.
- **Mission Police District's** new deployments will feature two additional officers on bike and foot patrols in the Castro and Upper Market.
- **Northern Police District's** new deployments will feature six additional officers on bicycle patrols around the Palace of Fine Arts, Alamo Square and Japantown.
- **Park Police District's** new deployments will feature two additional officers on bicycle patrols along the Haight Street commercial corridor.
- **Richmond Police District's** new deployments will feature two additional officers on bicycle patrols in Golden Gate Park.

In addition to this Tourism Deployment Plan, the Mayor's proposed budget, which the Board of Supervisors has come to an agreement on, includes funding for the [Downtown Recovery Plan](#). The Downtown Recovery Plan includes an expansion of the number of ambassadors in the downtown and Union Square areas; a series of events and activations throughout Downtown, at the site of the temporary Transbay Terminal, and along the waterfront; and improvements at Hallidie Plaza, the entrance to the Powell Street BART Station and site of the Cable Car turnaround.

### **Outlook for Tourism Sector**

Although there is renewed uncertainty about effects from COVID-19 variants in many parts of the world, a San Francisco Travel Association analysis released in March forecast that overall visitation to the City would reach 15.3 million in 2021, with \$3.5 billion in overall visitor spending projected by year's end. The study by San Francisco's official destination marketing organization said that total visitation was not anticipated to return to pre-pandemic levels until 2023. Due to a slower recovery of international visitors and average rate in the City, San Francisco Travel concluded that overall visitor spending was unlikely to return to 2019 levels before 2025.

"Our market research shows a light at the end of the tunnel for destinations like San Francisco after a devastating year for the global tourism industry: there is huge pent-up demand for travel all over the world," said San Francisco Travel President and CEO Joe D'Alessandro.

“As San Francisco embarks on a multi-year recovery, we know that high-visibility, community-oriented patrols by San Francisco police officers provide a reassuring, welcoming presence for the visitors and conventions so essential to our city’s continued success.”

San Francisco Travel reported a total of 10.2 million visitors to the City in 2020, which was down 61 percent from a record high of 26.2 million in 2019. Total spending by visitors was \$2.3 billion in 2020, representing a pandemic-driven drop of 77.7 percent from 2019’s record high of \$10.3 billion in total visitor spending. Spending figures include expenditures on meetings and conventions in San Francisco.

The COVID-19 pandemic has similarly affected local employment related to the tourism sector, according to San Francisco Travel, which found that the number of jobs supported by tourism in San Francisco fell to 20,880 in 2020 — a 75.8 percent decline from 86,111 jobs tourism supported in 2019.

### **Expanded Community Policing at Visitor Destinations**

The mission of officers detailed to the Tourism Deployment Plan is to provide high-visibility and preventative patrol in their assigned locations, while embodying the principles of a community policing strategy that is a centerpiece of the San Francisco Police Department’s comprehensive and voluntary Collaborative Reform Initiative. Officers are well trained to incorporate five goals into their community interactions and public guardianship, as detailed in SFPD’s Community Policing Strategic Plan. SFPD’s Community Policing principles include:

- **Goal 1: Communication** that is honest, transparent, empathetic and culturally and linguistically competent and respectful.
- **Goal 2: Education** that both teaches community members in safety awareness and learns from communities to serve more responsively.
- **Goal 3: Problem-solving** through collaborative working partnerships to identify and address safety issues and topics of concern.
- **Goal 4: Relationship-building** to forge trusting and respectful engagements with San Francisco’s residents and visitors alike.
- **Goal 5: Organizational and operational** approaches reflecting the guardian mindset that defines the promise of 21st century policing.

New deployments of police officers under the Tourism Deployment Plan announced today have already been implemented and will supplement existing patrols citywide, which will remain at current staffing levels.

Officers deployed under the plan will be on bicycle or on foot in frequently traveled areas, greeting and interacting with community members and guests. Assignments include fixed posts as well as patrols in commercial corridors, depending on deployments. Officers’ primary focus will be to engage with the public and provide aid when needed, and to take necessary enforcement action whenever identifying individuals involved in crime.

“The San Francisco Police Department’s Tourism Deployment Plan is one more step that’s



making good on our city's united commitment to come back from COVID-19 stronger than ever before," said Chief of Police Bill Scott. "Together with the Mid-Market Vibrancy and Safety Plan, Shine On SF, and a shared spaces program that's here to stay, all of us in SFPD are grateful for the opportunity to do our part for the comeback — and to put community policing to work. We're grateful to Mayor Breed and the San Francisco Police Commission as well as to our community-based partners like SF Travel and so many others. We look forward to showcasing 21st century police reform and welcoming travelers back to San Francisco, warmly and safely."

###



**Jonas P Ionin**

**Director of Commission Affairs**

San Francisco Planning

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

Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)  
**Subject:** FW: 555 Fulton CU  
**Date:** Monday, July 19, 2021 9:38:58 AM  
**Attachments:** [2021 JH 555 Fulton Trader Joe"s.doc](#)

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

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

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**From:** "Jhenders@sonic.net" <Jhenders@sonic.net>

**Date:** Friday, July 16, 2021 at 5:02 PM

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

**Subject:** 555 Fulton CU

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Jonas

Attached is a letter with concerns about the proposed CU for Trader Joe's at 555 Fulton.  
Please share with the Planning Commissioners.

Stay safe

Thanks

Jason Henderson  
San Francisco CA  
94102  
[Jhenders@sonic.net](mailto:Jhenders@sonic.net)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments from SFLUC on Housing Element  
**Date:** Monday, July 19, 2021 9:37:30 AM  
**Attachments:** [2021-07-16 SFLUC Housing Element Comments.pdf](#)

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Kathy Howard <kathyhoward@earthlink.net>

**Date:** Friday, July 16, 2021 at 7:03 PM

**To:** "CPC.HousingElementUpdateEIR" <CPC.HousingElementUpdateEIR@sfgov.org>

**Cc:** Kimia Haddadan <kimia.haddadan@sfgov.org>, Shelley Caltagirone <shelley.caltagirone@sfgov.org>, "Leon-Farrera, Malena (CPC)" <malena.leon-farrera@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, "ChanStaff (BOS)" <chanstaff@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "MelgarStaff (BOS)" <melgarstaff@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Walton, Shamann (BOS)" <shamann.walton@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@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>

**Subject:** Comments from SFLUC on Housing Element

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Attached please find comments from the San Francisco Land Use Coalition on the Housing Element.  
Thank you for your consideration.

Katherine Howard for SFLUC

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: CPC  
**Date:** Monday, July 19, 2021 9:34:21 AM

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

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

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**From:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Date:** Wednesday, September 23, 2020 at 4:33 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** CPC

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

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: July 22 Meeting Item 10: Please Approve Large Residence Ordinance 2021-001791PCA  
**Date:** Monday, July 19, 2021 7:49:42 AM

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### Commission Affairs

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**From:** John Morser <jmorser@pacbell.net>  
**Sent:** Sunday, July 18, 2021 8:54 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Bruce Bowen <bruce.r.bowen@gmail.com>  
**Subject:** July 22 Meeting Item 10: Please Approve Large Residence Ordinance 2021-001791PCA

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Dear Planning Commission,

As a Dolores Heights resident who has lived in the neighborhood for almost 40 years I strongly support Supervisor Mandelman's Large Residence ordinance. This is because:

- 1) Dolores Heights has been the epicentre for the uncontrolled development of giant houses that are completely unaffordable except to the wealthiest.
- 2) There have been a large number of projects recently that include demolition of existing residences, that were sometimes multi-occupancy and their replacement by one enormous house. Despite our Special Use District, the current rules are self-evidently failing to protect Dolores Heights from these monster homes.

3) The proposed Ordinance provides a reasonable framework for more oversight, allowing protection of existing houses as well as providing more sensible sized homes for the average family, not just the richest.

4) I thank Supervisor Mandelman for listening to our concerns in Dolores Heights and proposing this rational reform.

Yours

Michael John Morser



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 478-484 Haight Street - 2016-013012CUA  
**Date:** Monday, July 19, 2021 7:47:57 AM  
**Attachments:** [image002.png](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Natalie Burdick <nataliehb@gmail.com>  
**Sent:** Sunday, July 18, 2021 1:36 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Jeremy Schaub <jeremy@slasf.com>; LOHAMNA Board <lohamna\_board@googlegroups.com>  
**Subject:** 478-484 Haight Street - 2016-013012CUA

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

To the SF Planning Commission: The Lower Haight Merchants and Neighbors Association (LoHaMNA) serves to preserve and reinforce the diversity, historic character, beauty and architecture of the Lower Haight Neighborhood. We also support and promote merchant activities that reflect and enhance the community's needs and unique, diverse character.

We support the **478-484 Haight Street** project in our neighborhood because of the 18 units of the project. We are pleased that the project does not include any parking. We do recommend that the project also include affordable studio units in the mix.

We list additional recommendations to strengthen the project's fit into our community:

### Active Storefront

- 1.
- 2.
3. Childcare has privacy requirements that may conflict with our desire for a permeable, active storefront.
4. Usually, windows get blocked. Set a requirement of the operator to maintain

active use at the windows

- 5.
- 6.
- 7.
8. Add plantings to the retail sidewalk frontage windows to provide a buffer.  
Perhaps more recessed
9. space in the front. Perhaps add benches.
- 10.
- 11.
- 12.
13. Add awnings to reduce the need for window coverings on south facing windows.  
Also adds more detail
14. to the building.
- 15.
- 16.
- 17.
18. Increase ground floor height
- 19.
- 20.
- 21.
22. Keep operable windows on the 2nd floor are desirable for fresh air and to add  
the sound of children
23. to the soundscape. But ensure that the window style meets safety standards to  
encourage actual operation.
- 24.
- 25.
- 26.
27. Replace the two service doors with more active uses.
- 28.
- 29.
- 30.
31. Replace the ground floor office with more active uses.
- 32.

## **Neighborhood Identity**

- 1.
- 2.
3. Replace brick cladding with a material that better reflects the Lower Haight  
neighborhood identity.
4. Brick seems to be more prevalent to the east.
- 5.
- 6.
- 7.
8. Make residential bay windows deeper.
- 9.

## Bicycle amenities for residents

- 1.
- 2.
3. We support the bicycle parking room in the plans that support long-term bicycle parking for residents
- 4.
- 5.
- 6.
7. We encourage additional bicycle facilities fronting or near the project.
- 8.

Thank you,

Natalie Burdick



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: In support of Trader Joe's in Hayes Valley  
**Date:** Monday, July 19, 2021 7:43:48 AM  
**Attachments:** [In support of Trader Joe's in Hayes Valley.docx](#)

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### Commission Affairs

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

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](#).

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**From:** Gail Baugh <gailbaugh40@gmail.com>  
**Sent:** Saturday, July 17, 2021 2:45 PM  
**To:** Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** In support of Trader Joe's in Hayes Valley

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

July 17, 2021

To: SF Planning Department President Joel Koppel, Vice-President Kathryn Moore, and Commissioners Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

Re: In support of Trader Joe's coming to Hayes Valley

Cc: Planning Director Rich Hillis, Hayes Valley Neighborhood Assn (HVNA) President Jennifer Laska and HVNA board of directors

Trader Joe's grocery store, proposed tenant for about 15,000 square feet of retail

on the entitled commercial space at 555 Fulton Street, should be approved. While a formula retail ban exists in our Hayes Valley commercial area, it became clear that an affordably-priced grocery store was difficult to secure that wasn't a chain store. As former president of HVNA, I was part of a community-based committee that worked with the property owner and its commercial real estate agent to locate a suitable grocery store tenant. After 10 years of waiting for a grocery store in a food desert, most residents with whom I've spoken were positive about having a Trader Joe's locate in this space, particularly because of its walkable location in a residential area. Obviously, new workers in our community, who can walk or bike to their place of employment, are an added benefit.

Having this tenant may also encourage other tenants to occupy the remaining commercial spaces in this large 30,000 square foot ground floor retail. I understand that this lifting of the formula retail ban will apply only to the Trader Joe's space and is not assumable should a new tenant succeed TJ.

I look forward to your approval of this exception to the formula retail ban in Hayes Valley commercial area.

Sincerely,

Gail Baugh

[Gailbaugh40@gmail.com](mailto:Gailbaugh40@gmail.com)

415-265-0546

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for July 22, 2021  
**Date:** Friday, July 16, 2021 1:10:35 PM  
**Attachments:** [20210722\\_cal.docx](#)  
[20210722\\_cal.pdf](#)  
[Advance Calendar - 20210722.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,

Attached are your Calendars for July 22, 2021. Please be prepared for a longer hearing.

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](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: In support of 35 Belgrave Ave  
**Date:** Friday, July 16, 2021 8:49:50 AM

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**Commission Affairs**

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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Abdur Chowdhury <[abdur@chowdhurys.org](mailto:abdur@chowdhurys.org)>  
**Sent:** Thursday, July 15, 2021 6:14 PM  
**To:** Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Gunther, Gretel (CPC) <[gretel.gunther@sfgov.org](mailto:gretel.gunther@sfgov.org)>  
**Subject:** In support of 35 Belgrave Ave

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

We are the owners of 25 Belgrave and direct neighbors of the 35 Belgrave project. We are writing to you to voice our support for this project. We are excited to see the final house.

We understand that a vocal neighbor is not in support of this. I would like to point out that they have tried to block every project on our block and have bullied those owners for their own benefits.

Thank you for helping our neighbors get their project to the next phase.

--

Ana & Abdur Chowdhury  
25 Belgrave Ave

2020-010109CUA: 35 Belgrave Avenue – south side between Shrader Street and Twin Peaks

Boulevard; Lot 071 in Assessor's Block 2688 (District 5) - Request for a Conditional Use Authorization pursuant to Planning Code Sections 209.1, 303, and 317, to permit the demolition of an existing two-story over basement single family home and construct a new, approximately 6,280 square foot, three-story over basement single family home with a new accessory dwelling unit within an RH-1(D) (Residential- House, One-Family Detached) Zoning District and a 40-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h). For further information, call Gretel Gunther at (628) 652-7607 or email at [gretel.gunther@sfgov.org](mailto:gretel.gunther@sfgov.org) and ask about Case No. 2020-010109CUA.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Support new homes at 1900 Diamond Street  
**Date:** Friday, July 16, 2021 8:37:44 AM

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

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**From:** Conrad Shock <info@email.actionnetwork.org>  
**Reply-To:** "shockconrad@gmail.com" <shockconrad@gmail.com>  
**Date:** Thursday, July 15, 2021 at 11:24 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:

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.

Conrad Shock  
shockconrad@gmail.com

San Francisco, California 94110

|

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* CITY OFFICIALS ENCOURAGE RESIDENTS TO GET VACCINATED TO COMBAT COVID-19 VARIANTS  
**Date:** Thursday, July 15, 2021 11:48:06 AM  
**Attachments:** [07.15.2021 Southeast Health Center.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Date:** Thursday, July 15, 2021 at 11:39 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* CITY OFFICIALS ENCOURAGE RESIDENTS TO GET VACCINATED TO COMBAT COVID-19 VARIANTS

**FOR IMMEDIATE RELEASE:**  
Thursday, July 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressooffice@sfgov.org](mailto:mayorspressooffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**CITY OFFICIALS ENCOURAGE RESIDENTS TO GET  
VACCINATED TO COMBAT COVID-19 VARIANTS**

*San Francisco, along with all Bay Area counties, is seeing trend of rising COVID-19 cases due to delta variant*

**San Francisco, CA** — Mayor London N. Breed, Board of Supervisors President Shamann Walton, and the Department of Public Health (DPH) today encouraged residents to get vaccinated as the delta variant of COVID-19 is now the dominant strain in the United States and California. This variant spreads more easily than the original virus and poses new risks to communities in San Francisco. Vaccines continue to be highly effective at preventing severe illness and death. Over the last three weeks, all Bay Area counties have seen at least a doubling of new COVID-19 cases, causing concern that unvaccinated people are more at risk than ever.

“Vaccinating as many people as possible, as soon as possible, is our best defense against COVID-19, the delta variant, and the harm it can do to our communities,” said Mayor Breed. “In particular, the Black community has the lowest vaccination rate compared to the citywide rate, which means more people who are already struggling with significant disparities in this City might get sick. While we beat back three surges in San Francisco, the delta variant brings new challenges that will continue to increase the disparities we see in communities of color. We need everyone to do their part to get vaccinated and encourage their friends and family to

do the same.”

San Francisco’s response to the COVID-19 pandemic has resulted in low case rates and hospitalizations, and relatively high vaccination rates, with 83% of the eligible population with at least one dose and 76% of the eligible population fully vaccinated as of July

13. Over the week ending July 7, for which there is full data, average daily new cases have increased four-fold to 42 new cases/day from a low of 9.9 cases/day on June 19. Forward looking data through July 12 indicates that new cases will increase to at least 73 cases/day, a seven-fold increase since June 19.

“As we have seen since the beginning of the pandemic, COVID-19 infections are not distributed evenly throughout all neighborhoods and communities in San Francisco,” said Dr. Grant Colfax, Director of Public Health. “Our focus and work to achieve vaccine equity and access continues in partnership with the communities that are most impacted. Get vaccinated – hospitalizations and deaths due to COVID-19 are preventable through vaccines.”

Those who are not yet vaccinated should continue to follow the health precautions that work to help curtail the spread of COVID-19 and to prevent new variants from emerging: wear a mask that covers your nose and mouth when you have to go outside, stay at least 6 feet away from others, when able choose outdoor settings versus indoor, and wash your hands frequently after touching your face or touching shared objects. People who develop or show any symptoms should get tested, even if they are fully vaccinated.

“Bayview Hunters Point is still one of the hardest hit areas with COVID-19 infections, particularly in the African American community. With the new delta variant that is more transmissible, it is critical that our community gets vaccinated as soon as possible,” said Shamann Walton, President of the Board of Supervisors.

San Francisco continues to make vaccines accessible to all residents through sites located in neighborhoods and through mobile vaccine efforts. In the Bayview, the Southeast Health Center (2401 Keith Street) is offering vaccines – no appointment needed – Mondays, Tuesdays, Wednesdays, and Fridays from 9:00am to 7:00pm, and Saturdays from 9:00am to 4:00pm. Vaccines are also available at 1800 Oakdale, with drop-ins available on Fridays and Saturday from 9:30am to 3:00pm. For more information on COVID-19 vaccines, visit [sf.gov/getvaccinated](https://sf.gov/getvaccinated).

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