

From: [CPC-Commissions Secretary](#)
Cc: [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 6 story building proposed for 3rd and Quesada
Date: Thursday, July 29, 2021 12:48:43 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Shane King <shane.king86@gmail.com>
Sent: Thursday, July 29, 2021 12:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 6 story building proposed for 3rd and Quesada

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Dear SF Govt,

The Quesada Gardens Initiative is a community building non-profit founded by neighbors on the 1700 block of Quesada ave in 2005. We have taken it upon ourselves to care for the long neglected palm lined median strip that runs the length of our block and through doing so have built cohesion and resilience over the past 15 years.

First we want to commend you for the boldness of your vision to create the tallest building in the neighborhood to address the need for bay area housing. We understand that this large structure adjacent to our precious garden will have a significant impact on what we'll be able to grow where, but in the spirit of creating a larger thriving and inclusive community we are willing to make the necessary adjustments to accommodate the proposed building. We do however have two concerns regarding the current plan.

1. Having only 10 to 30 percent of units being available to low income residents is insufficient to serve our community. We ask that 70% of units be available to low income families. There is a long history of racist housing practices in our city, and it is long past time that some of the economic hardships that have been imposed on residents of this community be addressed.
2. Adding 29 residential units to our block with no parking will be a significant hardship on the current residents of the neighborhood for blocks in every direction. As it is if we arrive home after 8PM we often have to spend over 10 minutes looking for parking only to find a spot 2 or 3 blocks from our home. We want a building that includes sufficient parking.

Yours,

Shane

--

Shane King

Board Chair

Quesada Gardens Initiative

415-298-6597

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Guy, Kevin \(CPC\)](#)
Subject: FW: 159 Fell Street - Errata
Date: Thursday, July 29, 2021 12:46:37 PM
Attachments: [2019-012676DNX -159 Fell Street - Draft Motion - Errata.docx](#)

Commissioners,

Attached is an amended Motion for the above referenced item on today's Agenda.

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
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From: Kevin Guy <kevin.guy@sfgov.org>
Date: Thursday, July 29, 2021 at 12:41 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Re: 159 Fell Street - Errata

Jonas - Here is the motion with the errata shown in track changes. Is this format ok, or does the Commission want a cover memo or other kind of 'packaging'?

-Kevin

Kevin Guy, Planner
Northeast Team, Current Planning Division

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7325 | sfplanning.org

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From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Thursday, July 29, 2021 12:21 PM

To: Guy, Kevin (CPC) <kevin.guy@sfgov.org>

Subject: Re: 159 Fell Street - Errata

Provide in track changes

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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

Direct: 628.652.7589 | www.sfplanning.org

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From: Kevin Guy <kevin.guy@sfgov.org>

Date: Thursday, July 29, 2021 at 12:21 PM

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

Subject: Re: 159 Fell Street - Errata

Ok... working on the memo now.

Kevin Guy, Planner

Northeast Team, Current Planning Division

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

Direct: 628.652.7325 | sfplanning.org

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

Sent: Thursday, July 29, 2021 12:20 PM

To: Guy, Kevin (CPC) <kevin.guy@sfgov.org>

Subject: Re: 159 Fell Street - Errata

You should send ASAP.

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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

Direct: 628.652.7589 | www.sfplanning.org

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From: Kevin Guy <kevin.guy@sfgov.org>

Date: Thursday, July 29, 2021 at 12:20 PM

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

Subject: 159 Fell Street - Errata

Hi Jonas - The project sponsor for my item at 159 Fell Street gave me some last-minute edits to the motion yesterday. Typically, I would just read these corrections into the record, but they are a little bit lengthy. Is it too late to send the Commission an errata sheet? What is the protocol for this?

Thanks,

Kevin

Kevin Guy, Planner

Northeast Team, Current Planning Division

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

Direct: 628.652.7325 | sfplanning.org

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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 530 Sansome Public Comment Public comment 2019-017481APL & 017481SHD
Date: Thursday, July 29, 2021 12:33:55 PM

Commission Affairs

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From: Rudy Gonzalez <rudy@sfbctc.org>
Sent: Thursday, July 29, 2021 10:19 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Commission, Recpark (REC) <recpark.commission@sfgov.org>
Subject: 530 Sansome Public Comment Public comment 2019-017481APL & 017481SHD

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Honorable Chairs and Commissioners,

I write on behalf of 32 affiliated unions representing skilled and trained journey construction workers and apprentices. We have reached a significant and exciting agreement with the project sponsor on 530 Sansome. It ensures the highest quality, safety, and labor standards on this project and will have a positive impact for the working families of San Francisco.

This project also supports economic recovery for the City as well as rebuilds public safety infrastructure (Fire Station 14).

We fully support this project and wish to add our voices to the growing support for what will be a successful project with your support and approval.

Respectfully,

Rudy Gonzalez

RUDY GONZALEZ
Secretary Treasurer

www.sfbuildingtradescouncil.org | rudysfb@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](#)



Please update your contact information as my role has changed. I have now joined the SF Building & Construction Trades Council.
Scheduling requests: **[Sandra Duarte](#)**.

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 469 Stevenson Street (Case No. 2017-014833) Letter in Support
Date: Thursday, July 29, 2021 12:19:32 PM
Attachments: [469 Stevenson - FINAL for Transmittal 7-29-21 PC Hearing.pdf](#)
[Attachment 1-Socio-Economic Study.pdf](#)
[Attachment 2 - Parking Letter - JLL.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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From: Peter Ziblatt <peter@pelosilawgroup.com>
Date: Thursday, July 29, 2021 at 12:18 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>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Tyler Kepler <tyler@bldsf.com>, Lou Vasquez <lou@bldsf.com>, "Delumo, Jenny (CPC)" <jenny.delumo@sfgov.org>, Nicholas Foster <nicholas.foster@sfgov.org>, Alexis Pelosi <alexis@pelosilawgroup.com>
Subject: 469 Stevenson Street (Case No. 2017-014833) Letter in Support

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

Commissioners-

Please see the attached letter in support of the 469 Stevenson project (Regular Item No. 8 and 9) to be heard later today at the Planning Commission hearing.

Please let us know if you have any questions.

Peter F. Ziblatt

Of Counsel
(415) 273-9670 ex. 2 (o)
(415) 465-9196 (c)
peter@pelosilawgroup.com
www.pelosilawgroup.com

****We have moved. Our new address is 244 Kearny Street, 9th Floor San Francisco, CA 94108**



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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2525 Van Ness (2016-002728CUA-02) July 29, 2021 Hearing Item No. 14
Date: Thursday, July 29, 2021 8:52:13 AM
Attachments: [Draft Motion - 2525 Van Ness Ave REDLINE.docx](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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From: Peter Ziblatt <peter@pelosilawgroup.com>
Date: Wednesday, July 28, 2021 at 5:01 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>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "May, Christopher (CPC)" <christopher.may@sfgov.org>, Alexis Pelosi <alexis@pelosilawgroup.com>, "eduardo@marchcapitalfund.com" <eduardo@marchcapitalfund.com>
Subject: 2525 Van Ness (2016-002728CUA-02) July 29, 2021 Hearing Item No. 14

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Commissioners,

Please find attached an alternative Draft Motion and Findings for your review should the Commission decide to approve the requested Conditional Use Authorization at the July 29, 2021 hearing on the above referenced matter for 2525 Van Ness Avenue. We wanted to provide this Draft Motion and Findings for your convenience.

Please let us know if you have any questions.

Peter F. Ziblatt

Of Counsel
(415) 273-9670 ex. 2 (o)
(415) 465-9196 (c)
peter@pelosilawgroup.com
www.pelosilawgroup.com

****We have moved. Our new address is 244 Kearny Street, 9th Floor San Francisco, CA 94108**



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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: 469 Stevenson Street Project on 7/28 Commission agenda
Date: Thursday, July 29, 2021 8:35:37 AM
Attachments: [DCP 469 letter 7-22.docx](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
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From: John Elberling <johne@todco.org>
Date: Wednesday, July 28, 2021 at 5:41 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>
Subject: 469 Stevenson Street Project on 7/28 Commission agenda

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Please transmit the attached letter further objecting to CEQA certification of this ill-advised project to all Commissioners.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 530 Sansome Street Project - Contribution to Maritime Plaza
Date: Thursday, July 29, 2021 8:34:58 AM
Attachments: [20210728_EQX JACKSON SQ HOLDCO LLC 44 Montgomery Street, Suite 1\[2\].pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
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From: James Abrams <jabrams@jabramslaw.com>
Date: Wednesday, July 28, 2021 at 6:32 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Summers, Ashley (REC)" <ashley.summers@sfgov.org>, Nicholas Foster <nicholas.foster@sfgov.org>
Cc: Matthew Witte <matthew.witte@related.com>
Subject: 530 Sansome Street Project - Contribution to Maritime Plaza

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Dear President Koppel, Jonas. Ashley, and Nick,

We represent the sponsor of the proposed 530 Sansome project, which will be considered tomorrow by the Planning Commission and the RPD Commission. Please find attached a letter from the sponsor committing to funding future improvements to Maritime Plaza.

Thank you,
Jim

Jim Abrams

J. Abrams Law, P.C.
jabrams@jabramslaw.com
415 999 4402

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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: San Francisco Travel Letter of Support for 530 Sansome St.
Date: Thursday, July 29, 2021 8:23:03 AM
Attachments: [San Francisco Travel Letter of Support for 530 Sansome.pdf](#)

Commission Affairs

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From: San Francisco Travel - President & CEO <president@sfrtravel.com>
Sent: Wednesday, July 28, 2021 7:43 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>; rachel.tanner@sfgov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: San Francisco Travel Letter of Support for 530 Sansome St.

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Dear Commission President Koppel and Commissioners,

On behalf of the San Francisco Travel Association, which represents over 1,300 Bay Area business partners, I am writing to express support of the 530 Sansome Street development.

530 Sansome Street is a public-private partnership between the City and County of San Francisco and Related California to create a 19-story mixed-use building atop a new four-story fire station. The construction of a new fire station is long overdue due to the age and structural condition of the existing fire station and will only come to fruition as a result of this unique partnership.

San Francisco Travel is excited for 530 Sansome's proposal for a new building that will offer many uses for tourists and residents, including hotel, office, fitness, and ground-floor retail. As San Francisco recovers from the pandemic, it is critical that our city continues to offer new and exciting accommodations for the variety of visitors who come to enjoy our city. The reimagining of an underutilized site with a new hotel, firehouse, active ground-floor uses, and a vastly improved public realm is needed as we prepare to welcome visitors back to San Francisco.

San Francisco Travel encourages your support of 530 Sansome Street's proposed development.

Sincerely,

Joe D'Alessandro



San Francisco Travel - President & CEO |

E president@sftravel.com | T 415.227.2606

San Francisco Travel | One Front Street, Suite 2900 | San Francisco, CA 94111

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[San Francisco Named "Sports City of the Decade"](#)

[Take Our Safe Travel Pledge](#)



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 530 Sansome Appeal Brief and Entitlement Hearing Comments
Date: Thursday, July 29, 2021 8:22:47 AM
Attachments: [530 Sansome - Eddy Lau Geotechnical Response.pdf](#)

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From: Brian O'Neill <brian@zfplaw.com>
Sent: Wednesday, July 28, 2021 6:37 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Callagy, Alana (CPC) <alana.callagy@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Ryan Patterson <ryan@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: 530 Sansome Appeal Brief and Entitlement Hearing Comments

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Dear President Koppel and Commissioners:

Apologies, please also see the attached expert report from Geotechnical Engineer Eddy Lau regarding the impacts of the 530 Sansome project.

Thank you,
Brian

From: Brian O'Neill
Sent: Wednesday, July 28, 2021 4:35 PM
To: joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org;

Rachael.Tanner@sfgov.org

Cc: Callagy, Alana (CPC) <alana.callagy@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Ryan Patterson <ryan@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; commissions.secretary@sfgov.org

Subject: 530 Sansome Appeal Brief and Entitlement Hearing Comments

Dear President Koppel and Commissioners:

Please see the attached appellant's brief in support of the appeal of the Preliminary Mitigated Negative Declaration for 530 Sansome Street (Case No. 2019-017481ENV) and declaration of Robert Canepa, Senior Vice President of 447 Partners, LLC.

Please also see the attached comments on the entitlement hearings for the 530 Sansome project. (Case No. 2019-017481DNX; 2019-017481CUA; 2019-017481OFA; 2019-017481VAR).

Thank you,
Brian

Brian O'Neill
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: brian@zfplaw.com
www.zfplaw.com

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From: [Foster, Nicholas \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Hillis, Rich \(CPC\)](#)
Subject: 469 Stevenson Street: Updated Findings
Date: Wednesday, July 28, 2021 4:55:37 PM
Attachments: [2017-014833PRJ CPC Memo 072821.pdf](#)

Hello Commissioners:

Please see the attached memo with proposed amendments to the findings of the Downtown Project Authorization draft motion.

Please let me know if you have any questions.

Thank you,

Nicholas Foster, AICP, LEED GA, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7330 | www.sfplanning.org
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From: [Foster, Nicholas \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Hillis, Rich \(CPC\)](#)
Subject: 530 Sansome Street: Updated Findings
Date: Wednesday, July 28, 2021 4:52:52 PM
Attachments: [2019-017481PRJ CPC Memo 072821.pdf](#)

Hello Commissioners:

Please see the attached memo with proposed amendments to the findings of the: 1) Downtown Project Authorization; 2) Conditional Use Authorization; and 3) Shadow Findings draft motions.

Please let me know if you have any questions.

Thank you,

Nicholas Foster, AICP, LEED GA, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7330 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 530 Sansome Entitlements Hearing Comments
Date: Wednesday, July 28, 2021 4:41:10 PM
Attachments: [530 Sansome Entitlements Comments - Executed 7.28.21.pdf](#)

Commission Affairs

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From: Brian O'Neill <brian@zfplaw.com>
Sent: Wednesday, July 28, 2021 4:13 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Ryan Patterson <ryan@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>
Subject: 530 Sansome Entitlements Hearing Comments

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Dear Commission Secretary,

Please see the attached comments for the Planning Commission's hearing on the entitlements for the 530 Sansome project scheduled for tomorrow (Case No. 2019-017481DNX; 2019-017481CUA; 2019-017481OFA; 2019-017481VAR). Please distribute these comments to the Planning Commission.

Thank you,
Brian

Brian O'Neill
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
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www.zfplaw.com

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Nicholson, Jeanine \(FIR\)](#)
Subject: FW: Message for the Planning Commission
Date: Wednesday, July 28, 2021 3:49:44 PM

FYI

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

From: "Nicholson, Jeanine (FIR)" <jeanine.nicholson@sfgov.org>
Date: Wednesday, July 28, 2021 at 2:22 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Subject: Message for the Planning Commission

Greetings,

In advance of tomorrow's (7/29) Planning Commission meeting, would you please provide the Commissioners with the following message:

The San Francisco Fire Department (SFFD) is 100% behind the new Fire Station 13 at 530 Sansome St.

The current Station 13 is over 50 years old. It is outdated, crowded, and is in need of major capital improvements, including kitchen repairs and upgrades, complete replacement of its HVAC system, electrical upgrades and improvements, and window replacement, which, in total, have been estimated by DPW Bureau of Architecture and Engineering at over \$2.5M. Funding for capital improvements and replacement fire stations comes from ESER Bonds. At this time, there is no ESER Bond funding to improve Station 13, as all current Bond funds have been earmarked for critical focused scope work at other facilities as well as demolishing and rebuilding Fire Station 7 and building the new Fire Training Facility to replace the Training Facility on Treasure which is slated for teardown and redevelopment. The next ESER Bond is not scheduled until 2027.

This project provides the Department, the City and its citizens with a brand new, state-of-the-art fire station that includes built-in training props, ADA compliant upgrades, all-gender facilities and a lactation room as well as decontamination areas where members can change out of and stow their gear. This is a very rare opportunity. SFFD and Related Development have been working together since this project was first conceived to ensure that the new fire house meets the design standards criteria established during recent fire station new builds. Its proposed location on Washington Street meets the operational needs of the SFFD. SFFD is very much looking forward to this project

moving forward.

Thank you for your consideration.

Best,

Jeanine R. Nicholson (*she/her/hers*)

Chief of Department

San Francisco Fire Department

698 Second Street

San Francisco, CA 94107

(415) 558-3401

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, July 28, 2021 1:00:46 PM

Jonas P Ionin
Director of Commission Affairs

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

From: Patrick Carroll <pchas@comcast.net>
Reply-To: "pchas@comcast.net" <pchas@comcast.net>
Date: Tuesday, July 27, 2021 at 7:20 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.

Patrick Carroll
pchas@comcast.net
60 Ora Way #104
San Francisco, California 94131

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES COMPLETION OF HAIGHT STREET TRANSIT IMPROVEMENT PROJECT
Date: Wednesday, July 28, 2021 12:56:41 PM
Attachments: [07.28.2021 Haight Street Improvement.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Wednesday, July 28, 2021 at 12:24 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES COMPLETION OF HAIGHT STREET TRANSIT IMPROVEMENT PROJECT

FOR IMMEDIATE RELEASE:

Wednesday, July 28, 2021

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

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

**MAYOR LONDON BREED CELEBRATES COMPLETION OF
HAIGHT STREET TRANSIT IMPROVEMENT PROJECT**

New streetscape design enhances pedestrian safety, activates public spaces, and creates a more vibrant Haight Street corridor

San Francisco, CA — Mayor London N. Breed joined City leaders, merchants, and community members at a ribbon-cutting ceremony today to celebrate the completion of the Upper Haight Transit Improvement and Pedestrian Realm Project. The transformative project improves pedestrian safety, enhances transit efficiency, and builds on the neighborhood's vibrant character.

The two-year, \$22.3 million project was based on a community-supported vision to revitalize and improve street safety and public spaces in the historic Haight-Ashbury neighborhood. The redesign of Haight Street enables the most significant possible degree of flexibility by reimagining urban spaces that can evolve with the changing demands of the community.

"The Haight has a rich history that attracts tourists and locals alike, and with the completion of this streetscape project, we are making this historic neighborhood more inviting for all," said Mayor Breed. "As we emerge from this pandemic and begin to see our city come alive again, it's critical that we invest in the cultural vibrancy of our neighborhoods and provide our small businesses with the support they need to help drive our economic recovery."

The project was designed to incorporate numerous safety features, including new pedestrian-scale lighting, ADA-compliant curb ramps, and expanded bus-boarding areas. The project also replaced the aging sewer system to bolster resiliency, repaved seven blocks of Haight Street between Sanyan Street and Central Avenue, and added new street trees and sidewalks to beautify the neighborhood. Crews performed additional sewer and repaving work on Masonic Avenue between Haight and Waller streets.

“The improvements are a welcome addition to the well-known neighborhood with its trove of independent retail establishments, cafes, and restaurants,” said Sunshine Powers, president of the Haight Street Merchants Association. “This project provides many wonderful enhancements that retain the character of this magnificent, sparkly corridor and will keep us thriving.”

Construction began in September 2018 and continued uninterrupted during San Francisco’s Stay-at-Home Order, which allowed work to continue on essential infrastructure. This project supported more than 130 construction and electrical trade jobs at a time when putting people to work was crucial. San Francisco Public Works oversaw the design and construction management for the project. Key partners included the San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, Office of Economic and Workforce Development, and the Department of Technology.

Through the Office of Economic and Workforce Development’s (OEWD) Construction Mitigation Program, OEWD staff partnered with Public Works to provide small businesses with the necessary support to help minimize construction impacts.

“The redesign and safety enhancements bring much-needed improvements to this historic part of the City. The project serves as a great example of successful collaboration among City agencies in partnership with the community and our elected representatives to enhance neighborhood safety and livability,” said Acting Public Works Director Alaric Degrafinried.

“The changes we see on Haight Street today include a faster travel time for Muni passengers, bringing meaningful improvements to the community as we emerge from the pandemic.” said San Francisco Municipal Transportation Agency Director of Transportation, Jeffrey Tumlin. “The signals are designed to prioritize the 7-Haight-- one of our highest ridership lines. Muni is delivering similar projects on most of our lines and we are proud to offer these improvements on Haight Street.”

“This project is another great example of City agencies working together to bring much needed improvements to our communities,” said SFPUC Acting General Manager Michael Carlin. “By upgrading and replacing our aging infrastructure, we are ensuring the safe and reliable delivery of critical sewer services to our customers.”

Funding for the improvements came from various voter-approved sources, including Proposition K sales tax revenue, the 2011 Roadway Improvement and Street Safety Bond, and the 2014 San Francisco Transportation and Road Improvement Bond. Additional funding sources included the City’s General Fund, Prop AA Grant, and Wastewater Enterprise Renewal and Replacement Funds.

“The Transportation Authority is proud to provide transportation sales tax and other funds for this project, which began with the community’s advocacy for safety and streetscape

improvements along Haight Street,” said Transportation Authority Executive Director Tilly Chang. "The new traffic signals, pedestrian scale lighting, bulb-outs and curb ramps will enhance community access for the neighborhood and help achieve San Francisco's citywide Vision Zero goal as well."

Additional project information is available at www.sfpublicworks.org/upper-haight.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 35 Ventura - DR Requestor's Submittal
Date: Wednesday, July 28, 2021 12:56:21 PM
Attachments: [Letter to Commission.pdf](#)
[35 Ventura Remodel Ltr to Planning Commission \(00542729x9CEC8\).pdf](#)

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

From: "Winslow, David (CPC)" <david.winslow@sfgov.org>
Date: Wednesday, July 28, 2021 at 12:30 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY
<CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: 35 Ventura - DR Requestor's Submittal

please forward to the commissioners

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

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

From: Ryan Patterson <ryan@zfplaw.com>
Sent: Wednesday, July 28, 2021 11:36 AM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Brian O'Neill <brian@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>
Subject: RE: 35 Ventura - DR Requestor's Submittal

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Hi David,

Here are two additional neighbor letters supporting the DR (bringing the total to three).

Thanks,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: Ryan Patterson
Sent: Wednesday, July 21, 2021 5:03 PM
To: David Winslow david.winslow@sfgov.org
Cc: Brian O'Neill brian@zfplaw.com; Chandni Mistry chandni@zfplaw.com
Subject: RE: 35 Ventura - DR Requestor's Submittal

Also, making sure you received this attached neighbor letter. There may be some additional letters later, too.

Thanks,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: Ryan Patterson

Sent: Wednesday, July 21, 2021 4:38 PM

To: David Winslow <david.winslow@sfgov.org>

Cc: Brian O'Neill <brian@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>

Subject: 35 Ventura - DR Requestor's Submittal

Dear David,

Please find the DR Requestor's brief and compromise proposal attached.

Thank you,

Ryan

Ryan J. Patterson

Zacks, Freedman & Patterson, PC

Please note our new address:

601 Montgomery Street, Suite 400

San Francisco, CA 94111

Telephone: (415) 956-8100

Facsimile: (415) 288-9755

Email: ryan@zfplaw.com

www.zfplaw.com

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Wednesday, July 28, 2021 9:15:58 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Cristina Cordova <info@email.actionnetwork.org>
Reply-To: "cristinajcordova@gmail.com" <cristinajcordova@gmail.com>
Date: Tuesday, July 27, 2021 at 9:14 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

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

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

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

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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.

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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.

Cristina Cordova
cristinajcordova@gmail.com

San Francisco, California 94114

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEW MAJOR STEP IN CITY'S EFFORT TO TRANSITION TO PUBLIC POWER
Date: Tuesday, July 27, 2021 1:27:49 PM
Attachments: [07.27.2021 CPUC Valuation Request.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Tuesday, July 27, 2021 at 12:30 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO ANNOUNCES NEW MAJOR STEP IN CITY'S EFFORT TO TRANSITION TO PUBLIC POWER

FOR IMMEDIATE RELEASE:
Tuesday, July 27, 2021
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

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

**SAN FRANCISCO ANNOUNCES NEW MAJOR STEP IN
CITY'S EFFORT TO TRANSITION TO PUBLIC POWER**

San Francisco requests the State determine the value of PG&E's local electric assets as the next step in acquiring them in order to provide clean, affordable and reliable public power

San Francisco, CA —The City and County of San Francisco submitted a petition today with the California Public Utilities Commission (CPUC) requesting a formal determination of the value of PG&E's local electric infrastructure, the next step in San Francisco's efforts to acquire the utility's city-based electric facilities and complete the City's transition to public power.

Owning the grid would allow San Francisco to provide clean, reliable and affordable electricity throughout the City while also taking meaningful climate action, like reaching its set target of using 100% renewable electricity by 2025. Controlling energy use and delivery would also allow San Francisco to ensure equity in electric service and workforce development while providing transparency and public accountability in rates, service and safety.

The move comes after the City made a \$2.5 billion offer in 2019 to purchase PG&E's local electric assets following years of the investor-owned utility's failure to provide reasonable, safe, and cost-effective service to its ratepayers. The City resubmitted its offer when PG&E

emerged from bankruptcy in 2020. PG&E rejected both San Francisco purchase offers, and in the last year has begun seeking to [impose more than \\$1 billion in unnecessary charges on City customers](#) while [delaying basic power hookups on a range of public buildings](#) from schools to new transit projects.

“San Francisco is ready to transition to full public power, and today we are asking the CPUC to determine a fair price that will allow us to move forward with the acquisition of our local power grid,” said Mayor London Breed. “It’s been clear for a long time that full public power is the right choice for our City and our residents, and we know we can do this job more safely, more reliably, and more cost effectively than PG&E. It’s time for everyone in the City to have access to clean, reliable, affordable public power.”

Mayor London Breed announced the City’s valuation request at an event at Zuckerberg San Francisco General Hospital, which for decades has relied on the San Francisco Public Utilities Commission (SFPUC) to provide clean, safe, reliable, and affordable power for its critical facilities and has been instrumental in the City’s widely lauded COVID-19 pandemic response. The hospital is also the site of a major joint research and academic facility with the University of California San Francisco, whose construction was delayed by PG&E’s intransigence, driving up costs by an estimated \$30,000.

San Francisco’s local elected leaders remain united behind the transition to public power, all of whom have urged PG&E to reconsider the City’s acquisition offer. Mayor Breed was joined by State Senator Scott Wiener (D-San Francisco), City Attorney Dennis Herrera, Board of Supervisors President Shamann Walton, San Francisco Public Utilities Commission President Sophie Maxwell and community advocates. In addition to having the support of City and local officials, transitioning to public power has public support; a 2019 poll found that nearly 70% of San Franciscans support switching to public power.

In the valuation petition filed today by City Attorney Dennis Herrera, the City asks the CPUC to determine the just compensation to be paid for PG&E’s electricity distribution assets that serve San Francisco. State law gives the CPUC the authority to set definitive valuations for utility assets. San Francisco’s petition also proposes a process for the Commission to assess the value of PG&E’s electric facilities.

“San Francisco has been a reliable public power provider for more than a century. PG&E is the poster child for a utility that puts profit ahead of people. San Franciscans have had enough,” said City Attorney Dennis Herrera. “This proposed acquisition makes sense for San Francisco, it makes sense for PG&E’s other customers, and, quite frankly, it makes sense for PG&E. San Francisco is offering billions of dollars that could be used to pay fire victims and keep PG&E from sticking customers with rate hikes. San Francisco made a very fair offer to buy PG&E’s local assets. PG&E refused. Now we’ll use an impartial process to set the definitive value of this infrastructure so we can move forward.”

“The current relationship between San Francisco and PG&E is untenable. For years, San Franciscans have paid the price for PG&E’s service delays and cost overruns, with terrible impacts on public facilities across the City, from schools and homeless shelters to affordable housing and recreational facilities,” said Senate Scott Wiener (D-San Francisco). “This has never been acceptable, and it’s getting worse. It’s time for the City to reconsider its options for getting out from under PG&E’s corporate monopoly, and I urge the CPUC to act quickly to provide a fair valuation of PG&E’s assets so this acquisition can move forward.”

San Francisco has demonstrated its effectiveness as a local power provider for more than 100 years, delivering clean, reliable hydropower from [Hetch Hetchy Power](#) to customers like the San Francisco International Airport, the San Francisco Zoo, and Zuckerberg San Francisco General Hospital. Hetch Hetchy Power employs hundreds of highly skilled, locally-based union workers throughout the SFPUC operations area, which stretches from the Sierra Nevada mountains to the Pacific Ocean. The SFPUC's [CleanPowerSF](#) program also purchases renewable power for over 370,000 homes and businesses. Collectively, the two programs provide more than 70% of the electricity consumed in San Francisco.

San Francisco has also set a goal of shifting to 100% renewable electricity by 2025 and 100% renewable energy by 2040—a target that will be easier to achieve if San Francisco had local control of its power grid. San Francisco would use bonds secured by future revenues from electricity generation to acquire PG&E's infrastructure, so no funds for existing City services, like affordable housing, libraries or addressing homelessness, would be affected.

“Our public power and utility system has proven itself over more than a century, and the City is prepared to begin managing the rest of our local grid. The Board of Supervisors unanimously supported our original offer in 2019, and city leaders continue to believe public power is in the best interest of San Francisco,” said Board of Supervisors President Shamann Walton. “San Francisco has always had the right to full public power, and we are committed to make it a reality.”

In today's valuation request, the City outlines a long list of reasons for pursuing today's petition, noting PG&E's ongoing failure to provide adequate service to both the City's utility and individual ratepayers, resulting in years of disrupted services and millions of dollars in unnecessary costs. In one recent case outlined in a new white paper produced by the SFPUC, PG&E has pushed for the City to pay as much as \$1 million per streetlight connection for a series of unneeded upgrades.

More information on projects facing delays can be found at [OurCityOurPower.org](#). The petition also notes that the CPUC itself has described PG&E's recent safety history as ranging “from dismal to abysmal,” including multiple local incidents resulting in injuries and property damage.

“PG&E has not been a good partner to San Francisco—undermining the City's ability to provide core services, imposing unnecessary costs on our ratepayers, and making it harder for public power providers to do our jobs,” said San Francisco Public Utilities Commission President Sophie Maxwell. “The City has sought unsuccessfully to resolve these issues for years, through litigation and direct negotiation. It has become clear that acquiring and assuming responsibility for the distribution system is the only way for San Francisco to operate its electric utility in a way that meets the City's objectives.”

San Francisco's acquisition of PG&E's assets would not burden PG&E's remaining ratepayers, and very well could benefit them. San Francisco is a small part of PG&E's large service territory, representing less than 8% of PG&E's total electric retail accounts in 2019. PG&E's revenues per San Francisco customer are smaller than its revenues per PG&E customer outside the City. San Francisco's acquisition would reduce the size of PG&E's remaining service territory and its service obligations. This alone could benefit remaining ratepayers as PG&E would no longer have any expenses or obligations related to the upkeep – and future capital needs – of the assets purchased by San Francisco. Relieving PG&E of this

obligation can help it focus on critical needs elsewhere.

The full valuation request is available here:

<https://www.sfcityattorney.org/wp-content/uploads/2021/07/CCSFs-CPUC-Valuation-Petition-7-27-21.pdf>.

More information on the City's transition to public power is available here:

[OurCityOurPower.org](https://www.ourcityourpower.org).

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Delumo, Jenny \(CPC\)](#)
Subject: FW: Planning Commission July 29
Date: Tuesday, July 27, 2021 12:42:41 PM
Attachments: [FO770 Letter.pdf](#)

Commission Affairs

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

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

From: Eric Tao <eric@L37partners.com>
Sent: Tuesday, July 27, 2021 12:36 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>
Subject: Planning Commission July 29

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With respect to item 10. 2017-012086ENV (J. DELUMO: (628) 652-7568) 770 WOOLSEY STREET

I'm attaching a support letter from the community to be shared with the commissioners.

Thank you

Eric Tao
Project Sponsor

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 27, 2021 10:23:41 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Jim Greer <info@email.actionnetwork.org>
Reply-To: "jimgreer@gmail.com" <jimgreer@gmail.com>
Date: Tuesday, July 27, 2021 at 8:30 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.

Jim Greer
jimgreer@gmail.com

San Francisco, California 94114

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 27, 2021 10:23:28 AM

Jonas P Ionin
Director of Commission Affairs

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

From: Matt Havens <mhavens14@gmail.com>
Reply-To: "mhavens14@gmail.com" <mhavens14@gmail.com>
Date: Monday, July 26, 2021 at 8:14 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

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

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Matt Havens
mhavens14@gmail.com

San Francisco, California 94114

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, July 27, 2021 10:23:08 AM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Andrew McSherry <andy@andymcsherry.com>
Reply-To: "andy@andymcsherry.com" <andy@andymcsherry.com>
Date: Monday, July 26, 2021 at 2:47 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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Mr. Jonas Ionin,

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

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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.

Andrew McSherry
andy@andymcsherry.com

San Francisco, California 94114

|

From: [May, Christopher \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Gordon-Jonckheer, Elizabeth \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#)
Subject: 2525 Van Ness Ave
Date: Tuesday, July 27, 2021 9:29:33 AM
Attachments: [Redlined Executive Summary & Draft Motion - 2525 Van Ness Ave.pdf](#)

Good morning, Commissioners.

It was brought to my attention that the Executive Summary and Draft Motion for the project at 2525 Van Ness Avenue described the dwelling unit mix as it was approved by the Commission in May, 2018 (24 two-bedroom units and 4 one-bedroom units), and did not reference the fact that this dwelling unit mix was subsequently revised when the project sponsor submitted their building permit application. The total number of dwelling units did not change, but the floor plans were revised such that the project now has 6 three-bedroom units, 20 two-bedroom units and 2 one-bedroom units. The Land Use Table (Exhibit C) accurately lists this dwelling unit mix, but I've attached redlined pages from the Executive Summary and Draft Motion that reflect this revision.

If you have any questions, please do not hesitate to contact me.

Regards,

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7359 | www.sfplanning.org
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From: [Lynch, Laura \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: letter re: 35 Ventura Ave
Date: Tuesday, July 27, 2021 8:57:47 AM
Attachments: [Letter for Commissioner Koppel - 35 Ventura Ave.pdf](#)

From: DCP, Reception (CPC) <reception.dcp@sfgov.org>
Sent: Monday, July 26, 2021 3:25 PM
To: Lynch, Laura (CPC) <laura.lynch@sfgov.org>
Cc: Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: Mail for Commissioner Koppel - letter re: 35 Ventura Ave

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 770 Woolsey St: Historic Preservation Commission Draft EIR Comment Letter (Planning Department File No. 2017-012086ENV)
Date: Tuesday, July 27, 2021 8:12:09 AM
Attachments: [770WoolseyDEIRComments_HPC.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>
Sent: Monday, July 26, 2021 3:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Greving, Justin (CPC) <justin.greving@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>
Subject: 770 Woolsey St: Historic Preservation Commission Draft EIR Comment Letter (Planning Department File No. 2017-012086ENV)

Dear Mr. Ionin,

Attached is a comment letter from the Historic Preservation Commission on the draft environmental impact report (EIR) for the 770 Woolsey Street Project. Can you please distribute the letter to the Planning Commission? The draft EIR for this project will be before the Planning Commission at the July 29 meeting.

Kind regards,

Jenny Delumo, AICP (she/hers)
Senior Planner and Transportation Review Team Lead
Environmental Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7568 | www.sfplanning.org
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From: [Foster, Nicholas \(CPC\)](#)
To: [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Hillis, Rich \(CPC\)](#)
Subject: 530 Sansome Street: Shadow Analysis
Date: Monday, July 26, 2021 3:59:41 PM
Attachments: [530 Sansome CEQA-S295 Analysis FINAL reduced.pdf](#)

Hello Commissioners:

I had omitted the consultant-prepared shadow analysis from the published staff report due to the size of the technical study (192 pages and nearly 68mb in file size). The comprehensive analysis covers the proposed 530 Sansome Street project's shadow impacts on two RPD properties (Maritime Plaza and Sue Bierman Park).

[Here](#) is a link to the full report. For your benefit, I've attached a reduced file size version.

Please let me know if I can answer any questions or provide an overview of the findings.

Best,

Nicholas Foster, AICP, LEED GA, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7330 | www.sfplanning.org
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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 1900 Diamond
Date: Monday, July 26, 2021 10:09:03 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Frederic Knapp <fhknapp@gmail.com>
Date: Monday, July 26, 2021 at 9:59 AM
To: "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "Pantoja, Gabriela (CPC)" <gabriela.pantoja@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support for 1900 Diamond

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Dear Supervisor Mandelman,

Please give your support to this project. After living in Noe Valley for almost three decades, I have walked my dog past the site and am struck by how appropriate it is for dense development. District 8 needs more than just new or gutted \$3 million houses--it needs multifamily developments with more than 20 units. The rendering I received from the developer shows this building would be superior architecturally to the Redevelopment Agency's work that surrounds the site. The Supervisors and Planning Commission have approved countless millions of square feet of new office and commercial space. It's time to approve housing for the people who work and shop in the high-tax-yield zones like Central Soma. Please approve this now, without lengthy and costly delays for more studies, re-designs, etc.

best regards,

Frederic Knapp

From: [CPC-Commissions Secretary](#)
Cc: [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: please consider parking needs
Date: Monday, July 26, 2021 9:58:53 AM
Attachments: [New Building at Third and Quesada.msg](#)
[Re HOME-SF project in Bayview on Third.msg](#)
[Proposed 35 unit building with no off-street parking.msg](#)
[Housing project on the corner of Third and Quesada Avenues.msg](#)
[Quesada3rd Housing Project.msg](#)
[Re New proposed building at 5012 Third 6 stories 29 units no off-street parking.msg](#)
[6 Story Building on 3rd Street and Quesada Ave..msg](#)

Commission Affairs

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From: Ann Kim <aechokim@gmail.com>
Sent: Friday, July 23, 2021 4:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: please consider parking needs

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Hello,

I am writing to ask you to please consider adding a parking requirement to the 6 story, 29 unit building on the corner of Third and Quesada, replacing the Bank of America and vacant lot next to it. Parking is already at a premium on these blocks. While it seems like a nice idea for folks to use public transportation, the fact of the matter is that many folks need cars and will bring them anyway, and it's going to be really stressful and tight on the block! Please don't let developers get by with building and profitting without providing parking! They'll get the big bucks and our neighborhood will be stuck in parking pergatory.

Sincerely, Ann Kim 1751 Quesada Ave

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 530 Sansome Street -- letter of concern
Date: Monday, July 26, 2021 9:58:09 AM
Attachments: [530 Sansome Street letter to Planning and Rec and Park Commissioners.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Cynthia Gómez <cgomez@unitehere2.org>
Date: Monday, July 26, 2021 at 9:55 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>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Nicholas Foster <nicholas.foster@sfgov.org>
Subject: 530 Sansome Street -- letter of concern

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

I'm enclosing a copy of a letter regarding the proposed project at 530 Sansome Street, which is scheduled for a joint hearing with the Rec and Parks Commission this Thursday July 29. The letter (sent in advance of last month's hearing, which was postponed) expresses major concerns that we have about the project. I am available for any questions.

Best,

Cynthia Gómez

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3150 18th Street (ActivSpace). DR hearing on July 29
Date: Monday, July 26, 2021 9:54:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2021-07-23 letter to Planning Commission re ActivSpace.pdf](#)

Jonas P Ionin
Director of Commission Affairs

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

From: "SVettel@fbm.com" <SVettel@fbm.com>

Date: Friday, July 23, 2021 at 2:48 PM

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

Cc: "Gary Romain (gromain@activspace.com)" <gromain@activspace.com>, Becky Livermore <blivermore@activspace.com>

Subject: 3150 18th Street (ActivSpace). DR hearing on July 29

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

Commissioners, please find attached a letter written on behalf of the project sponsor concerning your mandatory discretionary review hearing next Thursday on the ActivSpace building at 3150 18th Street. My apologies for not getting this to you in time for inclusion in the Commission packet.

Please feel free to contact me if you have any questions concerning this case prior to the hearing.

Steven L. Vettel

He/Him/His

svettel@fbm.com

D 415.954.4902 C 415.850.1931





235 Montgomery Street 17th FL
San Francisco, CA 94104
www.fbm.com

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Monday, July 26, 2021 9:52:18 AM
Attachments: [Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
[Support new homes at 1900 Diamond Street.msg](#)
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Director of Commission Affairs
San Francisco Planning
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Direct: 628.652.7589 | 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: Monday, July 26, 2021 9:51:16 AM

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

On 7/24/21, 3:33 PM, "Corey Fusco" <corey.fusco@castrolgbtq.org> wrote:

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.

As an Executive Chair for the Castro LGBTQ Advisory Board, I find it not only important, but absolutely necessary to keep San Francisco's Queer institutions apart of the fabric of our community and to not have them fade out but integrated into an ever evolving City. Thank you for your consideration.

Best,

Corey Fusco
Castro LGBTQ Advisory Board Treasurer
corey.fusco@castrolgbtq.org

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Callagy, Alana \(CPC\)](#)
Subject: FW: 530 Sansome PMND - Appellant's Submittal
Date: Monday, July 26, 2021 9:33:44 AM
Attachments: [530 Sansome PMND Appeal Brief - executed 7.23.21.pdf](#)
[Robert A Canepa - Declaration for 447 Partners LLC \(07232021\).pdf](#)

Commission Affairs

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From: Brian O'Neill <brian@zfplaw.com>
Sent: Friday, July 23, 2021 5:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>; Chandni Mistry <chandni@zfplaw.com>; Callagy, Alana (CPC) <alana.callagy@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>
Subject: 530 Sansome PMND - Appellant's Submittal

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Dear Commission Secretary,

Please see the attached appellant's brief in support of the appeal of the Preliminary Mitigated Negative Declaration for 530 Sansome Street (Case No. 2019-017481ENV) and declaration of Robert Canepa, Senior Vice President of 447 Partners, LLC. Please distribute the attached materials to the Planning Commission in advance of the appeal hearing on July 29.

Thank you,
Brian

Brian O'Neill
Zacks, Freedman & Patterson, PC
Please note our new address:
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: brian@zfplaw.com

www.zfpplaw.com

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Legislation to Regulate Home Size
Date: Monday, July 26, 2021 9:29:33 AM

Commission Affairs

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From: Stephanie Felch <stephanie@praxisarchitects.com>
Sent: Thursday, July 22, 2021 3:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: Proposed Legislation to Regulate Home Size

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Begin forwarded message:

From: Stephanie Felch <stephanie@praxisarchitects.com>
Subject: Proposed Legislation to Regulate Home Size
Date: July 21, 2021 at 2:54:46 PM PDT
To: audrey.merlone@sfgov.org

Dear Planning Commissioners,

The proposed legislation would further cripple the ability for diverse families to live in San Francisco and would negatively affect all businesses related to design and construction.

We agree with the proposed revisions submitted by the SFAIA.

Sincerely,

Stephanie Felch & Brian Grant

PRAXIS Architects
(510)918-8569 cell

From: [CPC-Commissions Secretary](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF planning code change being proposed by Supervisor Rafael Mandelman
Date: Monday, July 26, 2021 9:28:55 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Nick Noyes <nick@nnarchitecture.com>
Sent: Thursday, July 22, 2021 2:31 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SF planning code change being proposed by Supervisor Rafael Mandelman

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Audrey,

The SF planning code change being proposed by Supervisor Rafael Mandelman is absurd and will drastically impact the livability of our City.

Best, Nick

--

Nick Noyes - FAIA
Nick Noyes Architecture
415-512-9234
nick@nnarchitecture.com
<http://www.nnarchitecture.com>

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [Summers, Ashley \(REC\)](#); [White, Staci \(REC\)](#)
Subject: CPC Calendars for July 29, 2021
Date: Friday, July 23, 2021 3:43:29 PM
Attachments: [20210729 RecParkJnthrg.docx](#)
[20210729 RecParkJnthrg.pdf](#)
[20210729 cal.docx](#)
[20210729 cal.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20210729.xlsx](#)

Commissioners,

Attached are your Calendars for July 29, 2021, the last hearing before your summer break.

Please note, that we have a Joint hearing with RecPark at **10:00 am**. I anticipate a brief break before your 1 pm Regular Hearing, but you just never know. Plan accordingly.

Enjoy the weekend, cheers,

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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

Direct: 628.652.7589 | www.sfplanning.org

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$4.5 MILLION IN GRANTS TO OVER 560 SMALL BUSINESSES
Date: Friday, July 23, 2021 2:45:21 PM
Attachments: [07.23.2021 SF Small Business Relief Fund.pdf](#)

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From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Friday, July 23, 2021 at 2:20 PM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$4.5 MILLION IN GRANTS TO OVER 560 SMALL BUSINESSES

FOR IMMEDIATE RELEASE:
Friday, July 23, 2021
Contact: Mayor's Office of Communications, mayorspressooffice@sfgov.org

***** PRESS RELEASE *****
MAYOR LONDON BREED ANNOUNCES \$4.5 MILLION IN GRANTS TO OVER 560 SMALL BUSINESSES

Small Business Relief Grants will award businesses with grants between \$5,000 and \$25,000 to help alleviate the impact of Stay at Home orders due to COVID-19

San Francisco, CA — Mayor London N. Breed and the Office of Economic and Workforce Development today announced over \$4.5 million in financial relief for more than 560 small businesses in the latest round of small business grants. The Small Business Relief Grants are expected to award over 700 businesses once the application review is complete. Funds can be used for rent relief, payroll, equipment, utilities and bills, and any other expenses needed to stay open, operate their business, and continue to serve the community.

“From the beginning of this pandemic, when we had to lock down the City to keep our residents safe, we knew that it was going to have a major impact on our small businesses and their employees,” said Mayor Breed. “That’s why we’ve been doing everything we can as a city, from waiving millions in fees to passing important legislation like Prop H and Shared Spaces. Our small businesses are going to lead our economic recovery, and these grants are going to help make that happen.”

The goal of the San Francisco Small Business Relief Fund is to provide immediate relief to help stabilize small business operations by offering grants of \$5,000, \$10,000, or \$25,000. The

fund targets anchor small businesses that contribute to the culture and vibrancy of neighborhood commercial corridors such as the Bayview, Central Market/Tenderloin, Chinatown, Excelsior, Lower Fillmore, Mission or in cultural districts including Japantown, Calle 24, SoMa Pilipinas, Transgender, Leather & LGBTQ, Castro LGBTQ, American Indian, and African American Arts and Cultural. It also supports small businesses operated by people of color, women, long-standing businesses and storefronts, those most impacted by Stay at Home orders, and those excluded from or otherwise unable to access state and federal programs.

Over 50% of the grant recipients so far are women-owned, and nearly 80% are minority-owned small businesses that operate on thin margins. The program received a total of 843 applications and expects to award a total of over 700 businesses once the review process is complete.

“Delivering relief to our small businesses offers a lifeline essential to San Francisco’s recovery and infuses funding right into the hearts of our neighborhoods, said Assessor-Recorder Joaquín Torres. “After so much sacrifice to help protect public health, these grants our helping our small businesses bring jobs back into the community, vitality to our neighborhoods and with it the hope that better days are ahead. With this needed support, small businesses can drive the recovery we all want to see and make our city shine.”

"Small businesses are the lifeblood of San Francisco neighborhoods and employ hundreds of thousands of workers. For immigrants, women, people of color and working-class San Franciscans, running a small business is often an alternative to minimum wage jobs and can be a unique path to building wealth for their families and their communities. These grants will help small businesses get back on their feet and keep our neighborhood commercial corridors active and vibrant,” said Supervisor Hillary Ronen.

Mayor Breed led a supplemental appropriation that included this grant program, and a zero-interest loan program to provide small businesses with working capital to help offset losses resulting from the pandemic. In July, the San Francisco Small Business Recovery Loan Fund was launched with the California Rebuilding Fund, which leverages investments to maximize the available loans for small businesses.

Working with State-backed lending partners and local community-based partners, the City has now leveraged additional funding to offer small businesses zero-interest loans ranging up to \$100,000. Small businesses can apply online at www.CALoanFund.org. The program is being administered through the California Rebuilding Fund in partnership with KIVA and local Community Development Financial Institutions (CDFIs), including Main Street Launch, Mission Economic Development Agency, CDC Small Business Finance, Pacific Community Ventures, and the National Asian American Coalition.

“These funds will help me hire three more employees and extend my hours. During the pandemic I had to cut my hours because I didn’t have employees and business was so slow,” said Lamea Abuelrous, Owner of Temo’s Café. “Now I have more foot traffic and my customers are asking me to stay open later. I have a lot of support from the community, I will also be remodeling my shop, painting, buying new tables and chairs.”

“The Small Business Relief Fund has been a lifeline for many of our small businesses—

providing urgent capital to keep them open and operating while also keeping workers on payroll,” said Kate Sofis, Director of the Office of Economic and Workforce Development. “Our small businesses are not out of the woods, the need for additional financial relief extends beyond this pandemic. Through the leadership of Mayor Breed and the Board of the Supervisors, the Office of Economic and Workforce Development will continue to program additional investments and make available more grant dollars with our community partners for our small business community in the months ahead.”

“The SF Relief Grant highlights the Mayor's ability to listen and respond to what small businesses on the ground were in desperate need of,” said William Ortiz-Cartagena, San Francisco Small Business Commissioner. “The application process was simple therefore making the process equitable! This grant will allow our businesses in the most disadvantaged communities, that were hardest hit by the pandemic, live to fight another day. Gracias.”

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$52.8 million in grants and loans to support more than 3,000 small businesses, in addition to tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants.

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Friday, July 23, 2021 9:59:09 AM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: John Abdo <abdo@apple.com>
Reply-To: "abdo@apple.com" <abdo@apple.com>
Date: Thursday, July 22, 2021 at 12:42 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.

John Abdo
abdo@apple.com

San Francisco, California 94105

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Friday, July 23, 2021 9:58:52 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](#)

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: 1900 Diamond
Date: Friday, July 23, 2021 9:58:31 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](#)

Jonas P Ionin

Director of Commission Affairs

San Francisco Planning

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use proposal - Board file 210564
Date: Friday, July 23, 2021 9:49:58 AM

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

From: Serina Calhoun <serina@sync-arch.com>
Date: Thursday, July 22, 2021 at 2:36 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>
Cc: "Merlone, Audrey (CPC)" <audrey.merlone@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "Board of Supervisors, (BOS)" <board.of.supervisors@sfgov.org>, "ChanStaff (BOS)" <chanstaff@sfgov.org>, "Haney, Matt (BOS)" <matt.haney@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Mar, Gordon (BOS)" <gordon.mar@sfgov.org>, "MelgarStaff (BOS)" <melgarstaff@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Safai, Ahsha (BOS)" <ahsha.safai@sfgov.org>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>
Subject: Conditional Use proposal - Board file 210564

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Good afternoon Commissioners and Supervisors,

I am writing today to express my strong opposition to the proposed legislation. I am an architect and have practiced for 20 years in the Bay Area. In the majority of the country, a home of 2,500 sf is a modest sized home, yet this legislation presumes it is a "monster" development. In my practice, I have worked with many Chinese, Indian, and Mexican families who live in households with multiple generations together. Those families often require more than 2,500 sf so that 2, 3, or even 4 generations of family members can live together. I'm sure it was not the intent, but this legislation is discriminatory.

This proposed legislation smacks of the demolition legislation proposed last year. It tries to mandate how people should live. There simply is no single way in which people create a home.

Not only does this legislation create a discriminatory policy, but it further delays projects across the city. Many of my residential clients come to me while they are pregnant, often with their first child. They are astonished when I explain that even a modest addition will take 2-5 years for city approvals. It's crushing for me to have to tell my clients their child will be walking and talking before their project is approved, but that is often the case. My experience in working in SF clearly shows that the challenge to creating housing lies in streamlining permitting, rather than creating more restrictions, more hurdles, and more delays to construction projects.

I welcome the opportunity to work with the Supervisors to help craft legislation that incentivizes new housing, while protecting homeowner's rights to live in a way that works for their family's needs. Please don't hesitate to contact me. I'd love to be part of helping to create a solution with you.

All the best,

Serina Calhoun
Principal Architect
syncopated architecture
415-558-9843

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