

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 214 States Street: Opposing Conditional Use (2015-0416-3876)  
**Date:** Thursday, December 07, 2017 9:46:08 AM

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*Office of Commission Affairs*

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

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Dirk Aguilar [mailto:daguilar@gmail.com]  
**Sent:** Thursday, December 07, 2017 9:42 AM  
**To:** Secretary, Commissions (CPC); Horn, Jeffrey (CPC)  
**Cc:** Gary Weiss  
**Subject:** 214 States Street: Opposing Conditional Use (2015-0416-3876)

Dear Planning Commission,

My neighbors and I have actively worked with Supervisors Wiener and Sheehy to protect the character and open space of Corona Heights, all the while increasing its housing stock.

**I oppose the current proposal at 214 States Street**, because it gives the project sponsors the option of adding a second building to the Museum Way frontage of the same lot in the future, using the argument that they will be creating housing at that time.

The same result can be accomplished today by adding a second unit to the current project. This pragmatic approach delivers a new housing unit sooner, we only have one and not two construction projects, open space will be preserved and our zoning legislation could support such a project scope. Everybody wins.

I respectfully ask the Planning Commission to please direct the project sponsors to work with their neighbors, add a second housing unit and resubmit the project for review. Thank you.

Best regards,

Dirk Aguilar

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30 Ord Street  
San Francisco, CA 94114

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Mayes Oyster House  
**Date:** Thursday, December 07, 2017 8:57:04 AM  
**Attachments:** [SKM\\_C55817120516470.pdf](#)

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**From:** Larry Mazzola Jr. [mailto:larryjr@ualocal38.org]  
**Sent:** Wednesday, December 06, 2017 9:56 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Mayes Oyster House

Please see the attached letter in support of Mayes Oyster House for your December 14<sup>th</sup> Agenda.  
Thank you

Larry Mazzola Jr.

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Boxcar Theater Check-in Reminder  
**Date:** Thursday, December 07, 2017 8:56:57 AM  
**Attachments:** [image019.png](#)  
[image018.png](#)  
[image021.png](#)  
[image020.png](#)  
[image015.png](#)  
[image017.png](#)  
[image016.png](#)  
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[IMG\\_2948.PNG](#)  
[IMG\\_2970.PNG](#)  
[IMG\\_2971.PNG](#)  
[IMG\\_2974.PNG](#)  
[IMG\\_2976.PNG](#)  
[IMG\\_9019.PNG](#)  
[image001.png](#)

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**From:** M N [mailto:cityevents2000@yahoo.com]  
**Sent:** Wednesday, December 06, 2017 11:50 AM  
**To:** Perry, Andrew (CPC)  
**Cc:** Secretary, Commissions (CPC); Melgar, Myrna (CPC); Johnson, Christine (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneymfong.com  
**Subject:** Re: Boxcar Theater Check-in Reminder

Hi Andrew and all commissioner:

8:30pm stop to use the alley for 644 Broadway just a story, 24/7 whenever their business open they don't care is early morning or midnight 12, 2am, 3am...there's attendants pick up and send to the alley attendant, block the way, people talking, throwing empty bottle, slam gate...noise, employees come out smoking and talking on the phone, making joking...all kind of noise we couldn't sleep...the peace and quiet is no any more, the alley is their, they do whatever they like, they change the alley gate lock without any notice, the lock didn't install right, later on the gate is hard to open, we contact with them didn't fix a week later, some of the neighbor work locked out at midnight couldn't get in, the peace and quiet and alley no any more!

According from DPW many years ago, this narrow is not a public street, their back door is for emergence use only, why since 644 Broadway change owner ship and every thing change? Their business from safe and health are big hurt for us, If their front door couldn't handle the business,

it's about time to stop the business right?

Enclose some of pictures, hope can help. we have more if you need.

Thank you

Mike

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**From:** "Perry, Andrew (CPC)" <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**To:** "Perry, Andrew (CPC)" <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Cc:** Rae Owen <[raeowen@gmail.com](mailto:raeowen@gmail.com)>; "russellwolking@yahoo.com" <[russellwolking@yahoo.com](mailto:russellwolking@yahoo.com)>; David Copperman <[david.copperman@gmail.com](mailto:david.copperman@gmail.com)>; Trista Yu <[tracyyu88@yahoo.com](mailto:tracyyu88@yahoo.com)>; Lam McNulty <[lmcnulty@flad.com](mailto:lmcnulty@flad.com)>; "celiawu1997@gmail.com" <[celiawu1997@gmail.com](mailto:celiawu1997@gmail.com)>; Pei Wong Yan <[peiwongyan@yahoo.com](mailto:peiwongyan@yahoo.com)>; Joe Mastrelli <[jamastrelli@gmail.com](mailto:jamastrelli@gmail.com)>; Mandy <[mandyyu1111@gmail.com](mailto:mandyyu1111@gmail.com)>; M N <[cityevents2000@yahoo.com](mailto:cityevents2000@yahoo.com)>; Jennifer Yu <[jnncyu@gmail.com](mailto:jnncyu@gmail.com)>  
**Sent:** Monday, December 4, 2017 1:14 PM  
**Subject:** Boxcar Theater Check-in Reminder

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that previous authorization. I have received little, if any, comment over the last few months in regard to this matter. Comments provided to me before 12:00 noon, this Wednesday (12/6) can be included as attachments to the staff memo to the Commission; comments made after this point will be submitted to the Commission and entered into the public record at the hearing date, but would not otherwise appear with the memo delivered to the Commission the week prior to the hearing. There is no other notification that is required for this informational check-in, so please feel free to forward this email to others as appropriate, and please let me know if you have any questions.

Thank you,

**Andrew Perry**

Planner, NE Quadrant, Current Planning

**Direct:** 415-575-9017 | **Fax:** 415-558-6409

**San Francisco  
Planning**

**SF Planning**

**Department**

[Hours of Operation](#) | [Property Information Map](#)

1650 Mission Street, Suite 400  
San Francisco, CA 94103



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 214 States St. OPPOSITION  
**Date:** Thursday, December 07, 2017 8:50:10 AM  
**Attachments:** [214 States.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** CHN IMAP [mailto:[gary@corbettheights.org](mailto:gary@corbettheights.org)]  
**Sent:** Wednesday, December 06, 2017 12:36 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** Ionin, Jonas (CPC); Secretary, Commissions (CPC)  
**Subject:** 214 States St. OPPOSITION

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LEE ON SIGNING LEGISLATION FOR ADULT-USE CANNABIS IN SAN FRANCISCO  
**Date:** Thursday, December 07, 2017 8:50:02 AM  
**Attachments:** [12.6.17 Cannabis Legislation.pdf](#)

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*Jonas P. Ionin,  
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**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Wednesday, December 06, 2017 12:47 PM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LEE ON SIGNING LEGISLATION FOR ADULT-USE CANNABIS IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Wednesday, December 6, 2017

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***

**MAYOR LEE ON SIGNING LEGISLATION FOR ADULT-USE  
CANNABIS IN SAN FRANCISCO**

“Today, I signed legislation that establishes comprehensive regulations for commercial cannabis activity in San Francisco and allows for the sale of adult-use cannabis in our city.

This legislation strikes the right balance for San Francisco residents and businesses. It brings the cannabis industry out of the shadows, addresses safety and public health concerns and takes a substantive approach to atoning for the harmful effects of the War on Drugs by establishing an equity program.

This has been a contentious issue, but we have developed a system that will allow for a measured rollout of these new rules while ensuring input and feedback from the community. As with any emerging industry, we will be continuously evaluating the impacts of this legislation and remain flexible and open to adaptation as necessary.”

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Reaction to Withdrawl of RET  
**Date:** Thursday, December 07, 2017 8:45:32 AM  
**Attachments:** [Reaction to Withdrawl of RET.pdf](#)

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**From:** Thomas Schuttish [mailto:schuttishtr@sbcglobal.net]  
**Sent:** Wednesday, December 06, 2017 3:44 PM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); mooreurban@aol.com; Koppel, Joel (CPC); Johnson, Christine (CPC); Melgar, Myrna (CPC); planning@rodnevfong.com  
**Cc:** Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Watty, Elizabeth (CPC); Bendix, Brittany (CPC); Butkus, Audrey (CPC); Sanchez, Scott (CPC)  
**Subject:** Reaction to Withdrawl of RET

Dear President Hillis and Fellow Members of the Planning Commission,

Good afternoon.

I was really surprised about the withdrawal of the RET. Shocked is probably a better word. I want to thank you and especially the Staff for the work and time spent.

Even though I was consistent in my concerns about jettisoning Section 317 and Tantamount to Demolition, I recognized the decent intentions of the proposal and the effort put into it by the Staff.

However, I am attaching a five page pdf that includes another copy of my October 2016 proposal to you for a *qualitative definition* of Tantamount to Demolition that I think has merit, particularly if quantitative definitions are a problem. This is pages 1-2 of the pdf.

Pages 3-4 concern adjustments that the Commission can make to the numerical criteria of the Demo Calcs that do not require a legislative adjustment. You could schedule them for a future calendar tomorrow, I would think? I don't know what is going to happen with Section 317 but it seems logical that an adjustment should be made in an attempt to preserve existing affordable housing and perhaps this would help in the interim...plus you have the ability to do it per the Planning Code and the numbers have not been adjusted since Section 317 was implemented.

Page 5 is another suggestion. I believe this would be similar to the criteria for Historic Preservation which uses "or" instead of "and".

I hope that the Residential Flat Policy can be maintained as it is a very good step in preserving



density and existing housing and I also hope that the exemption for the RH-1 districts can be eliminated as proposed by the RET.....or at least the number raised from the current \$1.63 million.

But I do hope that you will do what you can do, as you did with the Residential Flat Policy and adjust the numerical criteria.

Thank you again and have a nice evening.

Sincerely,  
Georgia Schuttish

**From:** [Jonin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Opposition to CUA for 214 States Street PA # 2015-0416-3876  
**Date:** Thursday, December 07, 2017 8:45:10 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Goldman, Rick [mailto:rick.goldman@navis.com]  
**Sent:** Wednesday, December 06, 2017 4:02 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** Ionin, Jonas (CPC); Secretary, Commissions (CPC)  
**Subject:** Opposition to CUA for 214 States Street PA # 2015-0416-3876

Dear Commissioners:

I **oppose** the CU application as currently proposed.

As a resident of this neighborhood, I have fought very hard with other neighbors to protect the rear yards of through lots like 214 States. Initially, protection for rear yards on through lots were put in place as interim controls by Supervisor Weiner. Recently, these interim controls became permanent, thanks to the help of Supervisor Sheehy. These controls should be respected.

Although the current CUA does keep the rear yard fronting Museum Way, the current CU does leave open the possibility of a project sponsor coming back at a later date to add an additional unit fronting Museum Way. I am concerned that a project sponsor will argue that it would not be feasible to add a second unit to the new house fronting States Street, and thus would seek permission to build the second unit on Museum Way. By doing the development in two stages, a project sponsor will be able to subvert the intent of the permanent controls to protect rear yards on through lots. Given the misrepresentations about the project that the current project sponsor has already made (documented in other correspondences), I do not think we can rely on the word of the project sponsor not to be considering such an option.

Therefore, I request that the commissioners do what is in their power to ensure that the rear yard facing Museum Way is protected in the future. There are a few options available to the commission that would be acceptable, including:

1. **Reject the CU** and have the project sponsor come back with a design for a 2 unit building on States Street to max out the density on the through lot. This would support the goal of increasing the housing supply. If another unit was added within the same envelope, I would support the project.

2. **Reject the CU** and have the project sponsor come back with a design where it would be feasible to add a unit at a later date to the already developed States Street frontage of the lot.
3. Add a stipulation to the CU (or some other appropriate document) that approval of the CU would prevent any development on Museum Way for at least 20 years (preferably longer).

Thank you for your consideration on this matter.

Respectfully yours,

Rick Goldman  
230 States Street

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Watty, Elizabeth \(CPC\)](#); [Bendix, Brittany \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Floor Area Ratios  
**Date:** Wednesday, December 06, 2017 9:06:35 AM  
**Attachments:** [120117 Planning - FAR.pdf](#)  
[120117 FAR numbers.pdf](#)

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

From: [ddippel@pacific.net](mailto:ddippel@pacific.net) [<mailto:ddippel@pacific.net>]  
Sent: Tuesday, December 05, 2017 7:28 PM  
To: Fewer, Sandra (BOS); Watty, Elizabeth (CPC)  
Cc: Editor Richmond Review; [matierandross@sfchronicle.com](mailto:matierandross@sfchronicle.com); Secretary, Commissions (CPC); Lee, Mayor (MYR)  
Subject: Floor Area Ratios

Dear Supervisor Fewer:

The attached is for your files. I sincerely hope that this issue will never see the light of day.

David.

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Project Proposed for 1979 Mission Street by Maximus Real Estate Partners  
**Date:** Wednesday, December 06, 2017 9:05:56 AM

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**From:** Jean Lindgren [mailto:lindgren.b8@gmail.com]  
**Sent:** Wednesday, December 06, 2017 1:02 AM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)  
**Cc:** Lee, Mayor (MYR); Ronen, Hillary; Allbee, Nate; Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC); [andy@plaza16.org](mailto:andy@plaza16.org)  
**Subject:** Project Proposed for 1979 Mission Street by Maximus Real Estate Partners

I'm very strongly opposed to the project proposed for 1979 Mission Street by Maximus Real Estate Partners, known widely as the "Monster in the Mission." Due to your actions, the Mission District is facing a dire crisis of community and cultural displacement. To address this crisis, it's long past time to prioritize deeply affordable housing at this site, not a project of mostly luxury-priced housing that will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, PDR spaces etc. Face up to the urgent crisis facing the neighborhood, acknowledge the impact of the current massive and unsustainable imbalance of market-rate vs. affordable development in the neighborhood, and REJECT THIS PROJECT OUTRIGHT!!!

With the overwhelming influx of market-rate development across the Mission, I expect you to prioritize affordable housing at all remaining building sites. 16th and Mission is one of the City's busiest public transportation hubs, affordable housing there is even more essential. Recent research confirms that low income households use public transit at much higher rates than higher income households that drive and/or use car shares at much higher rates. Therefore, building deeply affordable versus market-rate housing at 16th and Mission will benefit the environment and our city with reduced greenhouse emissions and less street congestion.

Instead of the Monster, I join with fellow Mission residents in support of a plan for the site, such as the "Marvel," the community serving project envisioned and created with input from over 300 community members via a grassroots year-long process anchored by the Plaza 16 Coalition.

I strongly urge you to fulfill your duty as city planners and use your power to reject an unaffordable, community-harming Monster in the Mission and instead advocate for an affordable, community-serving Marvel.

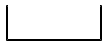
Thanks for your consideration,

Jean Lindgren

San Francisco, CA

[lindgren.b8@gmail.com](mailto:lindgren.b8@gmail.com)

---



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Boxcar Theater Check-in Reminder  
**Date:** Wednesday, December 06, 2017 9:05:52 AM  
**Attachments:** [image019.png](#)  
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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Mandy [mailto:mandyyu1111@gmail.com]  
**Sent:** Wednesday, December 06, 2017 1:45 AM  
**To:** Perry, Andrew (CPC)  
**Cc:** Secretary, Commissions (CPC); Johnson, Christine (CPC); Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rich SF Commission Hillis  
**Subject:** Re: Boxcar Theater Check-in Reminder

Dear Andrew and committee,

I respect the decision that was made by the committees on a year ago by allowing 644 Broadway to use the alley as it patron's entrance until 8:30 pm. Based on the agreement on the previous commission hearing, the businesses in 644 Broadway is prohibited to use the alley after 8:30 pm, however, there were many time I came home after 8:30 pm they were still using the alley as an entrance. That was a complete violation of the initial agreement was made the public hearing last year. Moreover. They showed no respect the resident's right in the alley. A few months ago, one of the business from 644 Broadway changed the lack of the gate with any notice or consent with any of the residents in who live in the alley with only one entrance ( the gate) to go home or to go out. One day I came home from night school at around 11:00 pm, I found out the lack of the front gate was changed. I was shocked because the lock seemed fine in the daytime when I left the house and I never heard it from anyone that the lock will change. I was waiting outside the gate in the cold wind with a phone that ran out of battery for more than 30 minutes until another resident who worked on the night shift came home and used his cellphone to call someone to open the door for us. That was insane. No one should get locked by their own home.

In addition to that, in the past few months, the Eight Table restaurant from 644 Broadway has posted a poster on the alley gate promoting its business using a false address, 8 Kenneth Rexroth Place attempts to mislead the public. All their online marketing including their restaurant website are using 8 Kenneth Rexroth Place as the business address. However, according to the city and county of San Francisco office of the assessor-recorder's San Francisco property information map showed that 644 Broadway is not part of the Kenneth

Rexroth Place. The public record also indicated that 8 Kenneth Rexroth is not an official address. The act of using 8 Kenneth Rexroth Place as a business address is deceptive advertising. Therefore, I am requesting the committee to prohibit the Eight Table restaurant to use 8 Kenneth Rexroth Place as its address.

Lastly, in last week the business from 644 Broadway ( unsure which business was it) they even hosted a public event in the alley without a special event permit from the city and county of San Francisco, nor informing or consenting with the residents in the alley for the event. They placed statues and installed poles in the alley for the event with on sensitivity of the potential hazard that might cause to others. After the event, the even placed tall ladder in the middle of the alley blocking the people and vehicle's entrance. What they did have caused a lot of inconveniences to me as a resident in the alley and make the alley unsafe to the people who live in here. Hence, I would like the businesses in 644 Broadway to stop hosting public events in the alley and to maintain the alley a quiet and peaceful environment to live.

The enclose attachments are some of the images that I took that for the incidents that I had described in the body of my email.

Thanks you

Mandy

On Mon, Dec 4, 2017 at 1:14 PM, Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)> wrote:  
Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that previous authorization. I have received little, if any, comment over the last few months in regard to this matter. Comments provided to me before 12:00 noon, this Wednesday (12/6) can be included as attachments to the staff memo to the Commission; comments made after this point will be submitted to the Commission and entered into the public record at the hearing date, but would not otherwise appear with the memo delivered to the Commission the week prior to the hearing. There is no other notification that is required for this informational check-in, so please feel free to forward this email to others as appropriate, and please let me know if you have any questions.

Thank you,

**Andrew Perry**

Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017) | Fax: [415-558-6409](tel:415-558-6409)

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Department

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[1650 Mission Street, Suite 400](#)

San Francisco, CA 94103





**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: THD COMMENTS - DPW Replacement of Public Toilets and Kiosks , 2017-009220PTACOA-02  
**Date:** Tuesday, December 05, 2017 4:15:45 PM  
**Attachments:** [THD Ltr Decaux Facil FINAL 9-25-17.pdf](#)  
[image001.png](#)

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*Office of Commission Affairs*

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

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Tuesday, December 05, 2017 2:25 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Fwd: THD COMMENTS - DPW Replacement of Public Toilets and Kiosks , 2017-009220PTACOA-02

FYI

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

**From:** **Stan Hayes** <[stanhayes1967@gmail.com](mailto:stanhayes1967@gmail.com)>  
**Date:** Tue, Dec 5, 2017 at 1:47 PM  
**Subject:** THD COMMENTS - DPW Replacement of Public Toilets and Kiosks , 2017-009220PTACOA-02  
**To:** Andrew Wolfram <[andrew@tefarch.com](mailto:andrew@tefarch.com)>, Aaron Hyland <[aaron.hyland.hpc@gmail.com](mailto:aaron.hyland.hpc@gmail.com)>, [ellen.hpc@ellenjohnckconsulting.com](mailto:ellen.hpc@ellenjohnckconsulting.com), rsejohns <[RSEJohns@yahoo.com](mailto:RSEJohns@yahoo.com)>, [dianematsuda@hotmail.com](mailto:dianematsuda@hotmail.com), Jonathan Pearlman <[jonathan.pearlman.hpc@gmail.com](mailto:jonathan.pearlman.hpc@gmail.com)>  
**Cc:** [natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org), "Peskin, Aaron (BOS)" <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>

Commissioners -

Due to a conflict, I am unable to be at the ARC hearing tomorrow.

However, I want to restate THD's views in our letter to Tim Frye dated September 25th (see attached and included in the staff report).

THD does not support DPW's proposed public toilet and kiosk replacement for Coit Tower and Washington Park. As stated in our letter:

- THD strongly opposes the proposed new JC Decaux toilet design at Coit Tower, because its generic, urban and hard-edged design is much more incompatible with the architecture and setting of Coit Tower and Pioneer Park than either the current design or the 2nd Berlin example (see photo below) from Appendix #1 of the staff report (PDF p.18).

- THD strongly supports removal of the JC Decaux toilet at Washington Square, because it is no longer needed since construction of a new restroom facility within Washington Square, and it unnecessarily clutters the sidewalk and impairs views of Washington Square and Saints Peter and Paul Church.
- THD also urges removal of the JC Decaux newspaper racks from sidewalks in North Beach, as they are now empty and used as receptacles for trash and rubbish.

Please accept these comments in lieu of my ability to be at the hearing personally.

Sincerely,

Stan Hayes

Telegraph Hill Dwellers  
Co-Chair, Planning & Zoning Committee



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project  
**Date:** Tuesday, December 05, 2017 4:15:27 PM

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

---

**From:** Richard Winer [mailto:calyx711@yahoo.com]  
**Sent:** Tuesday, December 05, 2017 2:51 PM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)  
**Cc:** Lee, Mayor (MYR); Ronen, Hillary; Beinart, Amy (BOS); Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC); andy@plaza16.org; Richard Winer  
**Subject:** RE: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project

**San Francisco Planning Commission**  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project**

Dear President Hillis and Planning Commissioners,

I am writing to express my strong opposition to the project proposed for 1979 Mission Street by Maximus Real Estate Partners, known widely as the "Monster in the Mission." As you know, the Mission District is facing a dire crisis of community and cultural displacement. To address this crisis, we ought to prioritize deeply affordable housing at this site, not a project of mostly luxury-priced housing that will further accelerate gentrification and the displacement of existing Mission residents. I urge you to recognize the crisis facing the neighborhood, acknowledge the impact of the current massive and unsustainable imbalance of market-rate vs. affordable development in the neighborhood, and reject this project outright.

As a Mission resident since 1976, I have observed the inexorable gentrification of the Mission and the loss of its unique culture and ambience. I have attended many community meetings where Maximus representatives have attempted to win

support for this project, which to my mind, is simply outsized for the neighborhood, too many stories high and creates a wall, if you will, between the City's downtown core and the folks who live in the Mission, creating a sense of isolation and disconnect from the urban center. Surely, it is possible to build something more in keeping with the existing scale of the neighborhood that people would welcome as an asset rather than oppose as an abomination and insult. And if such a project cannot feasibly be built then perhaps it is better to not build this project at all. If Maximus has to take a haircut on its purchase and carrying costs thus far, then so be it. Perhaps they should have done more due diligence prior to acquiring the property. My concern is that this project represents not a isolated instance of out of scale development at a major regional transit hub, but that it is the tip of the spear in what is to become the new "normal" in the Mission. If this were to be the case, then this unique part of the City will be lost forever. I understand that things change but change does not need to be accomplished with a meat-axe and without genuine regard for for the folks who currently inhabit an area of proposed development. Why Maximus continues to want to develop this project in a community where no one wants it is beyond me, but I suspect that, if built, it will remain a troubled project for decades to come. And Maximus Partners, having done its' part to destroy a unique community and its' distinctive cultural flavor, will be long gone with their money without a second thought for the damage they have wrought. I urge you to reject this development. You can do better. You owe it to us all to do better.

Sincerely,

Richard Winer

[calyx711@yahoo.com](mailto:calyx711@yahoo.com)

415-305-4726

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: NO MONSTER IN THE MISSION  
**Date:** Tuesday, December 05, 2017 1:47:55 PM

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Nora Roman [mailto:noritaroman@gmail.com]  
**Sent:** Tuesday, December 05, 2017 11:53 AM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC); Lee, Mayor (MYR); Ronen, Hillary; Beinart, Amy (BOS); Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC); Plaza 16 Coalition  
**Subject:** NO MONSTER IN THE MISSION

RE: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project  
Dear President Hillis and Planning Commissioners,

I am writing to express my strong opposition to the project proposed for 1979 Mission Street by Maximus Real Estate Partners, known widely as the “Monster in the Mission.”

I AM A RETIRED RN FROM SAN FRANCISCO GENERAL HOSPITAL, AND I AM A HOMEOWNER IN THE 94110 ZIP CODE, WHERE I HAVE LIVED FOR ALMOST 40 YEARS, 20 OF THEM AS A RENTER.

As you know, the Mission District is facing a dire crisis of community and cultural displacement. To address this crisis, we must prioritize deeply affordable housing at this site, not a project of mostly luxury-priced housing that will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, PDR spaces etc. We urge you to recognize the urgent crisis facing the neighborhood, acknowledge the impact of the current massive and unsustainable imbalance of market-rate vs. affordable development in the neighborhood, and reject this project outright.

MY SONS ATTENDED AND GRADUATED FROM SAN FRANCISCO PUBLIC SCHOOLS, MOSTLY IN THE MISSION. MANY OF MY BEST FRIENDS ARE PUBLIC SCHOOL TEACHERS IN THE SFUSD. The Maximus project would have a significant negative impact on the Marshall Elementary School community. Not only would none of the housing in the project be affordable to the majority of families and

employees at this Spanish immersion school, the project would also cast a shadow over the school's playground for most of the school day. For many students this playground is their primary outdoor recreational space. The developer's proposal to raise the playground would not sufficiently mitigate the shadow impact. I stand with the many Marshall community members who oppose this project due to its unaffordability and student-harming shadow impacts.

With the overwhelming influx of market-rate development across the Mission, we must prioritize affordable housing at all remaining building sites. Yet as 16th and Mission is one of the City's busiest public transportation hubs, affordable housing there is even more essential. [Recent research](#) confirms that low income households use public transit at much higher rates than higher income households that drive and/or use car shares at much higher rates. Therefore, building deeply affordable versus market-rate housing at 16th and Mission would benefit the environment and our city with reduced greenhouse emissions and less street congestion.

The Maximus project would exacerbate the Mission's displacement crisis, would cast both a metaphorical and literal shadow of the Marshall School community, and would likely result in both increased pollution and traffic. Instead of the Monster, our organization supports a plan for the site such as the "Marvel," the community serving project envisioned and created with input from over 300 community members via a grassroots year-long process anchored by the Plaza 16 Coalition. I strongly urge you to fulfill your sacred duty as city planners and use your significant power to reject an unaffordable, community-harming Monster in the Mission and instead advocate for an affordable, community-serving Marvel. If San Francisco is to survive, we must allow the community to lead, not the investment capitalists....they are killing us.

Sincerely,

Nora Roman, RN

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2014.0263U - Residence Parks  
**Date:** Tuesday, December 05, 2017 1:46:33 PM  
**Attachments:** [Residence Parks Letter of Support2017Dec.pdf](#)

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

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**From:** :) [mailto:gumby5@att.net]  
**Sent:** Tuesday, December 05, 2017 12:06 PM  
**To:** Andrew Wolfram; Aaron Jon Hyland; Ellen Johnck; Richard Johns; Diane Matsuda; Jonathan Pearlman  
**Cc:** Rahaim, John (CPC); Frye, Tim (CPC); McMillen, Frances (CPC); Secretary, Commissions (CPC)  
**Subject:** Case No. 2014.0263U - Residence Parks

Dear President Wolfram and Members of the Historic Preservation Commission:

Please see attached letter of support & in-line below.

Thank you.

Rose Hillson

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Dear President Wolfram and Members of the Historic Preservation Commission:

I write this letter to you today to support the Western Neighborhoods Project historic context statement that evaluates eight residence parks in "Gardens in the City: San Francisco's Residence Parks".

I live in this Jordan Park area bounded by Palm (west) and Parker (east) Avenues, between California (north) and Geary (south) as stated in the document. Many call this the Richmond District area but it was part of the general "Western Addition" which includes a rich history of the Big Four cemeteries – Odd Fellows, Calvary, Laurel Hill and Masonic.

The Laurel Hill Cemetery was one of the largest cemeteries on the west side and is connected to the Jordan Park area in its history. Documents indicate the Cemetery went as far west as Arguello (vs. ending at Parker). The U.S. Army used the land that James Clark Jordan developed into Jordan Park for the 1898 Spanish-American War effort.

The document -- besides the factual point for correction that the 1898 troop tents were situated along the *north side of Richmond Avenue* (now Euclid) rather than along Pt. Lobos and from *Parker Avenue* westward rather than starting at Jordan (Page 59) – is a wonderful write-up of the Jordan Park residence area.

Thank you for your time.



Sincerely,

/s

Rose Hillson

Jordan Park Improvement Association Member

cc: Director Rahaim, Tim Frye, Frances McMillen, Commissions Secretary Ionin

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan  
**Date:** Tuesday, December 05, 2017 10:04:15 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Chan,

Can you look into the August 31<sup>st</sup> submittals to the Commission at the hearing, for the document referenced below.

Thanks,  
Jonas

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---

**From:** Michael Verity [mailto:mverity@reubenlaw.com]  
**Sent:** Monday, December 04, 2017 4:24 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** RE: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Dear Jonas:

Thank you again for directing me to the proper place to find the YIMBY Action letter, which states their opposition to the Central SoMa Plan, to the Planning Commission.

I was wondering if you or anyone at your office has located the PDF attachment of the YIMBY Action letter that was not included in the correspondence section of the website from August 31st.

I realize that you are very busy, and I appreciate your attention to this matter.

Best regards,

Mike

## REUBEN, JUNIUS & ROSE, LLP

Michael Verity  
T. (415) 567-9000  
F. (415) 399-9480  
[mverity@reubenlaw.com](mailto:mverity@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

**SF Office:**  
One Bush Street, Suite 600  
San Francisco, CA 94104

**Oakland Office:**  
827 Broadway, Suite 205  
Oakland, CA 94607

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**From:** Michael Verity  
**Sent:** Tuesday, November 21, 2017 1:10 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** RE: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Thank you, Jonas. I very much appreciate your assistance.

While I was able to access the correspondence from August 31, 2017 ([http://commissions.sfplanning.org/cpcpackets/20170831\\_Correspondence1%20\(E-mails\).pdf](http://commissions.sfplanning.org/cpcpackets/20170831_Correspondence1%20(E-mails).pdf)), YIMBY Action's Executive Director sent the letter as a PDF attachment, which I do not see included in the correspondence from that meeting. Could the attached document have been uploaded to another page, or does your office have the attached document on file?

[Laura Foote Clark - commissions.sfplanning.org](http://commissions.sfplanning.org)

[commissions.sfplanning.org](http://commissions.sfplanning.org)

·Total loss of sun light from the center (light-well) and north side, as well as over 4 hours of morning light from the south side · Encroaches on the mid-block ...

Thank you again for your help.

Best regards,

Mike

## REUBEN, JUNIUS & ROSE, LLP

Michael Verity  
T. (415) 567-9000  
F. (415) 399-9480  
[mverity@reubenlaw.com](mailto:mverity@reubenlaw.com)  
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**From:** Secretary, Commissions (CPC) [<mailto:commissions.secretary@sfgov.org>]  
**Sent:** Tuesday, November 21, 2017 9:18 AM  
**To:** Michael Verity <[mverity@reubenlaw.com](mailto:mverity@reubenlaw.com)>; [jonas.ionin@sfplanning.org](mailto:jonas.ionin@sfplanning.org)  
**Subject:** RE: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Michael,  
You should be able to search our files on-line on the Commission's Agenda page for documents submitted at the hearing, under Supporting and Correspondence Received at the Hearing.

Jonas

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---

**From:** Michael Verity [<mailto:mverity@reubenlaw.com>]  
**Sent:** Monday, November 20, 2017 12:16 PM  
**To:** [jonas.ionin@sfplanning.org](mailto:jonas.ionin@sfplanning.org); Secretary, Commissions (CPC)  
**Subject:** Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Dear Mr. Ionin:

On behalf of Reuben, Junius & Rose, I would like to request a copy of the letter that the YIMBY/SF BARF group submitted to the San Francisco Planning Commission in either August or September of this year regarding their opposition to the Central SoMa Plan.

Please let me know if you are unable to forward a copy of their letter.

Thank you very much for your time and attention to this matter. Please let me know if you have any questions.

Best regards,

Mike

## **REUBEN, JUNIUS & ROSE, LLP**

Michael Verity  
T. (415) 567-9000  
F. (415) 399-9480  
[mverity@reubenlaw.com](mailto:mverity@reubenlaw.com)  
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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project  
**Date:** Tuesday, December 05, 2017 9:32:32 AM

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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Eddie Stiel [mailto:[eddiestiel@yahoo.com](mailto:eddiestiel@yahoo.com)]  
**Sent:** Tuesday, December 05, 2017 8:11 AM  
**To:** Rodney Fong; Rich Hillis; Johnson, Christine (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)  
**Cc:** Lee, Mayor (MYR); Ronen, Hillary; Allbee, Nate; Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC); Plaza 16 Coalition  
**Subject:** Case No. 2013.1543, 1979 Mission Street Mixed-Use Project

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Case No. 2013.1543, 1979 Mission Street Mixed-Use Project  
Dear President Hillis and Planning Commissioners,

I am writing to express my strong opposition to the project proposed for 1979 Mission Street by Maximus Real Estate Partners, known widely as the "Monster in the Mission." As you know, the Mission District is facing a dire crisis of community and cultural displacement. To address this crisis, we must prioritize deeply affordable housing at this site, not a project of mostly luxury-priced housing that will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, PDR spaces etc. I urge you to recognize the urgent crisis facing the neighborhood, acknowledge the impact of the current massive and unsustainable imbalance of market-rate vs. affordable development in the neighborhood, and reject this project outright.

Furthermore, the Maximus project would have a significant negative impact on the Marshall Elementary School community. Not only would none of the housing in the project be affordable to the majority of families and employees at this Spanish immersion school, the project would also cast a shadow over the school's playground for most of the school day. For many students this playground is their primary outdoor recreational space. The developer's proposal to raise the playground would not sufficiently mitigate the shadow impact. We stand with the many Marshall community members who oppose this project due to its unaffordability and student-harming shadow impacts.

With the overwhelming influx of market-rate development across the Mission, we must prioritize affordable housing at all remaining building sites. Yet as 16th and Mission is one of the City's busiest public transportation hubs, affordable housing there is even more essential. [Recent research](#) confirms that low income households use public transit at much higher rates than higher income households that drive and/or use car shares at much higher rates. Therefore, building deeply affordable versus market-rate housing at 16th and Mission would benefit the environment and our city with reduced greenhouse emissions and less street congestion.

The Maximus project would exacerbate the Mission's displacement crisis, would cast both a metaphorical and literal shadow of the Marshall School community, and would likely result in both increased pollution and traffic. Instead of the Monster, the Plaza 16 Coalition supports a plan for the site such as the "Marvel," the community serving project envisioned and created with input from over 300 community members via a grassroots year-long process anchored by the Plaza 16 Coalition. I strongly urge you to fulfill your duty as city planners and use your significant power to reject an unaffordable, community-harming Monster in the Mission and instead advocate for an affordable, community-serving Marvel.

Sincerely,

Edward Stiel  
2887 Folsom Street  
San Francisco, CA 94110

**From:** [Jonin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LEE AND THE RAINBOW WORLD FUND CELEBRATE THE 12th ANNUAL LIGHTING OF THE TREE OF HOPE  
**Date:** Tuesday, December 05, 2017 9:17:50 AM  
**Attachments:** [12.4.17 Tree of Hope.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Monday, December 04, 2017 4:00 PM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LEE AND THE RAINBOW WORLD FUND CELEBRATE THE 12th ANNUAL LIGHTING OF THE TREE OF HOPE

**FOR IMMEDIATE RELEASE:**

Monday, December 4, 2017

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LEE AND THE RAINBOW WORLD FUND**  
**CELEBRATE THE 12<sup>th</sup> ANNUAL LIGHTING OF THE TREE**  
**OF HOPE**

**San Francisco, CA**—Mayor Edwin M. Lee and the [Rainbow World Fund](#) (RWF) are promoting global unity, peace and humanitarianism this holiday season with the lighting of the RFW World Tree of Hope in City Hall.

“We are honored to once again host the RFW World Tree of Hope, a living symbol of San Francisco’s values of love, compassion and acceptance,” said Mayor Lee. “With much of our national rhetoric filled with hate and enmity, it is so important that we take the time to celebrate moments of peace and harmony. With the RFW World Tree of Hope here, we know that City Hall will be a place of unity this holiday season.”

The RFW World Tree of Hope is a gift to San Francisco from the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) and allied friends community. The RFW mission is to promote peace, unity and hope by leading the LGBTQ movement to participate in humanitarian relief efforts.



"The Rainbow World Fund World Tree of Hope taps into two of our most powerful resources – the human mind and heart – to give individuals a way to join together to express our hopes and intentions for the future of our global community," said Jeff Cotter, Executive Director of the Rainbow World Fund. "The Tree celebrates the power of hope — how essential it is to our survival, our healing and humanity."

Decorated with more than 17,000 origami cranes and stars, the RWF World Tree of Hope is the largest annual origami-decorated tree in the world. Every crane and star contains handwritten notes of peace and love from children and adults across the globe. The wishes were folded into origami cranes by a diverse team of volunteers, including members of San Francisco's LGBTQ and Japanese-American communities, among them survivors of the Hiroshima atomic bomb.

The cranes were placed on the tree by local volunteers from nonprofits and corporations. More than 300 people took part in the effort, donating 2,500 hours to create the tree, which will be on display at the City Hall Rotunda from December 1 – January 4. Wishes will be added to the tree throughout December. Interested individuals can send a wish by visiting [www.worldtreeofhope.org](http://www.worldtreeofhope.org).

The tree lighting ceremony will take place on Monday, December 4, from 6 p.m. – 8 p.m. at San Francisco City Hall. The event will feature a message of hope from Armistead Maupin and a concert from the San Francisco Boys Chorus, among other performances.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Haddadan, Kimia \(CPC\)](#)  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention  
**Date:** Tuesday, December 05, 2017 9:16:35 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Final JohnR Memo PC BoS 120117.pdf](#)

---

FYI

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Haddadan, Kimia (CPC)  
**Sent:** Friday, December 01, 2017 5:33 PM  
**To:** Ionin, Jonas (CPC); CTYPLN - COMMISSION SECRETARY  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi Jonas,

Please send the attached memo to the Commission on the status of our Community Stabilization and Displacement Prevention work.

Please let me know if you have any questions.

Kimia

*Kimia Haddadan  
Policy and Legislative Planner*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9068|Fax: 415-558-6409

[kimia.haddadan@sfgov.org](mailto:kimia.haddadan@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Haddadan, Kimia (CPC)  
**Sent:** Friday, December 01, 2017 3:21 PM  
**To:** Rodgers, AnMarie (CPC)

**Cc:** Flores, Claudia ([claudia.flores@sfgov.org](mailto:claudia.flores@sfgov.org))

**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi AnMarie,

We have this memo signed by John. I wanted to see if you would like to send it to the Board or if you think it should come from John or Aaron. I'll ask Jonas to send it to the Commission.

Let me know what you think.

Thanks,  
Kimia

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*Policy and Legislative Planner*

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---

**From:** Flores, Claudia (CPC)  
**Sent:** Wednesday, November 29, 2017 2:52 PM  
**To:** Rahaim, John (CPC)  
**Cc:** Varat, Adam (CPC); Rodgers, AnMarie (CPC); Haddadan, Kimia (CPC); Green, Andrea (CPC)  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi Andrea,

John reviewed this already (see attached email) but I believe you were left out of this last email accidentally. I'm just resurfacing this in our inboxes for his signature (if all we are all good with the final edits Kimia made) as we would like to transmit to the Board and PC this week, if possible.

Thanks much!

Claudia

**Claudia Flores**

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6473 | Fax: 415-558-6409  
Email: [claudia.flores@sfgov.org](mailto:claudia.flores@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** Haddadan, Kimia (CPC)

**Sent:** Monday, November 27, 2017 2:19 PM

**To:** Rahaim, John (CPC)

**Cc:** Rodgers, AnMarie (CPC); Varat, Adam (CPC); Flores, Claudia (CPC)

**Subject:** Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi John,

Hope you had a great time over the holidays.

Attached I've finalized the memo to the Board for your final review and signature. This should reflect all the comments from yourself, AnMarie, and Adam that Claudia coordinated and worked on while I was away. I've made some minor edits and removed some duplicate language. You can see my changes in track changes in the second attachment.

The two pdfs attached are the two attachments to this memo.

Please let me know if you have any questions or comments.

Thank you,  
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**From:** [Haddadan, Kimia \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Rodgers, AnMarie \(CPC\)](#)  
**Subject:** RE: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention  
**Date:** Monday, December 04, 2017 4:21:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Jonas,

AnMarie going to send this memo out to the Board by the end of the today. It would be great for it be sent out to the Commission within the same day or by tomorrow, if possible.

Thanks,  
Kimia

*Kimia Haddadan*  
*Policy and Legislative Planner*

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Claudia

## Claudia Flores

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Concerns with cannabis regulation language  
**Date:** Monday, December 04, 2017 3:49:30 PM  
**Attachments:** [SFCRA Pipeline Inclusion + 3 concerns\\_12-4-17.pdf](#)  
[image001.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

**From:** John Delaplane [mailto:johnny@access-sf.org]  
**Sent:** Monday, December 04, 2017 3:35 PM  
**To:** Breed, London (BOS); Roxas, Samantha (BOS); Lloyd, Kayleigh (BOS); Howerton, Michael (BOS); BreedStaffAB (BOS); Farrell, Mark (BOS); Karunaratne, Kanishka (BOS); Kelly, Margaux (BOS); Montejano, Jess (BOS); Kim, Jane (BOS); Duong, Noelle (BOS); Lopez, Barbara (BOS); Ronen, Hillary; Goossen, Carolyn (BOS); Morales, Carolina (BOS); Allbee, Nate; Sheehy, Jeff (BOS); Jones, Justin (BOS); Spero, David (BOS); Barnes, Bill (BOS); Yee, Norman (BOS); Maybaum, Erica (BOS); Choy, Jarlene (BOS); Low, Jen (BOS); Cohen, Malia (BOS); Chan, Yoyo (BOS); Chicuata, Brittini (BOS); Kittler, Sophia (BOS); Fewer, Sandra (BOS); Boilard, Chelsea (BOS); Pagoulatos, Nick (BOS); Yu, Angelina (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Hepner, Lee (BOS); Rubenstein, Beth (BOS); Safai, Ahsha (BOS); Lee, Judy (BOS); Meyer, Catherine (BOS); Sandoval, Suhagey (BOS); Tang, Katy (BOS); Summers, Ashley (BOS); Law, Ray (BOS); Lee, Mayor (MYR); Rahaim, John (CPC); Garcia, Barbara (DPH); Chawla, Colleen (DPH); Calvillo, Angela (BOS); Ionin, Jonas (CPC); DPH Cannabis Taskforce; Elliott, Nicole (ADM); Office of Cannabis (ADM); Tugbenyoh, Mawuli (MYR); cityattorney@sfcityatty.org  
**Subject:** Concerns with cannabis regulation language

President Breed and Honorable Supervisors,

Below and Attached is a letter from the SFCRA addressing three critical concerns regarding the newly adopted cannabis regulation language.

We would welcome the time to speak on any of these issues. Thank you for all the hard work and diligence throughout the process.

Sincerely,

SFCRA Leadership



Leadership Contact:

Johnny Delaplane 415 713-4319, [johnny@access-sf.org](mailto:johnny@access-sf.org)  
Brandon Brown 415603-0386, [eazetransportation@gmail.com](mailto:eazetransportation@gmail.com)  
Bobby Bruno 415 917-3265, [bobby@nug.com](mailto:bobby@nug.com)  
Stephanie Tucker 415 240-9111, [stephanie@vaporroom.com](mailto:stephanie@vaporroom.com)

4th December 2017

President Breed

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

Supervisor,

Thank you for all the work you and your colleagues have done to craft balanced, equitable regulations for the emerging cannabis industry. We appreciate your efforts but are very concerned that an **amendment made at the last Board meeting has—perhaps inadvertently, but certainly unfairly—excluded a small class of stakeholders currently in the retail permitting pipeline.**

These nine pipeline applicants are small businesses, owned by diverse, local residents who have applied for and paid into the City's long-standing permitting system. Over the course of many months, beginning long before this legislation was drafted, these applicants have:

- **Collectively invested more than \$2 million** to adhere to the City's permitting requirements, and pay rent, design, architectural, and legal fees.
- **Each paid approximately \$20,000 directly to the City of San Francisco** in reasonable reliance on the City's permitting process.
- **Signed numerous multi-year contracts** in response to the City's requirements, requests, directions, suggestions, and mandates.
- **Made representations to and raised money from outside investors**, whose ownership cannot readily be annulled or diluted, to now add an Equity partner.

This class of pipeline applicants have followed all of the City's rules and invested enormous

amounts of work and resources. They have standing in the existing permit system. Their applications are not new, incomplete, or ill defined. Rather, they are nearly through a very long approval process; some already have hearings scheduled at the Planning Commission. Yet they are now being stripped of their pipeline status solely because they have not yet completed their Planning hearing.

Disqualifying these applicants now—after the City has thoroughly engaged with them and cashed their checks and—will devastate these small businesses and unfairly benefit some pipeline projects at the expense of others.

Given the time constraints, **we humbly request that the Board duplicate the legislative file and amend the duplicated version to restore equal treatment for pipeline applicants.** The language resides in Section 1606, which lists the type of applicants eligible for a cannabis business permit. Originally this section ensured fair and consistent treatment to all pipeline applicants in place by September 26, 2017. At the last meeting, however, it was revised to benefit a select group of applicants while invalidating nine others.

The attached document provides more detail on the legislative language. It also addresses two other concerns we have about the current legislation: 1) that it excludes Equity Incubators from licensee calculations, and 2) that the Temporary Adult Use regulations conflict significantly with themselves.

Thank you for attention to this matter. We are happy to meet or answer questions anytime.

Sincerely,

-  
-  
-  
-

SFCRA Leadership

**Attached: SFCRA Concerns with Current Cannabis Language**

-  
-

**CC:**

***Mayor Ed Lee***

***City Attorney Dennis Herrera***

***Nicole Elliott, Director of the Office of Cannabis***

***Board of Supervisors Aides***

***Angela Calvillo, Clerk of the Board of Supervisors***

**SFCRA Concerns with Current Cannabis Regulation Language**

Supervisors,

The San Francisco Cannabis Retailers Alliance humbly requests you duplicate the Article 16 legislation and address the following concerns in the duplicated version. Thank you for your time and attention.

## 1. Equity Incubators Are Not Included in the 50% Equity Program Calculation

**Location:** Article 16 regulations, page 24

**Context:** This section lists who is eligible to receive a permit from the Director: Equity Applicants/Incubators, existing MCD operators, those shut down by federal prosecution, etc. It then says that once 50% of the businesses in a category are Equity businesses, general applicants will become eligible.

**Language:**

SEC. 1606. APPLICATIONS FOR CANNABIS BUSINESS PERMITS.

(b) The Director may award a Cannabis Business Permit to an Applicant that does not meet the criteria set forth in subsection (a) of this Section 1606 if the total number of Cannabis Business Permits awarded to Equity Applicants in the permit category sought by the Applicant has reached 50% of the total number of Cannabis Business Permits awarded in that permit category.

-

**Problem:** Equity Incubators are not included. Both “Equity Applicant” and “Equity Incubator” are defined terms so for Incubators to count toward the 50% goal, they both need to be listed here (as they are directly above in 1606(a)(1)).

**Solution:** Add “and Equity Incubators” after “Equity Applicants”.

## 2. The Two Pieces of Legislation Significantly Conflict on Adult Use Conversion

**Location:** Article 16 regulations (technically the Article 33 part of it), page 92  
Land Use Section 190, page 9

**Context:** These sections list who is eligible to convert from an MCD to a Temporary Adult Use Retailer.

The land use regulations say that these may convert:

- 1) an MCD with a permit as of the ordinance's effective date, or
- 2) an MCD that submitted an application by July 20, 2017 and subsequently gets a permit.

The Article 16 regulations say that these may convert:

- 1) an MCD with a permit as of the ordinance's effective date, or
- 2) an MCD that is awarded a permit prior to December 31, 2018 AND submitted an application by July 20, 2017 AND was shut down by federal prosecution.

**Language:**

Land Use:

SECTION 190. CONVERSION OF MEDICAL CANNABIS DISPENSARIES TO CANNABIS RETAIL ESTABLISHMENTS.

-

*(a) An establishment that either holds a valid permit from the Department of Public Health to operate as a Medical Cannabis Dispensary as of the effective date of the ordinance in Board File No. 171042- or that submitted a complete application for such a permit by July 20, 2017 and receives such a permit from the Department of Public Health ("Grandfathered MCD") may convert to a Cannabis Retail Use by obtaining a building permit authorizing the change of use, as set forth below.*

Article 16:

SEC. 3322. TRANSITION PROVISION.

-

(e) The authorization to Sell Adult Use Cannabis and Cannabis Products set forth in subsection (d) of this Section 3322 applies only to:

(1) A medical cannabis dispensary that holds a valid permit under this Article 33 as of the effective date of the ordinance in Board File Number 171042; and

(2) A medical cannabis dispensary that is awarded a permit under this Article 33 at any time prior to December 31, 2018, provided the medical cannabis dispensary:

(A) Submitted a complete application for a medical cannabis dispensary permit to the Department of Public Health prior to July 20, 2017; and

(B) Demonstrates to the satisfaction of the Director that it operated a cannabis business in compliance with local law and the Compassionate Use Act of 1996, and was forced to discontinue operations as a result of federal prosecution or threat of federal prosecution.

**Problem:** 1) The eligibility standards conflict.

2) Since Article 33 and its permits sunset on December 31, 2018, every pipeline applicant except the Vapor Room—even those that already have their land use approvals—could be completely unable to continue operating.

**Solution:** Delete Sec. 3322(e)(2)(B) so that this section comports with the land use regulations and so that pipeline applicants can be eligible to operate in San Francisco.

### 3. Nine Pipeline Projects Are Completely Shut Out

**Location:** Article 16 regulations, page 24

**Context:** This section lists who is eligible to receive a permit from the Director: Equity Applicants/Incubators, existing MCD operators, those shut down by federal prosecution,

and the pipeline projects that have already applied for an MCD permit. The pipeline language was changed last week in a way the Board may not have fully intended.

**Language:**

SEC. 1606. APPLICATIONS FOR CANNABIS BUSINESS PERMITS.

-

Except as provided in subsection (b) of this Section 1606, the **Director shall issue Cannabis Business Permits only to Applicants that meet one or more of the following criteria:**...

(5) **Applied for a Medical Cannabis Dispensary Permit** prior to September 26, 2017 ~~that required referral to and approval by the Planning Commission, and received approval from the Planning Commission prior to the effective date~~ of the ordinance, in Board File Number 171042, establishing this Article 16-; or

-

-

**Problem:** The nine pipeline applicants who have submitted completed applications but not yet been heard by the Planning Commission are now rendered ineligible to continue their projects. These are small businesses, owned by diverse, local residents who have applied for and paid into the City's long-standing permitting system. Each applicant has invested an average of \$200,000 in the permitting process to date and some substantially more based on how long they have been in the process of obtaining their Article 33 permit. This means collectively some \$2,000,000 has been spent in their projects and each paid about \$20,000 directly to the City in reasonable reliance on the City's permitting process. They have raised money from outside investors and cannot fundamentally change their ownership structure this late in the process.

**Solution:** Return 1606(a)(5) to its previous language: "Applied for a Medical Cannabis Dispensary Permit prior to September 26, 2017 that required referral to and approval by the Planning Commission."

**From:** [Rahaim, John \(CPC\)](#)  
**To:** [CTYPLN - CITY PLANNING EVERYONE](#)  
**Subject:** Response to the Mayor's Executive Directive  
**Date:** Monday, December 04, 2017 3:44:45 PM  
**Attachments:** [Executive Directive 17-02 Process Improvements Plan \(Planning Department....pdf](#)  
[Executive Directive 17-02 Parallel Processing Plan \(DBI and Planning\) 12....pdf](#)

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Hello all,

I'd like to share the two attached documents that I delivered to the Mayor's Office and both commissions on Friday in response to the Mayor's Executive Direction on Housing Production. The first is Planning's process improvement plan, and the second is the joint Planning/DBI plan for parallel processing for certain residential projects (special thanks to Kate Conner for preparing this piece fresh off her sabbatical).

It has been truly a team effort from across the Department to pull this plan together. I'd like to especially thank Jacob Bintliff for all his work to pull this together, and Dan Sider for guiding this process with Jacob. I also want to recognize those who worked closely with Dan and Jacob over the last couple of months to refine the many ideas we all put forward and turn them into a plan, including Wade Wietgreffe, Tania Sheyner, Pilar LaValley, Lisa Gibson, Devyani Jain, Marcelle Boudreaux, Rich Sucre, Maia Small, Liz Watty, Jeff Joslin, Tim Frye, Aaron Starr, Corey Teague, Mat Snyder, Paolo Ikezoe, Deborah Landis, Glenn Cabrerros, John Boldrick, John Speer, and Gino Salcedo – and to Gina Simi, Elizabeth Purl, and Sheila Nickolopoulos for their help in drafting and proofing the documents.

Of course, we still have many details to work out and will be refining and expanding on these concepts as we move into implementation over the next few months. There will also be opportunity to add to and edit this list as our process improvements efforts continue to evolve into the future. I thank you all in advance for your continued ideas and support in this process.

As always my door is open  
John

**John Rahaim**  
Planning Director  
1650 Mission Street Suite 400  
San Francisco CA 94103  
415-558-6411



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 1600 Jackson - CUA for Formula Retail Use -- Case No. 2016-000378CUA  
**Date:** Monday, December 04, 2017 3:31:59 PM  
**Attachments:** [THD Ltr 1600 Jackson 12.4.17.pdf](#)

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Office of Commission Affairs

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

commissions.secretary@sfgov.org  
www.sfplanning.org

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

From: Judy Irving [<mailto:films@pelicanmedia.org>]  
Sent: Monday, December 04, 2017 2:22 PM  
To: Secretary, Commissions (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)  
Subject: 1600 Jackson - CUA for Formula Retail Use -- Case No. 2016-000378CUA

Please see attached letter from the Telegraph Hill Dwellers.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention  
**Date:** Monday, December 04, 2017 9:16:04 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Final JohnR Memo PC BoS 120117.pdf](#)

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Director of Commission Affairs*

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Direct: 415-558-6473 | Fax: 415-558-6409  
Email: [claudia.flores@sfgov.org](mailto:claudia.flores@sfgov.org)  
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---

**From:** Haddadan, Kimia (CPC)

**Sent:** Monday, November 27, 2017 2:19 PM

**To:** Rahaim, John (CPC)

**Cc:** Rodgers, AnMarie (CPC); Varat, Adam (CPC); Flores, Claudia (CPC)

**Subject:** Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi John,

Hope you had a great time over the holidays.

Attached I've finalized the memo to the Board for your final review and signature. This should reflect all the comments from yourself, AnMarie, and Adam that Claudia coordinated and worked on while I was away. I've made some minor edits and removed some duplicate language. You can see my changes in track changes in the second attachment.

The two pdfs attached are the two attachments to this memo.

Please let me know if you have any questions or comments.

Thank you,  
Kimia

*Kimia Haddadan*  
*Policy and Legislative Planner*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9068 | Fax: 415-558-6409

[kimia.haddadan@sfgov.org](mailto:kimia.haddadan@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Starr, Aaron \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Letter from California Music and Culture Alliance and SF Chamber of Commerce on Cannabis Ordinances  
**Date:** Monday, December 04, 2017 9:15:18 AM  
**Attachments:** [CMAC - Letter re Passed Ordinances 12-03-17.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Jeremy Siegel [mailto:jeremy.siegel@gmail.com]  
**Sent:** Sunday, December 03, 2017 6:17 PM  
**To:** Breed, London (BOS); Roxas, Samantha (BOS); Lloyd, Kayleigh (BOS); Howerton, Michael (BOS); Farrell, Mark (BOS); Karunaratne, Kanishka (BOS); Kelly, Margaux (BOS); Kim, Jane (BOS); Duong, Noelle (BOS); Lopez, Barbara (BOS); Ronen, Hillary; Goossen, Carolyn (BOS); Morales, Carolina (BOS); Allbee, Nate; Sheehy, Jeff (BOS); Jones, Justin (BOS); Spero, David (BOS); Barnes, Bill (BOS); Yee, Norman (BOS); Maybaum, Erica (BOS); Choy, Jarlene (BOS); Low, Jen (BOS); Cohen, Malia (BOS); Chan, Yoyo (BOS); Chicuata, Brittni (BOS); Kittler, Sophia (BOS); Fewer, Sandra (BOS); Boilard, Chelsea (BOS); Pagoulatos, Nick (BOS); Yu, Angelina (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Hepner, Lee (BOS); Rubenstein, Beth (BOS); Safai, Ahsha (BOS); Lee, Judy (BOS); Sandoval, Suhagey (BOS); Tang, Katy (BOS); Summers, Ashley (BOS); Law, Ray (BOS); Lee, Mayor (MYR); Calvillo, Angela (BOS); Ionin, Jonas (CPC); DPH Cannabis Taskforce; Tugbenyoh, Mawuli (MYR); Elliott, Nicole (ADM)  
**Subject:** Letter from California Music and Culture Alliance and SF Chamber of Commerce on Cannabis Ordinances

Attached please find a letter from the California Music and Culture Association, cosigned by the San Francisco Chamber of Commerce, regarding the recently passed ordinances on cannabis regulation.

Kind Regards,

Jeremy Siegel  
Executive Director  
California Music and Culture Association

--

Jeremy Siegel

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Commission Update for Week of December 4, 2017  
**Date:** Monday, December 04, 2017 9:13:52 AM  
**Attachments:** [Commission Weekly Update 12.4.17.doc](#)

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**From:** Tsang, Francis  
**Sent:** Monday, December 04, 2017 8:59 AM  
**To:** Tsang, Francis  
**Subject:** Commission Update for Week of December 4, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!  
Francis

**Francis Tsang**  
Deputy Chief of Staff  
Office of Mayor Edwin M. Lee  
415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)



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Twitter @mayoredlee

**From:** [Haddadan, Kimia \(CPC\)](#)  
**To:** [Jonin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention  
**Date:** Friday, December 01, 2017 5:33:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Final JohnR Memo PC BoS 120117.pdf](#)

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Hi Jonas,

Please send the attached memo to the Commission on the status of our Community Stabilization and Displacement Prevention work.

Please let me know if you have any questions.

Kimia

*Kimia Haddadan*  
*Policy and Legislative Planner*

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**From:** Haddadan, Kimia (CPC)  
**Sent:** Friday, December 01, 2017 3:21 PM  
**To:** Rodgers, AnMarie (CPC)  
**Cc:** Flores, Claudia ([claudia.flores@sfgov.org](mailto:claudia.flores@sfgov.org))  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi AnMarie,

We have this memo signed by John. I wanted to see if you would like to send it to the Board or if you think it should come from John or Aaron. I'll ask Jonas to send it to the Commission.

Let me know what you think.

Thanks,  
Kimia

*Kimia Haddadan*  
*Policy and Legislative Planner*

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**From:** Flores, Claudia (CPC)  
**Sent:** Wednesday, November 29, 2017 2:52 PM  
**To:** Rahaim, John (CPC)  
**Cc:** Varat, Adam (CPC); Rodgers, AnMarie (CPC); Haddadan, Kimia (CPC); Green, Andrea (CPC)  
**Subject:** FW: Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi Andrea,

John reviewed this already (see attached email) but I believe you were left out of this last email accidentally. I'm just resurfacing this in our inboxes for his signature (if all we are all good with the final edits Kimia made) as we would like to transmit to the Board and PC this week, if possible.

Thanks much!

Claudia

**Claudia Flores**

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



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**From:** Haddadan, Kimia (CPC)  
**Sent:** Monday, November 27, 2017 2:19 PM  
**To:** Rahaim, John (CPC)  
**Cc:** Rodgers, AnMarie (CPC); Varat, Adam (CPC); Flores, Claudia (CPC)  
**Subject:** Memo to the Board and CPC re: Community Stabilization and Displacement Prevention

Hi John,

Hope you had a great time over the holidays.



Attached I've finalized the memo to the Board for your final review and signature. This should reflect all the comments from yourself, AnMarie, and Adam that Claudia coordinated and worked on while I was away. I've made some minor edits and removed some duplicate language. You can see my changes in track changes in the second attachment.

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Please let me know if you have any questions or comments.

Thank you,  
Kimia

*Kimia Haddadan*  
*Policy and Legislative Planner*

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Executive Directive 17-02  
**Date:** Friday, December 01, 2017 3:56:53 PM  
**Attachments:** [Executive Directive 17-02 Process Improvements Plan \(Planning Department....pdf](#)  
[Executive Directive 17-02 Parallel Processing Plan \(DBI and Planning\) 12....pdf](#)

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FYI

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Director of Commission Affairs*

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**From:** Green, Andrea (CPC) **On Behalf Of** Rahaim, John (CPC)  
**Sent:** Friday, December 01, 2017 3:48 PM  
**To:** Mayor, MYR (MYR)  
**Cc:** Elliott, Jason (MYR); Rich, Ken (ECN); Buckley, Jeff (MYR); Dennis-Phillips, Sarah (ECN); Sider, Dan (CPC); Bintliff, Jacob (CPC); Leung, Sally (MYR); Jacobson, Caitlin (MYR); Ionin, Jonas (CPC); Hui, Tom (DBI); Strawn, William (DBI)  
**Subject:** Executive Directive 17-02

Mayor Lee,

We are pleased to submit the Planning Department Process Improvement Plan, and the joint Planning/DBI Parallel Processing Plan, in response to your Executive Directive on Housing Production. I look forward to your comments.

John

**John Rahaim**  
Planning Director  
1650 Mission Street Suite 400  
San Francisco CA 94103  
415-558-6411

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 318 30th Avenue - 2015-009507CUA  
**Date:** Friday, December 01, 2017 11:32:19 AM  
**Attachments:** [318 30th Prop Planning Comm Ltr 11.27.17.pdf](#)  
**Importance:** High

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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Connie Best [mailto:[cbest@pacificforest.org](mailto:cbest@pacificforest.org)]  
**Sent:** Thursday, November 30, 2017 11:22 AM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)  
**Cc:** Fewer, Sandra (BOS); May, Christopher (CPC); Secretary, Commissions (CPC); Lindsay, David (CPC); Jamie Dyos; Jeff Kelly; [roberta@plumarchitects.com](mailto:roberta@plumarchitects.com)  
**Subject:** 318 30th Avenue - 2015-009507CUA  
**Importance:** High

Dear President Hollis and Members of the Commission,

Please see the attached letter in opposition to the revised proposal for this new building at 318 30<sup>th</sup> Avenue. The design remains massive and out of character for the neighborhood, as detailed in our letter. We urge you to require additional conditions for this project to be authorized.

Thanks very much for your careful consideration.

Sincerely,  
Connie Best

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: statement to be made today regarding SABA facility in the Bayview  
**Date:** Friday, December 01, 2017 11:32:13 AM

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*Office of Commission Affairs*

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

---

**From:** ina dang [mailto:ina@xenathedog.com]  
**Sent:** Thursday, November 30, 2017 12:17 PM  
**To:** Secretary, Commissions (CPC); Chandler, Mathew (CPC)  
**Subject:** statement to be made today regarding SABA facility in the Bayview

Hello Commissioners:

I plan to speak today at one pm in room 300. Here is a copy of my brief statement.

I am a homeowner and business owner in the Bayview, San Francisco 94124

I am concerned about SABA moving into our neighborhood. From what I understand SABA is a national chain with ten outlets and will be transporting live animals from Pennsylvania to be slaughtered in our neighborhood. Their Oakland plant slaughters 150k chickens per year and 2500 other livestock. I am extremely concerned about the waste and by products of this slaughterhouse.

The Bayview has historically been used as a dumping ground for toxins. Have you taken a walk along Hurons Point recently? It is a memorial highlighting the toxic waste created by the PGE plant in the Bayview.

I grew up in San Francisco and my father used to fish in the waterways off Yosemite in the Bayview. It is no wonder that 3 out of 5 members of my family have battled cancer. We were eating toxic waste.

It is your responsibility to stop this cycle and it is your moral and legal responsibility to , at the very minimum, request an environmental impact study before proceeding .

I own a doggy daycare at 2253 Shafter in the Bayview. From 1992 to 2012 it was used as a

meat processing plant. We are still dealing with dredging the waste and blood out of our drains and pipes. I can only imagine what the blood of 150k plus live animals would look like as it goes directly into our water system.

I understand that supporters highlight the need for a butcher in the Bayview. May I point out that we have an excellent butcher within Sav On market on third and we have a butcher counter within Duc Loi Market that is underutilized. We need to support Duc Loi Market - owned by a local family that used their own money in order to create a well needed market in the Bayview.

Why aren't more people opposed and why aren't there over 50 people here? I conducted my own random poll and out of 15 residents that I interviewed all 15 thought that only chickens were being processed and had no clue that there were other livestock involved and no idea that the animals would be coming from Pennsylvania.

Please think about the safety of the families in the Bayview and do not approve this business at least not without an environmental impact study.

Ina Dang  
3 Bell Court 94124  
and owner of Xena's Clubhouse for Dogs in the Bayview

**Ina Dang**  
**Your Pup's other BFF @ Xena's Clubhouse**  
**[www.xenasclubhousefordogs.com](http://www.xenasclubhousefordogs.com)**  
**415-282-3330**