

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 2021-001698CUA <> 340 Fell Street <> Rivian Automotive
Date: Thursday, September 02, 2021 12:20:56 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: TEAM <team@hvsafe.com>
Sent: Wednesday, September 01, 2021 10:45 AM
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>; team@hvsafe.com
Subject: Project 2021-001698CUA <> 340 Fell Street <> Rivian Automotive

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Attention San Francisco Planning Commission:

We are astounded to read in the Planning Commission Project Summary and Draft Motion that Rivian's *"proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District"*.

We disagree.

Rivian Automotive will introduce negative impacts on affordability in Hayes Valley. A luxury car dealer will only accentuate lack of affordability to residents during an era when many continue to be priced out.

We are also troubled that representation of positions of small independent businesses was non-existent for the arrival of Trader Joe's in Hayes Valley. The addition of Rivian will only exacerbate concerns among our local entrepreneurs and small store operators.

We also question the process that has been applied to the CU for Rivian. This proposal has been under the radar for both residents and businesses while a pandemic has undermined community outreach and input.

Please deny this CU.

Best,
HVSafe Communications Team

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Speirs, Jeffrey \(CPC\)](#)
Subject: FW: 3757 21st Street - Revised ADU layout.
Date: Thursday, September 02, 2021 12:02:20 PM
Attachments: [11x17 CU Hearing- 3757 21ST - EXPANDED ADU.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: Jeffrey Speirs <jeffrey.speirs@sfgov.org>
Date: Thursday, September 2, 2021 at 11:59 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 3757 21st Street - Revised ADU layout.

Dear Commissioners,

The Project Sponsor has updated the plans to increase the size of the ADU from 360 sqft to 475 sqft. I will provide this update in my presentation and the Project Sponsor will elaborate on the change as well. The revised 11x17 plan set is attached, with the new ADU layout.

Best Regards,

Jeffrey Speirs, Senior Planner
Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7357 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Office Program Update Memo to PC
Date: Thursday, September 02, 2021 11:33:08 AM
Attachments: [PC Memo Office Program Update FINAL 9 2 21.pdf](#)

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Teague, Corey (CPC) <corey.teague@sfgov.org>
Sent: Wednesday, September 01, 2021 5:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>
Subject: Office Program Update Memo to PC

Jonas,

Will you please include the attached memo in the materials transmitted to the PC tomorrow for next week's hearing? This memo is not specific to any 9/9 agenda item, but is a necessary update on the Office Development Annual Limit Program so that they have the most current numbers and information. Please confirm, and let me know if you have any questions. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Zoning & Compliance Division

San Francisco Planning
PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org
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Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter
Date: Thursday, September 02, 2021 11:36:21 AM
Attachments: [JK Dineen-Diamond Heights land was bought for affordable housing. Now it could become expensive townhomes.pdf](#)

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Ryan Patterson <ryan@zfplaw.com>
Sent: Thursday, September 02, 2021 10:42 AM
To: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Brian O'Neill <brian@zfplaw.com>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@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>; Chandni Mistry <chandni@zfplaw.com>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Young, David (CPC) <david.l.young@sfgov.org>; Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Maureen Sedonaen <msedonaen@habitatgsf.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Tom Temprano <ttemprano@gmail.com>; Brian O'Neill <brian@zfplaw.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Olga Milan-Howells <olga@milanhowells.com>; Steve Chaffin <schaffin2000@gmail.com>; colson@lubinolson.com; Steven Vettel <SVettel@fbm.com>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>
Subject: RE: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter

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Dear Supervisor Mandelman:

As a follow-up, here is a recent *Chronicle* story on the subject:

Diamond Heights land was bought for affordable housing. Now it could become expensive townhomes

[https://www.sfchronicle.com/sf/article/Diamond-Heights-has-million-dollar-views-but-few-16423857.php?utm_campaign=CMS%20Sharing%20Tools%20\(Premium\)&utm_source=share-by-email&utm_medium=email](https://www.sfchronicle.com/sf/article/Diamond-Heights-has-million-dollar-views-but-few-16423857.php?utm_campaign=CMS%20Sharing%20Tools%20(Premium)&utm_source=share-by-email&utm_medium=email)

Thank you,

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: Chandni Mistry <chandni@zfplaw.com>

Sent: Wednesday, September 1, 2021 5:10 PM

To: rafael.mandelman@sfgov.org

Cc: Ryan Patterson <ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>;
MayorLondonBreed@sfgov.org; ChanStaff@sfgov.org; matt.haney@sfgov.org;
Gordon.Mar@sfgov.org; MelgarStaff@sfgov.org; Aaron.Peskin@sfgov.org; Dean.Preston@sfgov.org;
Hillary.Ronen@sfgov.org; Ahsha.Safai@sfgov.org; Catherine.Stefani@sfgov.org;
Shamann.Walton@sfgov.org; mandelmanstaff@sfgov.org; joel.koppel@sfgov.org;
kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org;
theresa.imperial@sfgov.org; frank.fung@sfgov.org; rachael.tanner@sfgov.org; rich.hillis@sfgov.org;
devyani.jain@sfgov.org; don.lewis@sfgov.org; Pantoja, Gabriela (CPC)
<gabriela.pantoja@sfgov.org>; David.L.young@sfgov.org; tania.sheyner@sfgov.org; Cisneros,
Stephanie (CPC <stephanie.cisneros@sfgov.org>; Maureen Sedonaen <msedonaen@habitatgsf.org>;
Short, Carla <carla.short@sfdpw.org>; Nicholas Crawford <nicholas.crawford@sfdpw.org>; Jacob
Bintliff <jacob.bintliff@sfgov.org>; Tom Temprano <ttemprano@gmail.com>; Ryan Patterson
<ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>; Ionin, Jonas (CPC <jonas.ionin@sfgov.org>; Olga Milan-Howells

<olga@milanhowells.com>; Steve Chaffin <schaffin2000@gmail.com>; colson@lubinolson.com;
SVettel@fbm.com; Stacy, Kate (CAT <Kate.Stacy@sfcityatty.org>

Subject: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter

Good afternoon,

Please find attached a letter following up on the August 16th letter from Betsy Eddy regarding 5367 Diamond Heights. Kindly confirm receipt of this letter.

Thank you,

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

PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED. EFFECTIVE MARCH 9, 2021, OUR NEW ADDRESS IS:
ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CA 94111
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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter
Date: Thursday, September 02, 2021 9:44:19 AM

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From: Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Sent: Wednesday, September 01, 2021 5:38 PM
To: Chandni Mistry <chandni@zfplaw.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Ryan Patterson <ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@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>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Young, David (CPC) <david.l.young@sfgov.org>; Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Maureen Sedonaen <msedonaen@habitatgsf.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Tom Temprano <ttemprano@gmail.com>; Ryan Patterson <ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Olga Milan-Howells <olga@milanhowells.com>; Steve Chaffin <schaffin2000@gmail.com>; colson@lubinolson.com; Steven Vettel <SVettel@fbm.com>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>
Subject: Re: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter

Thank you, Chandni. Yes, this was received by our office and I wrote back to indicate that it

has been forwarded on the City Attorney's office for review.

Thank you,

Jacob

Jacob Bintliff

Legislative Aide

Office of Supervisor Rafael Mandelman
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 284
San Francisco, California 94102

(415) 554-7753 | jacob.bintliff@sfgov.org

Pronouns: he, him, his

From: Chandni Mistry <chandni@zfplaw.com>

Sent: Wednesday, September 1, 2021 5:10 PM

To: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

Cc: Ryan Patterson <ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@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>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@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>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Young, David (CPC) <david.l.young@sfgov.org>; Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Maureen Sedonaen <msedonaen@habitatgsf.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Tom Temprano <ttemprano@gmail.com>; Ryan Patterson <ryan@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Olga Milan-Howells <olga@milanhowells.com>; Steve Chaffin <schaffin2000@gmail.com>; colson@lubinolson.com <colson@lubinolson.com>; Steven Vettel <SVettel@fbm.com>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>

Subject: 5367 Diamond Heights Blvd (1900 Diamond) - Follow Up to 8/16 Letter

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Good afternoon,

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Thank you,

Chandni Mistry
Administrative Assistant
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San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

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SAN FRANCISCO, CA 94111
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From: [CPC-Commissions Secretary](#)
Cc: [Campbell, Cathleen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2021-001579CUA 2715 Judah -Oppose CUA
Date: Thursday, September 02, 2021 9:40:54 AM

Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: leo mcfadden <dymphnam@yahoo.com>
Sent: Wednesday, September 01, 2021 9:52 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2021-001579CUA 2715 Judah -Oppose CUA

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We neighbors living on 32nd Ave oppose approval of the Cannabis Retail use.
Concerns voiced are potential crime, bad influence to children, congested parking and litter.

Leo McFadden
1459 32nd Ave

[Sent from Yahoo Mail on Android](#)

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2021-001579CUA 2715 Judah
Date: Thursday, September 02, 2021 9:40:24 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Mike and Michelle ODriscoll <modriscoll5@yahoo.com>
Sent: Wednesday, September 01, 2021 10:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Cc: Home <modriscoll5@yahoo.com>
Subject: 2021-001579CUA 2715 Judah

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Ms. Campbell,

As a homeowner at 1575 32nd Avenue, we oppose approval of the Canbabis Retail use storefront on Judah between 32nd and 33rd in San Francisco.

There's already a cannabis dispensary "Barbary Sunset" at 23rd and Irving, a mere 10 blocks away. There is no need for an additional one.

This is a family friendly neighborhood. We have concerns over potential crime, increased traffic and decreased parking, and a bad influence on children and teenagers. Thank you.

Mike O'Driscoll
POA Mary Donnelly
Owner, 1575-32nd Avenue, SF
415-672-1715

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2021-001579CUA 2715 Judah
Date: Thursday, September 02, 2021 9:38:58 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: paul orsburn <paulorsburn@gmail.com>
Sent: Thursday, September 02, 2021 8:32 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Subject: 2021-001579CUA 2715 Judah

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I am writing to vehemently oppose proposed cannabis retail on Judah between 32nd and 33rd. I live on this block, have a young daughter, and am extremely concerned about potential crime, violence, parking and litter a dispensary would bring to our neighborhood. Moreover, there is a dispensary on Irving 11 blocks away and I don't understand the need for another one in the area.

Paul Orsburn
1462 32nd Avenue

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Strong support of Rivian moving into Hayes Valley at 340 Fell Street, record number 2021-001698PRJ
Date: Thursday, September 02, 2021 9:38:38 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Daniel Bowermaster <scramboleer@yahoo.com>
Sent: Thursday, September 02, 2021 8:36 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Strong support of Rivian moving into Hayes Valley at 340 Fell Street, record number 2021-001698PRJ

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

Dear San Francisco Planning Commission,

I strongly support Rivian's application at 340 Fell Street (2021-001698PRJ) for a conditional use authorization and welcome them to the neighborhood.

I have lived in San Francisco for more than 20 years; my wife and I live in Hayes Valley on Oak Street (at Buchanan) and are raising our three kids here, including sending them to San Francisco public schools. I understand change is hard. For example, while I wish the Moishe's Pippic was still on Hayes Street serving great sandwiches, times change. Papito - the current restaurant in the former location of Moishe's - is a great addition to the neighborhood. Rivian will be too.

https://commissions.sfplanning.org/cpcpackets/2021-001698CUA.pdf?utm_source=newsletter&utm_medium=email&utm_campaign=tomorrow_planning_commission_hearing_re_rivian_automotive&utm_term=2021-09-01

My only request is that the three current tenants receive ample notification of the possible changes and need to vacate. It looks like this has been public knowledge since at least February 2021, if not earlier:

[Rivian Has Set Its Sights on Hayes Valley](#)

Thank you.

Sincerely,

Dan Bowermaster
505 Oak Street
San Francisco CA 94102

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public Comment: Neighborhood opposition to 2021-001579CUA: 2715 JUDAH ST
Date: Thursday, September 02, 2021 9:37:55 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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From: Sara Orsburn <saraorsburn@gmail.com>
Sent: Thursday, September 02, 2021 9:18 AM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment: Neighborhood opposition to 2021-001579CUA: 2715 JUDAH ST

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

Re: Planning Commission Meeting, September 2, 2021, Agenda Item A.2. 2021-001579CUA 2715 Judah Street

Dear Commissioners,

I'm writing to express opposition to the proposed Cannabis Retail use at 2715 Judah Street (2021-001579CUA). I live around the corner and am concerned about the impact on our neighborhood in terms of traffic, the increased potential for crime and exposure of our children, litter, and congested parking. There is already an accessible cannabis dispensary 0.7 miles away on a commercial block of Irving Street to serve any community needs for medical marijuana.

Thank you,

Sara Orsburn
1462 32nd Avenue

From: [Ionin, Jonas \(CPC\)](#)
To: [Imperial, Theresa \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3757 21st. St., 2020-006404CUA additional submission
Date: Thursday, September 02, 2021 8:41:26 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: Mark Hajjar <mshajjar@gmail.com>
Date: Wednesday, September 1, 2021 at 8:07 PM
To: "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>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "theresa.imperial/@sfgov.org" <theresa.imperial/@sfgov.org>
Cc: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Jeffrey Speirs <jeffrey.speirs@sfgov.org>
Subject: 3757 21st. St., 2020-006404CUA additional submission

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

Dear Commissioners,
This is a copy of a letter we sent to the Fangs and Ryan Knock. Please include in our submission which you received yesterday.
Thank you,
Mark and Robin Hajjar

Mark Hajjar <mshajjar@gmail.com>

 7:35 PM (2 minutes ago)

to Jack, Lily, Ryan



Dear Jack, Lily and Ryan,

Robin and I have sent a letter to the planning commission which we have attached.

We are very concerned about the trees that border the excavation as well as those next to the fence. We believe a plan for monitoring, as well as the actual monitoring should be developed to protect the trees and landscaping along the excavation and construction of the new fence. The cost should be the responsibility of the Fangs.

Thank you in advance,

Mark and Robin Hajjar
9/1/21

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for Requirement for Hearing on Thursday, September 2, 2021 - Agenda Item 13: 3753 21st Street
Date: Wednesday, September 01, 2021 12:37:01 PM
Attachments: [Nelson-Belsky Arborist Report 9-1-21.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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-----Original Message-----

From: Debra Nelson <debra.b.nelson@gmail.com>
Sent: Wednesday, September 01, 2021 12:23 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>
Subject: Request for Requirement for Hearing on Thursday, September 2, 2021 - Agenda Item 13: 3753 21st Street

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Hello Planners and Commissioners:

I am writing related to the hearing on Thursday, September 2, 2021, for agenda item 13: 3757 21st Street.

My husband Adam Belsky and I are adjacent neighbors and live at 3753 21st Street. We have a significant tree in our back yard that may be affected by the excavation of 3757 21st Street. We hired an arborist who wrote a report documenting that It is possible that the project may be done without damaging the tree, but a project arborist is required to manage the health of the tree during excavation and six mitigation requirements and certain landscape limitations must be observed.

We would like to ask the Commission to require that the owners of 3757 21st Street hire an arborist at their own cost to manage the health of our tree during excavation and follow the six mitigation requirements and landscape limitations detailed in the Arborist Report, which is attached.

Thank you very much.

Sincerely,
Debra Nelson and Adam Belsky
3753 21st Street
San Francisco, CA 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED EXPANDS CITYBUILD TO SUPPORT SAN FRANCISCO'S LOCAL WORKFORCE AND ECONOMIC RECOVERY
Date: Wednesday, September 01, 2021 11:59:33 AM
Attachments: [09.01.2021 CityBuild.pdf](#)

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

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, September 1, 2021 at 11:24 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED EXPANDS CITYBUILD TO SUPPORT SAN FRANCISCO'S LOCAL WORKFORCE AND ECONOMIC RECOVERY

FOR IMMEDIATE RELEASE:
Wednesday, September 1, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

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

**MAYOR LONDON BREED EXPANDS CITYBUILD TO
SUPPORT SAN FRANCISCO'S LOCAL WORKFORCE AND
ECONOMIC RECOVERY**

*CityBuild's expansion will train and provide construction jobs to 600 San Franciscans,
doubling the program's capacity over the next two years*

San Francisco, CA — Mayor London N. Breed and the Office of Economic and Workforce Development (OEWD) today announced the expansion of CityBuild, a nationally recognized construction training program that provides career pathways for historically underserved San Francisco residents into the building and construction trades, to now serve 600 local residents over the next two years. The expansion, which doubles the number of participants, will provide more opportunities for workers to learn in-demand skills, receive wraparound services and job placement assistance in the City's growing construction industry.

“As we look to our economic recovery and focus on getting people back to work, it is critical that we invest in providing our local workforce with the skills necessary to succeed. That is why we are doubling the number of CityBuild participants and creating more well-paying jobs for local San Franciscans,” said Mayor Breed. “Training our city's workforce and placing them in meaningful careers will support those that were most impacted by the pandemic and help drive equitable employment opportunities for our city's residents.”

The expansion will double CityBuild's capacity to train 600 participants through CityBuild Academy, Special Trainings, and CityBuild-Building Trade Partnerships, including funding through Mayor Breed's Women & Families First Initiative. The construction industry anticipates significant growth due to the local hiring requirement that is part of President Biden's infrastructure package. In August, the U.S. Senate approved President Biden's \$1.2 trillion proposal to invest in the nation's roads, bridges, public transit, broadband, and essential infrastructure, creating hundreds of thousands of jobs nationwide, including goals for local community hiring.

"Local Hire has led to more job opportunities for historically underserved communities. The expansion of CityBuild capitalizes on those opportunities to ensure that local residents have access to livable wages and long-lasting careers in a growing industry," said Kate Sofis, Director of the Office of Economic and Workforce Development. "CityBuild is vital to San Francisco's equitable economic recovery—serving as an example of how we can meet the moment, strengthen our local workforce, and get San Franciscans back to work"

San Francisco's Local Hire Ordinance requires 30% of all project hours on City-funded construction to be performed by local residents. CityBuild assists in providing a pipeline of qualified workers to meet the requirements of the Ordinance and the demands of the industry. In years since the Local Hire Ordinance's adoption, local residents have performed 33% of a total of 8.2 million work hours on covered projects, with 48% of apprentice hours worked by local apprentices. President Biden's Infrastructure deal builds on the success of local hiring policies to create economic opportunity for disadvantaged residents by implementing a resident hiring requirement in Federal infrastructure construction projects for the first time, creating a significant demand for San Francisco residents in the construction industry. Congress will resume consideration of the proposal upon returning from recess on September 20.

"CityBuild was the Office of Economic and Workforce Development's first training program, providing the foundation for future workforce initiatives in healthcare, tech, hospitality, and emerging industries," said Joshua Arce, Director of Workforce at the Office of Economic and Workforce Development. "CityBuild's many years of success in providing underserved communities access to opportunities to raise a family, buy a home, and have a successful career is intertwined with our partnership with the Building Trades, who offer graduates the chance to become a Union apprentice and turn out as journey-level construction workers, perhaps eventually becoming superintendents or apprenticeship coordinators. This unique collaboration between labor, contractor, educational, and community-based organizations has made CityBuild a national model to advance equity."

CityBuild began in 2006, under then-Mayor Gavin Newsom, as an effort to coordinate citywide construction training and employment programs and is administered by OEWD in partnership with City College of San Francisco and the San Francisco Building & Construction Trades Council, community non-profit organizations including Mission Hiring Hall, industry employers, and City agencies. CityBuild trainees represent neighborhoods from across the City, including Bayview Hunters Point, Visitacion Valley, the Mission, the Excelsior, Ingleside, Bernal Heights, and the Western Addition.

"Today we celebrate 15 years of CityBuild providing opportunities for SF residents right here in the Southeast Sector of San Francisco. I want to acknowledge all of the individuals who have completed the program and gone on to become leaders in the field of construction. The

partnerships that have developed through this training program have made it possible to employ hundreds of community members,” said San Francisco Board of Supervisors President Shamann Walton, who represents District 10. “I want to thank San Francisco City College, OEWD, and all of the community based organizations that make the connections for our residents. Looking forward to many more years of making opportunities real!”

Over the past 15 years, CityBuild’s Training Academy has graduated 1,350 participants, including 146 through partnerships with projects such as the Chase Center, Gleneagles, and Alice Griffith. Graduates of the program represent the diversity of San Francisco’s disadvantaged job seekers with 30% Black, 19% Latino, and 36% Asian- Pacific Islander. In an industry that is nationally comprised of less than 1% women, CityBuild graduates are comprised of 12% women.

“At the core of CityBuild’s success are our partnerships,” said CityBuild Director Ken Nim. “Thanks to the support from labor organizations, construction contractor community, inter-agency and government collaboration, and community-based organizations providing services on the ground, we developed a strong foundation to deliver a program for all San Franciscans to prosper. These four pillars continue to be the strength of helping the City recover and build stronger.”

“The San Francisco Building and Construction Trades Council and all our affiliates are proud of our partnership with CityBuild since its inception. Thanks to CityBuild’s services to the community, the program had prepared San Francisco residents with core skills to be successful in the industry,” said Rudy Gonzales, the Secretary-Treasurer of the San Francisco Building & Construction Trades Council. “Graduates of the program are more equipped for the rigors of construction and become strong apprentices. Our employers and apprenticeship coordinators all believe that the pathway CityBuild has provided for graduates is the model for what a pre-apprenticeship program has to offer.”

CityBuild has evolved into a network of training programs, employment services, and policy administration. With its dual-service approach to training and job placement, CityBuild has taken advantage of the growing pipeline of workers to become a valuable resource for contractors and employers while continuing to monitor local hiring compliance on all major construction projects within the City. For more information, please visit www.oewd.org/citybuild.

“Wraparound services are critical to the successful outcomes of a workforce training participant. These services will help us identify and address the personal and social needs of participants that may impact their transition to gainful employment,” said Michelle Leonard-Bell, Executive Director of Mission Hiring Hall and CityBuild program coordinator. “The human touch of empathy and compassion demonstrates our commitment to focus on each person’s unique circumstances. These coordinated services will lead to greater success as participants begin careers in the construction industry.”

“Swinerton is proud to be a partner of CityBuild since its inception 15 years ago. The quality of graduates and the success of the apprentices coming out of the program has helped our company retain great employees,” said Lori Dunn-Guion, Vice President – Division Manager, Swinerton. “Part of the mission of our company is to ensure that we have a long and lasting impact on the communities in which we live, serve, and belong. We recognize jobs and career opportunities promote sustainable economies. Our partnership with CityBuild has helped us

achieve that goal.”

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 2021-001698CUA <> 340 Fell Street <> Rivian Automotive
Date: Wednesday, September 01, 2021 10:55:59 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: TEAM <team@hvsafe.com>
Reply-To: TEAM <team@hvsafe.com>
Date: Wednesday, September 1, 2021 at 10:45 AM
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>, "team@hvsafe.com" <team@hvsafe.com>
Subject: Project 2021-001698CUA <> 340 Fell Street <> Rivian Automotive

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Attention San Francisco Planning Commission:

We are astounded to read in the Planning Commission Project Summary and Draft Motion that Rivian's *"proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District"*.

We disagree.

Rivian Automotive will introduce negative impacts on affordability in Hayes Valley. A luxury car dealer will only accentuate lack of affordability to residents during an era when many continue to be priced out.

We are also troubled that representation of positions of small independent businesses was non-existent for the arrival of Trader Joe's in Hayes Valley. The addition of Rivian will only exacerbate concerns among our local entrepreneurs and small store operators.

We also question the process that has been applied to the CU for Rivian. This

proposal has been under the radar for both residents and businesses while a pandemic has undermined community outreach and input.

Please deny this CU.

Best,
HVSafe Communications Team

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 130 Townsend - Additional Letters of Support
Date: Wednesday, September 01, 2021 10:41:47 AM
Attachments: [130townsendletterofsupport.pdf](#)
[130 Townsend Letter of Support.msg](#)
[130 Townsend - Letter of Support.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: "Westhoff, Alex (CPC)" <alex.westhoff@sfgov.org>
Date: Tuesday, August 31, 2021 at 5:22 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 130 Townsend - Additional Letters of Support

Hello,

Since last week's publishing of the 130 Townsend Case Report (2019-023623ENX/OFA/OFA-02/VAR), three additional letters of support have been received (attached). Please forward these to the Planning Commission in advance of Thursday's hearing. Thank you.

Regards,

Alex

Alex Westhoff, AICP (he/him)
Senior Planner | Current Planning and Preservation
Southeast Quadrant

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7314 | www.sfplanning.org
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From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 2021-001698CUA / 340 Fell Street / Rivian Automotive
Date: Wednesday, September 01, 2021 9:35:20 AM

Commission Affairs

San Francisco Planning
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Direct: 628.652.7600 | www.sfplanning.org
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From: Mich <hvsfcaus@gmail.com>
Sent: Wednesday, September 01, 2021 9:33 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Preston, Dean (BOS) <dean.preston@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; MAGIE CRYSTAL <magie@allaprimallingerie.com>; Nabilas Naturals <nabilassf96@gmail.com>; info@hvsba.org
Subject: Re: Project 2021-001698CUA / 340 Fell Street / Rivian Automotive

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Dear San Francisco Planning Commission:

The Hayes Valley Small Business Association (HVSBA) does not support the proposal for a Rivian Automotive in Hayes Valley. A luxury car showroom, funded by Amazon, Ford Motor Company, and Blackstone does not lend itself as a neighborhood serving business.

Formula Retail legislation in Hayes Valley is at a critical juncture. Lack of monitoring and weak enforcement have created loopholes and opportunities for emerging and established chains to circumvent legislation intended to prevent predatory entities from displacing the local business community. The legislation needs to be strengthened rather than relaxed.

Locally funded small businesses in Hayes Valley (many of which are our members) built the equity and appeal of our business community, which now has the attention of deeply pocketed interests. The interests and efforts of our local entrepreneurs are deeply intertwined with the unique character of our neighborhood.

The encroachment of Rivian (or any emerging chain store) on our commercial landscape is a direct

threat to the ability of small businesses to compete for leases, resources, and the political will of our City leadership, elected or appointed. Hayes Valley should continue to strive to be an environment that encourages and supports local entrepreneurship.

We ask that you deny this request for a CU.

Best,
Mich, Magie and Ramiz
[HVSBA](#)

From: [May, Christopher \(CPC\)](#)
To: [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Gordon-Jonckheer, Elizabeth \(CPC\)](#)
Subject: 478-484 Haight St
Date: Wednesday, September 01, 2021 8:19:48 AM
Attachments: [Additional Conditions of Approval for Projects Adjacent to Places of Entertainment.docx](#)

Good morning, Commissioners.

I have been in communication with the owner of Nickie's restaurant and bar, which is directly adjacent to the proposed project at 478-484 Haight Street, to be heard at tomorrow's Planning Commission hearing.

While supportive of the proposed project, he wants to ensure that future tenants of the building are aware that they will be living adjacent to a place of entertainment where elevated levels of noise or odor may be expected from time to time. Should the Commission approve the project, he has asked that additional conditions of approval be incorporated into the motion requiring building soundproofing on the east property wall and a written disclosure in all lease agreements acknowledging the adjacent use.

I have prepared a draft of these conditions for your review in advance of tomorrow's hearing, should the Commission be inclined to adopt/modify them.

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
[San Francisco Property Information Map](#)

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Sept 2 HEARING ON ADU's
Date: Tuesday, August 31, 2021 3:45:53 PM
Attachments: [Brief to Commission on ADU's.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
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From: "M. Brett Gladstone" <BGladstone@g3mh.com>

Date: Tuesday, August 31, 2021 at 3:06 PM

To: "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>, "commissioners.secretary@sfgov.org" <commissioners.secretary@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "rachel.tanner@sfgov.org" <rachel.tanner@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>

Subject: Sept 2 HEARING ON ADU's

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Please forward this to the Commission and place on the public website. Thank you.

Best,

M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
1388 Sutter Street, Suite 1000
San Francisco CA 94109-5494
Voice: 415/673-5600
Fax: 415/673-5606

Email: BGladstone@g3mh.com

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From: [M. Brett Gladstone](#)
To: Rachael.tanner@sfgov.gov; [CPC-Commissions Secretary](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Sept 2 HEARING ON ADU's
Date: Tuesday, August 31, 2021 3:15:55 PM
Attachments: [Brief to Commission on ADU's.docx](#)

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Hello. I sent this to all Commissioners and the Commission secretary today. But it bounced back when sent to you. I am sending to you now, using correct email addresses. I also ask that this be posted on the website for the hearing. Thanks very much.

Best,
M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
1388 Sutter Street, Suite 1000
San Francisco CA 94109-5494
Voice: 415/673-5600
Fax: 415/673-5606
Email: BGladstone@g3mh.com

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From: M. Brett Gladstone

Sent: Tuesday, August 31, 2021 3:07 PM

To: rich.hillis@sfgov.org; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; commissioners.secretary@sfgov.org; frank.fung@sfgov.org; rachel.tanner@sfgov.org; joel.koppel@sfgov.org; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; sue.diamond@sfgov.org; theresa.imperial@sfgov.org; deland.chan@sfgov.org; kathrin.moore@sfgov.org

Subject: Sept 2 HEARING ON ADU's

Please forward this to the Commission and place on the public website. Thank you.

Best,

M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
1388 Sutter Street, Suite 1000
San Francisco CA 94109-5494
Voice: 415/673-5600
Fax: 415/673-5606
Email: BGladstone@g3mh.com

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From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Correspondence related to 136 Delmar
Date: Tuesday, August 31, 2021 12:43:37 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: Ken Archer <archerovi@hotmail.com>
Sent: Tuesday, August 31, 2021 11:05 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Correspondence related to 136 Delmar

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I live on the block of Delmar street whose residents all received notifications about an application for 136 Delmar. Residents have been emailing correspondence about this application to this email account, but it looks like the website is only showing correspondence sent on or before August 18. I checked with the planner, Linda Ajello-Hoagland, and she said she has not been forwarded any correspondence since August 18. Some residents have emailed correspondence to this account after August 18 that Linda says she has not received and does not appear on the web site. When can we expect correspondence to be sent to the planner?

Ken Archer
150 Delmar Street, #4
c. 202-277-4570

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Of course you should be working to get new homes built in San Francisco
Date: Tuesday, August 31, 2021 12:37:13 PM

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: Beth Daecher <bdaecher@pacbell.net>
Reply-To: "bdaecher@pacbell.net" <bdaecher@pacbell.net>
Date: Monday, August 30, 2021 at 11:40 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Of course you should be working to get new homes built in San Francisco

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Mr. Jonas Ionin,

Rafael Mandelman,

Of course you should support the project at 1900 Diamond Street - if you are proponent of new housing. San Francisco needs a LOT of new housing. This and homelessness should be your top priorities, not trying to restrict the size of new homes (which I understand you have no support for).

I live right down the street from this project, and I support it and I would think that you would be trying your hardest to get new housing built in San Francisco.

Beth Daecher

Beth Daecher
bdaecher@pacbell.net
4227 25th Street
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, August 31, 2021 12:36:28 PM

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: Scot Conner <scot.conner@berkeley.edu>
Reply-To: "scot.conner@berkeley.edu" <scot.conner@berkeley.edu>
Date: Tuesday, August 31, 2021 at 10:05 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

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

Mr. Jonas Ionin,

I'm writing to express my 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.

Scot Conner
scot.conner@berkeley.edu

San Francisco, California 94123

|

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 298 Nevada Street Code-Violation Complaint
Date: Tuesday, August 31, 2021 12:30:55 PM
Attachments: [298 Nevada Street - SF Planning Commission Complaint - 08-31-2021.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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From: "rteich@juno.com" <rteich@juno.com>
Date: Tuesday, August 31, 2021 at 12:24 PM
To: "PIC, PLN (CPC)" <pic@sfgov.org>
Cc: DBI BID Complaints <dbi.bid.complaints@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "madeday@protonmail.com" <madeday@protonmail.com>, "rteich@juno.com" <rteich@juno.com>
Subject: Re: 298 Nevada Street Code-Violation Complaint

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Dear SF Planning Commission and SF DBI,

Attached PDF, our written complaint w/r/t neighbor's ongoing foundation work beyond scope of permit, and release of toxic materials onto on property. Please let us know how to move forward expeditiously with a City review and inspection. Thank you.

Roger Teich

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Liang, Xinyu \(CPC\)](#)
Subject: FW: Support Letter for 490 Brannan Project 9/9/21 Commission Meeting
Date: Tuesday, August 31, 2021 11:46:27 AM
Attachments: [490 DCP Letter 831.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
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From: John Elberling <johne@todco.org>
Date: Tuesday, August 31, 2021 at 11:31 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support Letter for 490 Brannan Project 9/9/21 Commission Meeting

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Please include this Letter in the Commission packet for the meeting.

Thanks!

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3757 21st Street CUA Conditional Use Conditional Use Authorization Record --2020-006404 CUA
Date: Tuesday, August 31, 2021 10:27:12 AM
Attachments: [Planning submittal \(1\).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: Robin Hajjar <robhaj@gmail.com>
Date: Tuesday, August 31, 2021 at 9:09 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: Jeffrey Speirs <jeffrey.speirs@sfgov.org>
Subject: 3757 21st Street CUA Conditional Use Conditional Use Authorization Record --2020-006404 CUA

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Dear Commissioners,

I submitted this letter and attachments but have been informed that the attached photos and site diagram were not and need to be included in the 9/2 meeting.

I appreciate your reviewing this.

Thank you in advance.

Can you please confirm that you received this with the photos and diagram.

Robin Hajjar
925 381-5315

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SUPPORT Record No. 2020-005610ENX/OFA/VAR
Date: Tuesday, August 31, 2021 8:29:10 AM
Attachments: [08.30.21 SFBCTC Support Letter.pdf](#)

Commission Affairs

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From: Rudy Gonzalez <rudy@sfbctc.org>
Sent: Monday, August 30, 2021 4:35 PM
To: Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@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>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SUPPORT Record No. 2020-005610ENX/OFA/VAR

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Honorable Chair, Commissioners and Staff,

Please find attached a letter of support for Record No. 2020-005610ENX/OFA/VAR which covers 490 Brannan Street. For our community, workers, and overall economic recovery, the SFBCTC, AFL-CIO, urges your support.

Respectfully,

Rudy Gonzalez

RUDY GONZALEZ
Secretary Treasurer
www.sfbuildingtradesCouncil.org | rudy@sfbctc.org

Cell: 415/794-0377 | **Office:** 415/345-9333 | **Fax:** 415/345-9449
1188 Franklin St., Suite 203, SF, CA 94109

Image



Image



Image



From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Statement in Opposition to Rec.# 2019-013808CUAVAR 4300 17th Street
Date: Tuesday, August 31, 2021 8:28:26 AM

Commission Affairs

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From: Tim Wu
Sent: Monday, August 30, 2021 3:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Statement in Opposition to Rec.# 2019-013808CUAVAR 4300 17th Street

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Note to the Commission Secretary: Please do NOT make public my personal contact information. Thank you.

To the Members of the Planning Commission,

I respectfully submit this comment on the CUA and Variance applications for 4300 17th Street that the commission will be hearing on September 2, 2021 (Rec.#: 2019-013808CUA/VAR).

As I wrote in my note of November 17th of last year, the Planning Department executive summary prepared at that time clearly and succinctly explained many valid reasons why the initial request for variances and conditional use authorization should be disapproved. While the project sponsor claims to have made substantive changes since that time, the truth of the matter is that the revised project still has the SAME FATAL FLAWS as the original application – namely, full lot building coverage and complete elimination of open space/green space. My partner owns one of the adjacent properties, and thus I can personally verify how drastically the neighborhood will be negatively impacted if the sponsor is allowed to build as he wishes.

Moreover, the project sponsor claims that his primary goal is to create “mixed-affordable housing” through his project, and yet the revised project actually eliminates one of these proposed units, while still violating zoning regulations due to the fact that the revisions continue to eliminate all open space and propose full lot coverage by the newly submitted

building plans.

The City and County of San Francisco has long struggled to address housing inequities, and solving this intransigent issue is a noble goal. I ask the members of the commission to carefully scrutinize the Project Sponsor's claim that this is the primary purpose of his project, and to ascertain if this is simply another convenient talking point through which he seeks to generate support. Affordable housing is a serious and critical issue in our city; it should not and cannot be used as a tool to enable individuals seeking to build multi-million dollar personal residences to circumvent important public planning regulations.

Thank you in advance for your thoughtful deliberations on this matter.

Sincerely,

Timothy Wu

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Pure Barre in Noe Valley
Date: Monday, August 30, 2021 1:19:30 PM

Commission Affairs

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From: Kristen McCaffery <kristen@novysf.com>
Sent: Monday, August 30, 2021 11:13 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for Pure Barre in Noe Valley

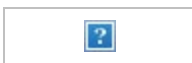
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Attention SF Planning & Commission:

This email is to show my support of Pure Barre opening on 24th Street. I think it would be a great addition to the neighborhood and will help stimulate neighboring businesses. As a restaurant owner in Noe Valley, fitness and retail help bring customers out onto the block, and then they come to my business for lunch or dinner afterwards. It's a win all around!

Kindly,
Kristen Gianaras, Owner

Kristen Gianaras
Owner



4000 24th Street
San Francisco, CA 94114
www.novysf.com
p. [415.829.8383](tel:415.829.8383)
f. [415.829.8657](tel:415.829.8657)

c. 415.672.3600
kristen@novysf.com

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment for Planning Commission Hearing 2019-013808CUA/VAR
Date: Monday, August 30, 2021 11:09:47 AM
Attachments: [Planning Commission Hearing Comment 2019-013808CUAVAR.pdf](#)

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From: Eric Murphy <eric_murphy_sf@yahoo.com>
Sent: Monday, August 30, 2021 9:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Comment for Planning Commission Hearing 2019-013808CUA/VAR

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Hello,

Attached, please find my comment stating opposition to the proposed plans for 4300 17th Street (records #2019-013808CUA/VAR) scheduled to be heard by the San Francisco Planning commission on September 2, 2021.

Thank you.

Eric Murphy
Property Owner, 4304 17th Street

From: [CPC-Commissions Secretary](#)
Cc: [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 490 Brannan Street
Date: Monday, August 30, 2021 9:24:37 AM

Commission Affairs

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From: Martin Harband <meharband@hotmail.com>
Sent: Saturday, August 28, 2021 4:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 490 Brannan Street

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

To the Planning Commission.
Project site: 490 Brannan Street.

I own the property at 458 Brannan Street, four parcels east of the project site.
I object to the height of the proposed project, which is described as "approximately 185 feet in height".

185 feet equates to 18 stories, more or less.

A building of this size is completely out of character and disproportionate to the neighborhood.

I urge the Planning Commission not to approve a project that includes a building "approximately 185 feet in height".

Even half that size would be a "tower" in this SOMA neighborhood.

Please do not repeat the error of the Salesforce tower, and place a grossly disproportionate in our neighborhood.

Thank you.

Martin Harband

Martin Harband
meharband@hotmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: September 2, 2021 Hearing Item No. 13
Date: Monday, August 30, 2021 9:23:50 AM
Attachments: [3757 Comments.pdf](#)
[3757 List Plans.pdf](#)
[Screen Shot 2021-08-27 at 12.00.13 PM.png](#)

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, August 29, 2021 12:54 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: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Bruce Bowen <bruce.r.bowen@gmail.com>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: September 2, 2021 Hearing Item No. 13

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Dear Commissioners,

I believe my comments for this project in the attached pdf were sent to you by your Staff in the Commission Affairs office.

I wanted to have my comments put in the packet for this project because of other nearby projects and I thought the development context for 3757 21st Street was important.

Also important is the history of this project because it originally was an Alteration and was not a Demolition.*

3757 21st Street was an Alteration originally. But then the Demo Calcs were found to be “not initially accurate” according to Staff.

I sent the original Demo Calcs from the July 2020 plans (Sheets A0.1 and A0.2) in my pdf comments but here is a somewhat more clear copy which is also attached below.

As you can see they were pretty close to the thresholds to start with.

It would be very instructive to understand the following:

1. How it was determined that the 3757 Calcs were “not initially accurate”?
2. What was the process of reviewing these inaccurate Calcs and then revising the plans once this was discovered?
3. How did the Calcs then evolve or change in this review before it was decided by the project sponsor that they couldn’t make the Calcs “work” so they would need to throw in the towel and apply for the CUA?

After all these years...12 years...the Section 317 thresholds should have been adjusted to better protect existing housing because existing housing is an important resource per City policy.

If the Calcs had been adjusted in the 12 years since they were implemented would this have shifted the paradigm for this particular project from its inception? In other words would the project sponsors have proposed a different project?

Additionally, since the Staff Report and Draft Motion were published, I want to amplify my comments in response to the Findings for “*Whether the project protects the relative affordability of existing housing*” or Criterion I for Section 317.

This Finding is on page 11 of the packet or page 8 of the Draft Motion.

This is the Relative Affordability criterion.

Relative Affordability is not specifically or directly defined in the Planning Code or in the Code Implementation Document for Section 317.

However in Section 317 (a) which are the Findings for this Planning Code Section, it says the following:

“The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a source in need of protection”.

“Financially accessible” and “relative affordability”: Are they the same or similar?

Does “relative affordability” mean the existing house itself or does it include the nearby existing housing? Or does it mean both?

Everyone knows that Dolores Heights and many other RH-1 districts (i.e. Pacific Heights) do not have what is commonly thought of as “affordable homes”.

But does that mean it is okay to approve the demolition of its housing?

Especially if it is sound housing such as 3757 is now and that in its current condition, is more affordable *relative* to what the value will be of the completed project?

Up until last Summer, projects like this would have had an exemption from Section 317 and the Demolition would have been approved administratively by the Zoning Administrator because the project would have been appraised above the dollar value of \$2.2 million which was the last value set.

(3757 21st Street sold for \$2.3 million in 2019).

Prior to the elimination from the Planning Code of Section 317 (d) (3) (A) last year, many smaller homes were demolished and a significant number of much larger single family homes had been approved and built in Dolores Heights...with no oversight from the Commission.

The Finding for Criterion I is incorrect because this project at 3757 21st Street does not protect “relative affordability”.

This Finding is intended to be about *relative affordability*, not affordability.

And since Section 317 (d) (3) (A) was eliminated from the Planning Code, the language of Criterion I is incorrect...the demolition of 3757 21st Street can not be approved, just because it is a now a neighborhood of large, expensive homes.**

Also attached are the full set of original plans from July 2020 when the project was an Alteration and prior to the addition of the little ADU, when this was six bedroom project, not a five bedroom project.

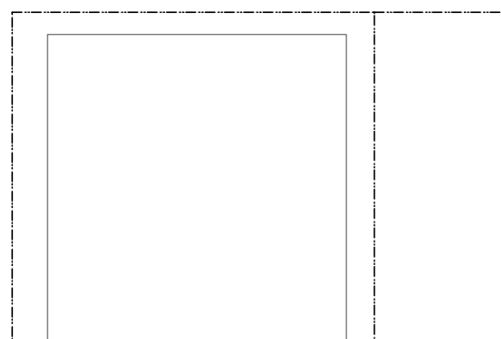
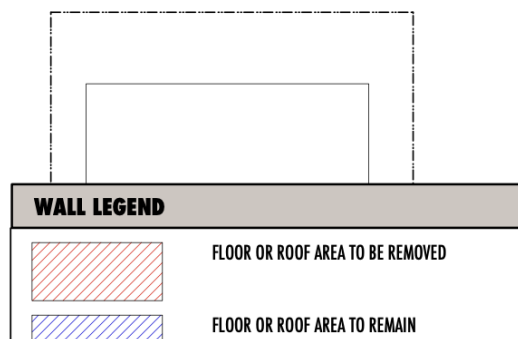
Sincerely,
Georgia Schuttish

*The site permit for 3757 has not been withdrawn and is still active according to the SFPIM. No Demolition permit has been filed.

** See Ms. Merlone’s April 23, 2020 Executive Summary Case No. 2020-003035PCA.

A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.

B1	A	Vertical Element Calc	(E) AREA	AREA REMOVED	PERCENTAGE REMOVED	
		Front Facade (north facing)		395	280	70%
	B	Rear Facade (south facing)		267	267	100%
		Sum of Front and Rear Facade (east + west)		662	547	83%
B2		Exterior Walls Lineal Foundation Measurement	(E) LENGTH	LENGTH REMOVED	PERCENTAGE REMOVED	
	A	Front Facade (south)	21.35	0.75	4%	
	B	Rear Facade (north)	21.3	21.3	100%	
	C	East Elevation	60.5	12.5	21%	
	D	West Elevation	59.05	32.75	55%	
		Sum of All Exterior Walls Lineal Footage	162.2	67.3	41%	< 65 % OK
C1			(E) AREA	AREA REMOVED	PERCENTAGE REMOVED	
	A	North Facing Walls (facing 21st St)	395	280	70%	
	B	South Facing Walls (facing rear yard)	267	267	100%	
	C	East Facing Walls	925	396	43%	
	D	West Facing Walls	809	542	67%	
	E	Sum of All Exterior Wall Square Footage Vert Elements	2396	1485	62%	>50% NOT OK
C2			(E) AREA	AREA REMOVED	PERCENTAGE REMOVED	
	A	Horizontal Element Calc				
	B	1st Floor	968	43	4%	
	C	1st Floor Roof	433	0	0%	
	D	2nd Floor	482	482	100%	
	E	2nd Floor Roof (actual not projected)	662	662	100%	
		Sum of All Horizontal Element Square Footage	2545	1187	47%	< 50% OK



From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments : 1728 Larkin Street
Date: Monday, August 30, 2021 9:23:22 AM

Commission Affairs

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From: Mike Scheu <mikes@strausmilk.com>
Sent: Sunday, August 29, 2021 12:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Sloat Van Winkle <sloatvw@gmail.com>
Subject: Comments : 1728 Larkin Street

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Good afternoon. I am writing in regards the Public Hearing scheduled for Thurs sept 9th, related to a project at 1728 Larkin Street, Block/Lot #s 0186/049.

We are in support of construction of multi-unit housing on this parcel. But do have concerns about the height of the building. The six story structure will be significantly taller than surrounding buildings with very few exceptions. Most buildings of this height are appropriately sited on commercial streets like Polk and Van Ness. We are concerned that it is so much taller than the structures on either side, or anywhere on this block, and would prefer to see something more in line with the current scale of building on this and the surrounding residential blocks in this neighborhood.

thank you for considering.
Mike Scheu
1426 Jackson Street

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Monday, August 30, 2021 9:19:17 AM

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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From: Ellen Yanisse <info@email.actionnetwork.org>
Reply-To: "ellen.yanisse@gmail.com" <ellen.yanisse@gmail.com>
Date: Sunday, August 29, 2021 at 9:07 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.

Ellen Yannisse
ellen.yannisse@gmail.com

San Francisco, California 94114

|

From: [Ionin, Jonas \(CPC\)](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: Re: CPC Calendars for September 2, 2021
Date: Friday, August 27, 2021 2:33:44 PM
Attachments: [20210902_cal.docx](#)
[20210902_cal.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20210902.xlsx](#)

With attachments this time.

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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From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Friday, August 27, 2021 at 2:29 PM
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>, CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>, "YANG, AUSTIN (CAT)" <Austin.Yang@sfcityatty.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>, KATE STACY <Kate.Stacy@sfcityatty.org>
Subject: CPC Calendars for September 2, 2021

Commissioners,
Attached are your Calendars for September 2, 2021.

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 CELEBRATES GROUNDBREAKING OF 18-STORY AFFORDABLE HOUSING DEVELOPMENT IN SOMA
Date: Friday, August 27, 2021 9:58:47 AM
Attachments: [08.26.2021 921 Howard Groundbreaking.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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From: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Date: Thursday, August 26, 2021 at 10:37 AM
To: "Press Office, Mayor (MYR)" <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF 18-STORY AFFORDABLE HOUSING DEVELOPMENT IN SOMA

FOR IMMEDIATE RELEASE:

Thursday, August 26, 2021

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

***** PRESS RELEASE *****
MAYOR LONDON BREED CELEBRATES
GROUNDBREAKING OF 18-STORY AFFORDABLE HOUSING
DEVELOPMENT IN SOMA

Once complete, 921 Howard Street will provide 100% affordable housing to 201 San Francisco families

San Francisco, CA — Mayor London N. Breed today celebrated the groundbreaking of a new 18-story 100% affordable housing complex in the South of Market (SOMA) neighborhood. The development at 921 Howard Street will be one of the largest affordable housing projects seen in San Francisco in the last decade, with 40% of the units set aside for current SOMA residents or residents who reside within a half-mile of the project per the City's Neighborhood Resident Housing Preference.

The development advances the City's strategy for economic recovery, which is centered around new job creation and investing in infrastructure that ensures San Francisco's post-COVID-19 economy emerges more equitable and resilient than before. The construction of the project is expected to create 1,000 union jobs, building on the City's economic recovery plan.

"As we recover from this pandemic, we must continue building affordable housing projects like this one to keep San Franciscans in the city they call home," said Mayor Breed. "This project will not only provide 18 stories of much-needed housing for our city's families, but it

will create 1,000 new union jobs at a time when putting people to work is crucial. We know we need more housing across our entire City, and I'm thankful for everyone who persevered to move this project forward."

The project at 921 Howard dates back to December 2007, which at the time, was a joint venture between Tenderloin Neighborhood Development Corporation (TNDC) and Citizens Housing Corporation ("Citizens"). The joint venture responded to and was selected by the Mayor's Office of Housing and Community Development (MOHCD) through a Family Housing Notice of Funding Availability (NOFA) during which they proposed a 9-story family development with 134 units.

The proposed project involved assembling ten parcels totaling 32,000 square feet. In 2009, Citizens wound down its operations and TNDC acquired Citizens' portfolio, including the site, which they then took the lead in developing. 921 Howard entails the development of approximately 63% of the original 32,000 square foot site. Construction of the project faced delays due to the 2008 financial crisis as well as a number of proposed building designs and concepts that did not come to fruition. New funding sources from the State, combined with 2019 Affordable Housing Bond funds approved by the voters, are now allowing the project to move forward.

"We're thrilled to see 921 Howard break ground," said Katie Lamont, Senior Director of Housing Development at TNDC, co-developer of 921 Howard. "The need for housing in San Francisco is a pressing issue, especially in light of the pandemic, and this development is key to helping more and families find stability."

Curtis Development, a local developer with decades of experience, entered into a Memorandum of Understanding with TNDC in February 2021 to serve as co-developer for the project.

"It's so gratifying to bring this project to fruition after a challenging long haul," said Charmaine Curtis, Principal at Curtis Development and co-developer with TNDC on 921 Howard. "It will be even more gratifying to see families moving in a couple of years from now."

Built with families and children in mind, amenities at 921 Howard will include a community garden, a number of shared common spaces, bicycle parking, and after-school programming for students. The development will seek a GreenPoint Rated certification, and contractors involved in construction will partner with local, BIPOC-owned, or women-owned businesses.

The apartments at 921 Howard will be affordable to households with a range of incomes between 75-120% Area Median Income (AMI). Once complete, the building will consist of 201 affordable studios, 1-bedroom, 2-bedroom, and 3-bedroom homes, as well as two additional on-site units for building managers.

"Affordable housing is our best tool to end homelessness and keep families in San Francisco. This is even more important as we recover from the pandemic," said District 6 Supervisor Matt Haney. "This important project is an example of what we can get done when residents, housing providers, and our city work together. I'm thrilled to celebrate the groundbreaking of another affordable development in District 6."

The 18-story building is designed by Perry Architects, and Swinerton Builders is the lead general contractor. Construction started in June 2021, and residents are anticipated to begin moving in Spring 2023, once the building is complete.

“We have a company culture of being invested in the communities we serve,” said Lori Dunn, Division Manager and Vice President at Swinerton. “We are thrilled to help bring these affordable units to San Francisco with our local workforce and small business partners.”

Major financing for 921 Howard was provided by an \$18.2 million investment for building construction from MOHCD, enabling the \$148.5 million project to move forward. In addition to the City’s investment, the development was made possible by financing from Bank of America Merrill Lynch, the California Housing Finance Agency Middle Income Program, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Duncan Street excavation update and follow up FYI
Date: Friday, August 27, 2021 8:29:16 AM

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>

Sent: Thursday, August 26, 2021 6:14 PM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>

Cc: O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>

Subject: Duncan Street excavation update and follow up FYI

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Dear Commissioners,

My neighbor just sent me this photo after I called-in today talk about this project during General Public Comment.

There were six full sized dump trucks today carting away all this soil.

It is estimated that they are about halfway done.

I estimate they have taken away about 840 cubic yards of soil which ultimately will climb to over 1,500 cubic yards in order to create the second subterranean unit in the basement that has egress issues.

I have previously mentioned that the original Project Sponsor sold his entitlement for \$2 million this spring....he previously paid \$1.35 million to my neighbor's estate back in 2017.

I have been told that the cost of construction is between \$2.6 to \$2.9 million for the expansion of the original house and the addition of the subterranean unit, *below the garage*, in the basement created by this excavation.

This seems insane.

Plus the house has basically been unoccupied for about four years.

Plus it is a very inefficient design of interior space as I mentioned in my comments today and this is a very bad template for densification.

One more point.

The house to the immediate left (down hill with the large cypress-type tree in the nice garden) belonged to my former neighbor (he was a DR Requestor on December 6, 2018, as was I) and he just sold his house in May for \$1.7 million.

The buyers must have had bad due diligence because they did not know the demo work would commence next door right after they bought it...so then they put the downhill house back on the market and sold it for \$2 million in July.

More insanity.

Also of note, is that no Job Card is visibly posted on the front of the site.

Thanks and take care.

Sincerely,

Georgia Schuttish

P.S. Plus the Demolition Calculations seem squishy.



From: [CPC-Commissions Secretary](#)
Cc: [Speirs, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); robhaj@gmail.com
Subject: FW: 3757 21st Street Record No:2020-006404 CUA 9 2 2021
Date: Friday, August 27, 2021 8:28:54 AM
Attachments: [Planning submittal.pdf](#)

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From: Robin Hajjar <>
Sent: Thursday, August 26, 2021 4:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>
Subject: 3757 21st Street Record No:2020-006404 CUA 9 2 2021

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This in response to the application for a Conditional Use Authorization, Record 2020-00464 CUA for 3757 21st Street, SF 94114.

Please provide the attached materials, prior to the hearing on 9/2/21, to be included in the packet of information that goes to the Commissioners? And can you please confirm receipt of this submittal?

Thank you.
R. Hajjar

Attachments area

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Will EIR comment DL be continued? Potrero Yard Modernization Project
Date: Thursday, August 26, 2021 3:55:27 PM

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From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, August 26, 2021 3:07 PM
To: McKellar, Jennifer (CPC) <jennifer.mckellar@sfgov.org>; Debra.dwyer@sfgpv.org; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Theresa Imperial <theresa@bishopsf.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Subject: Will EIR comment DL be continued? Potrero Yard Modernization Project

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Is comment deadline for **Potrero Yard DEIR** continued beyond Tues 8/31?

- This entire public DEIR process for this project has occurred while SF and the country is in lockdown.
- The public, and Department staff, are working from home.
- The DEIR was sent to offices.
- A heavy 3 volume DEIR is for VERY important project for housing, for Muni, and for its surroundings + arrived without a CD, USB connector or thumb drive.

Planning Commissioners commented individually on matter of a brief extension for comments. ERO Gibson has power to grant brief extension if there are UNUSUAL CIRCUMSTANCES. Lockdown with only remote Planning Commission etc hearings, and having to lug heavy DEIR from office to home seems to be *unusual circumstances*.

Please explain how the public and entire Commission will be effectively informed if deadline is extended.

**I suggest that comment deadline be extended to day after Labor Day.
Tuesday 9/7**

Sue Hestor

land line 415 824 1167

From: [CPC-Commissions Secretary](#)
Cc: [Balba, Ryan \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Paris Baguette | Comments for Public Hearing
Date: Thursday, August 26, 2021 3:55:04 PM

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From: M O <mirel1991@hotmail.com>
Sent: Thursday, August 26, 2021 1:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Paris Baguette | Comments for Public Hearing

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

I have serious concerns around the recently opened H Mart. The H Mart is creating an unsafe and inequitable environment. While I greatly enjoy pastries, I am concerned that these issues will persist or even worsen with the opening of Paris Baguette.

This retail location is:

- **Causing dangerous litter.** Litter, including bones, wipes, and gloves have proliferated since the H Mart has opened. Litter is dangerous to local animals, including neighborhood dogs. At least one dog has been poisoned by marijuana left on the ground directly in front of H Mart, causing great cost and distress to the family. In addition to enhanced outdoor cleaning to address litter, the community would be better served if H Mart and associated businesses, such as Paris Baguette, worked with San Francisco government to provide a safe space for neighborhood dogs. One way of doing this would be to clean up the local Brotherhood Way

dog park, which is poorly maintained and a hotbed of parasites.

- **Not serving the immediate community.** The HMart and food court, of which Paris Baguette will be a part, is consistently crowded with long lines to enter and check out. As a result, it is not a feasible option for local residents seeking to meet their day-to-day grocery needs. HMart has not solved the longstanding challenge that local residents do not have easy access to fresh fruits and vegetables. The community would be better served if H Mart took steps to ensure access, such as by introducing weekly hours dedicated to those living within a few blocks of the store.