

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: For inclusion in Commission Packet, and in record re: 744 Harrison
Date: Friday, January 12, 2018 9:11:02 AM
Attachments: [744 Harrison Local 2 Letter of Support.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Thursday, January 11, 2018 11:54 AM
To: Ionin, Jonas (CPC)
Cc: Jardines, Esmeralda (CPC)
Subject: For inclusion in Commission Packet, and in record re: 744 Harrison

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Cynthia Gómez
Research Analyst
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763

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: *** PRESS RELEASE *** ACTING MAYOR BREED AND THE DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING ANNOUNCE \$41.4 MILLION IN FEDERAL GRANTS TO ADDRESS HOMELESSNESS
Date: Friday, January 12, 2018 9:08:19 AM
Attachments: [1.11.18 Homelessness Federal Grants.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, January 11, 2018 1:19 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** ACTING MAYOR BREED AND THE DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING ANNOUNCE \$41.4 MILLION IN FEDERAL GRANTS TO ADDRESS HOMELESSNESS

FOR IMMEDIATE RELEASE:

Thursday, January 11, 2018

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

***** PRESS RELEASE *****
**ACTING MAYOR BREED AND THE DEPARTMENT OF
HOMELESSNESS AND SUPPORTIVE HOUSING ANNOUNCE
\$41.4 MILLION IN FEDERAL GRANTS TO ADDRESS
HOMELESSNESS**

Funding allocation represents 29 percent increase from last year's total

San Francisco, CA— Acting Mayor London Breed and the Department of Homelessness and Supportive Housing today announced the City will receive [\\$41.4 million in federal grants](#) to support homelessness initiatives in San Francisco.

“Across our nation, cities are struggling with the crisis of homelessness,” said Acting Mayor Breed. “If we are to solve this complex issue, we can’t do it alone. We need a sustained commitment from all levels of government. This federal funding will help us expand on solutions proven to be effective, such as creating more permanent supportive housing units and strengthening our rapid rehousing programs.”

The funding is being awarded as part of the Continuum of Care (CoC) program supported by the United States Department of Housing and Urban Development (HUD). The \$41.4 million allocated to San Francisco represents a 29 percent increase from last year’s \$32.2 million total.

“HUD’s Continuum of Care funding provides vital resources to a wide range of programs and projects that are effective in the fight to end homelessness in our community,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “This year’s record funding level recognizes the great work that our City and nonprofit partners are engaged in and a welcome investment in our work to make significant and sustained reductions in homelessness over the next five years.”

The HUD Continuum of Care grant will support 57 initiatives in San Francisco, with the funds primarily going toward permanent supportive housing and rapid rehousing efforts. The grant will support three expansion projects in San Francisco, funding a total of 31 new permanent supportive housing units to sites in the Tenderloin, SoMa District and Mission Bay neighborhoods.

Additionally, one transitional housing project will be funded, along with the City’s Coordinated Entry efforts and three Homeless Management Information System projects. The award also includes a non-renewable \$944,592 planning grant.

This year’s CoC funding is the highest amount San Francisco has ever received. The City has seen a 105 percent increase in HUD CoC funding since 2011, when San Francisco received \$20.1 million in grant funds.

“I would like to recognize the hard work of the City for its creative projects to address the plight of those San Francisco residents who endure the worst of times on our streets and in our shelters,” said Del Seymour, co-chair Local Homeless Coordinating Board. “The recent awards in our CoC funding is a testament to the caliber of work that our local service providers play in this effort to provide superior management of the needy.”

The CoC program is designed to promote communitywide commitment to ending homelessness by providing funding for efforts by nonprofit providers and state and local governments to quickly rehouse individuals and families experiencing homelessness.

“HUD is committed to ending homelessness in California,” said Regional Administrator Jimmy Stracner. “On this issue, partnership trumps partisanship. Homelessness is a national problem with local solutions and HUD is partnering to fund 57 housing and services programs in San Francisco. These interventions are critical to getting to results on an issue that affects any and every community.”

###

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 January 15, 2018
Date: Tuesday, January 16, 2018 9:29:14 AM
Attachments: [Commission Weekly Update 1.15.18.doc](#)

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From: Tsang, Francis
Sent: Monday, January 15, 2018 8:59 AM
To: Tsang, Francis
Subject: Commission Update for Week of January 15, 2018

Good morning, 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.

Francis

Francis Tsang
Deputy Chief of Staff
Office of the Mayor
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.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](#); [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 *** ACTING MAYOR BREED ON MARTIN LUTHER KING, JR. HOLIDAY
Date: Tuesday, January 16, 2018 9:37:08 AM
Attachments: [1.15.18 MLK Day.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, January 15, 2018 8:24 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** ACTING MAYOR BREED ON MARTIN LUTHER KING, JR. HOLIDAY

FOR IMMEDIATE RELEASE:

Monday, January 15, 2017

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

***** STATEMENT *****

**ACTING MAYOR BREED ON
MARTIN LUTHER KING, JR. HOLIDAY**

“Martin Luther King, Jr. Day is a time for solemn reflection and commemoration of the life and legacy of one of our country’s most distinguished leaders. It is a time for us to remember and think critically about the values he stood for: social and racial justice, service and equality

Although a half-century has passed since he left us, his pursuit of a more equitable, inclusive and compassionate America is as urgent as ever.

These are difficult times for our immigrants, our communities of color and our disenfranchised residents. The President spent his first year in office attacking the civil rights of our residents, pursuing discriminatory policies and refusing to condemn the racist rhetoric and actions of extremist hate groups.

Dr. King spent his life devoted to opposing such intolerance and hatred, we honor him not only today, but continue to honor his memory by speaking out against bigotry and hatred. He once said that ‘our lives begin to end the day we become silent about the things that matter.’

San Francisco will not be silent. We will not be deterred by the hate coming from Washington, D.C. We will not back down against threats to our values. We will not forget the message of hope celebrated each year on Martin Luther King, Jr. Day. We will continue to be a city that celebrates love, compassion and empathy for everyone—the same ideals championed by Dr. King.”

###

From: [Ionin, Jonas \(CPC\)](#)
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Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: SF Office Development Annual Limitation Program - Update
Date: Tuesday, January 16, 2018 9:42:06 AM
Attachments: [Office Allocation Stats \(2018_1_12\).pdf](#)

*Jonas P. Ionin,
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From: Teague, Corey (CPC)
Sent: Friday, January 12, 2018 4:17 PM
To: Teague, Corey (CPC)
Subject: SF Office Development Annual Limitation Program - Update

All Interested Parties,
The SF Office Development Annual Limitation Program tracking sheet, **as of January 12, 2018**, is attached. It will be available on our website shortly (<http://www.sf-planning.org/index.aspx?page=3254>). Please let me know if you have any questions.

Corey A. Teague, AICP, LEED AP
Principal Planner, Assistant Zoning Administrator

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9081 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1965 Market St CU
Date: Tuesday, January 16, 2018 9:46:12 AM
Attachments: [1965marketSt_CBDsupport12012018.pdf](#)

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From: Andrea Aiello [mailto:andrea@castrocbd.org]
Sent: Friday, January 12, 2018 2:55 PM
To: David Prowler; Gordon-Jonckheer, Elizabeth (CPC); Jeff Sheehy; Ionin, Jonas (CPC); Secretary, Commissions (CPC); Rich.Hillis@sfgov.org
Subject: 1965 Market St CU

Dear President Hillis,

Attached please find the Castro/Upper Market Community Benefit District's support for the project at 1965 Market St.

If you have any questions, please contact me at 415-500-1181 or andrea@castrocbd.org

Thank you!
Andrea

Andrea Aiello Executive Director
Castro/Upper Market CBD
ph: 415-500-1181
www.castrocbd.org
facebook.com/castrocbd
twitter.com/visitthecastro

From: [Jonin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741
Date: Tuesday, January 16, 2018 10:27:16 AM

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From: Eddie Stiel [mailto:eddiestiel@yahoo.com]
Sent: Tuesday, January 16, 2018 8:16 AM
To: Samonsky, Ella (CPC)
Cc: Rahaim, John (CPC); Secretary, Commissions (CPC); Rodney Fong; Rich Hillis; Johnson, Christine (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Cohen, Malia (BOS); Inc Mission Local; Laura Waxmann; Tim Redmond; Randy Shaw; Charlotte Silver; Jk Dineen; Hui, Tom (DBI); Sanbonmatsu, Jamie (DBI)
Subject: Re: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Dear Ms. Samonsky,

I am following up to my earlier letter by bringing your attention to a January 14, 2018 SF Examiner article about 701 Hampshire Street in particular and the Planning Department enabling of evictions by approving building permits for elective renovations in general: www.sfexaminer.com/sf-tenant-advocates-aim-eliminate-landlord-incentives-trigger-evictions/

Please note that in the article, property owner Mark Colwell states his intention to evict all the residents of 701 Hampshire Street, not just those living in Units 201 (#4) and Units 202 (#5), slated for expansion into the proposed new fourth level:

"“The City allows us to add more rent-control units, and we are taking advantage of this,” said Colwell, who works as a real estate agent with Redfin. He purchased the Hampshire Street building two years ago and said it’s in need of seismic retrofitting.

“[The tenants] can’t stay there while we replace the foundation,” he said. “They have the right to return. We are just doing what The City requires.”

You and I discussed seismic retrofitting in our December 27, 2017 telephone conversation in which you explained that such retrofits generally do not require residents to vacate their homes. I agree with your assessment based on my experience walking by buildings undergoing such work.

Colwell's attempt to empty the apartments at 701 Hampshire Street for a seismic retrofit raises some important questions: Who decides if residents must vacate their apartments? Is it the architect or engineer hired by the property owner (who, in this case, wants most of all to evict the residents)? Is it the Department or Building Inspection? Another neutral entity?

While I understand that you do not have the authority to deny a building permit application for an addition or renovation on the basis of tenancy, I am repeating my request that the Planning Department deny Building Permit Application No. 2017.0124.7741.

Thank you for letting me share my thoughts with you.

Sincerely,
Edward Stiel

On Thursday, December 28, 2017, 1:36:41 PM PST, Eddie Stiel <eddiestiel@yahoo.com> wrote:

2887 Folsom
Street

San Francisco, CA 94110

December 28,

2017

Ella Samonsky

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103
(By email)

RE: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Dear Ms. Samonsky:

I have lived in the Mission District since January, 1992; always a renter, twice no fault evicted (OMI-2004, Ellis Act-2005). Thank you for returning my telephone call and discussing 701 Hampshire Street yesterday.

I request that you disapprove the Building Permit Application for 701 Hampshire Street for the simple reason that the proposed construction of a new fourth story and the expansion of existing apartments 201 (#4) and 202 (#5) into that addition would require the eviction of any residents from existing units 201 (#4) and 202 (#5) and perhaps unit 203 (#6).

Our telephone conversation informed me that you do not know nor are required to know if anyone lives in the affected apartments. I understand that one of the roles of Planners at the Planning Department is to shepherd proposals through the development process on behalf of property owners seeking entitlements like building permits. However, in situations like this one involving the unnecessary renovation or expansion of existing rental units by property owners seeking increased profits, these entitlements require evicting current residents.

Incredibly, the Building Permit application process completely ignores the existence of any current residents at risk of eviction. Compounding this flawed process is the fact that for current tenants to get a public hearing prior to the Planning Department's approval of the project requires a Request for Discretionary Review with an expensive filing fee of \$598.

I addressed a very similar Building Permit Application leading to the potential eviction of current tenants for a proposed project at 2782-2786 Folsom Street in a letter to Planner Doug Vu in February, 2016. I am attaching that letter to this one for your reference and because the important issues and flaws in the Building Permit Application process remain uncorrected.

Likewise, I am sending copies of this letter to Planning Director John Rahaim, the Planning Commissioners and to Malia Cohen, the Supervisor whose district includes 701 Hampshire Street, so that the Planning Department leadership and San Francisco elected officials can institute simple reforms to prevent the eviction of people from their homes during this period of multiple crises of housing affordability, eviction, tenant harassment and homelessness.

Thank you for letting me share my thoughts with you. I look forward to your disapproval of Building Permit Application No. 2017.0124.7741 for 701 Hampshire Street.

Sincerely,

Edward Stiel

Cc: John Rahaim, Director, SF Planning Department

Supervisor Malia Cohen

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: Serious Health Concerns re: Case No. 2014-002033ENV
Date: Tuesday, January 16, 2018 10:27:50 AM

*Jonas P. Ionin,
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From: Judy Chang [mailto:judy.p.chang@gmail.com]
Sent: Monday, January 15, 2018 9:11 PM
To: Kim, Jane (BOS); Lopez, Barbara (BOS); Li, Michael (CPC); Pollak, Josh (CPC); Vu, Doug (CPC)
Subject: Serious Health Concerns re: Case No. 2014-002033ENV

Supervisor Kim,

The sponsor at 429 Beale/430 Main has repeatedly put designs up for review that have clearly posed a threat to the community's health. This person continues to submit designs that don't address the air quality issues that the neighborhood has proven through multiple air quality reports.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

There are two issues here (1) that the sponsor has a complete disregard for the neighborhood's health in the resubmission a similar design and (2) the waste of City resources for the Planning Department to have to continue to respond to this sponsor in the same way each time.

Can the planning department update it's code or policies to automatically disqualify designs that pose a similar threat, rather than wasting City resources on a status quo process that clearly has the same environmental impacts on our district's neighborhoods?

I would like to have all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV sent to me.

There have been multiple environmental reviews completed by the City as well as our HOA that proves that there will be increased health hazards to our communities air quality.

Currently the sponsor at 430 Main has obtained an air quality report for their project that shows that the proposed design suffers from the same flaws as the proposed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units.

The current air quality report shows that there will be an increase in particulate matter 2.5 of

between 7% and 15%.

This building houses many forms of diversity including a natural diversity of birds, dragonflies, and butterflies as well as a diverse population of people--diverse in ethnicity, age, and social economic levels.

There is no safe level of exposure to particulate matter 2.5 so any increase is extremely troubling for health outcomes for people; especially for children, elderly and the sick.

Please send all documents related to the project to:

Judy Chang
201 Harrison Street, Unit 924
San Francisco, CA 94105
415-297-9873
judy.p.chang@gmail.com

Many thanks to all the City elected officials, commissioners, and employees for their continued service and dedication to doing the right thing.

Judy Chang

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: Whole Foods 365 project - 1600 Jackson Street
Date: Tuesday, January 16, 2018 10:27:59 AM
Attachments: [Whole Foods.docx](#)

*Jonas P. Ionin,
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From: Helene [mailto:helene@frakesfamily.com]
Sent: Monday, January 15, 2018 3:14 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC)
Subject: Whole Foods 365 project - 1600 Jackson Street

Hello,

Please forward the attached letter to members of the Planning Commission.

Thank you.

Helene T. Frakes

From: [Ionin, Jonas \(CPC\)](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 644 Broadway/Kenneth Rexroth
Date: Tuesday, January 16, 2018 10:38:06 AM
Attachments: [IMG_2930.PNG](#)
[IMG_3001.PNG](#)
[IMG_2993.PNG](#)

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From: Johnny Kelly [mailto:johnnykelly183@gmail.com]
Sent: Sunday, January 14, 2018 9:46 PM
To: richhillissf@yahoo.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); planning@rodneyfong.com; Melgar, Myrna (CPC); Johnson, Christine (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)
Subject: 644 Broadway/Kenneth Rexroth

To whom may concert:

16ys ago, if we didn't call DPW for cleaning the stinking alley, if DPW did the cleaning for the alley, we won't be known "this alley is an un-accept street, not a public street", we won't be known "SF have over 2.000 of this kind of street, owner need to do cleaning by themselves, also owner have rights use half of way from their front door too", since then we keep to clean the alley by ourselves, we appreciate our supervisor Aaron Peskin worked with health department and DPW at the same time...kicked out all the business trust cans, including 644 Broadway, they have to be store their cans inside of the building and pick up in their front, their food daily deliver need to be do in the front door also, back door is for emergence use only, because of supervisor helped us, our alley can got approve from fire department to installed the new

lock gate, we can enjoy to living in our cleaning, peace and quiet alley...

Two and half years ago, there's two guys in the alley requested our neighbors for the alley gate key, our neighbor said no, I looked through my window at the time, one guy was yelling to them:" ...we have money, we have power...", at the time I was think "he must be a madman, the city is not yours, there's rule"! We never know who's this guy, until recently watched this link:

<https://chinalivesf.com/fine-dining-in-san-francisco/>

yes, he's the owner of Chinalive George Chen! He just like a bully, they want to seize our alley, looks like everything under their control: have DPW set up meeting with us at first for the key, said is for the construction deliver, if we don't give it to them will remove the gate; tell lies that's public street in 1st hearing; our updated complaints didn't go through to the commissioners; they build a new wall#8 at the back, created new address 8 kenneth Rexroth as their main entrance in our alley, 8 kenneth Rexroth that's their illegal business address, complaint to planning department the file has been closed, they still have back door 8 kenneth rexroth do their business 24/7...they have big events in the alley on Dec,1,2017, my neighbor complaint to fire dept. the file closed by failed; neighbor requested for CCDC for help, the final answer was " no record show that's public street, if you have any problems please let the owner Jeff Lee know", at the same time we have another neighbor got an email from one of 644 Broadway's "your neighbor xx complaint to CCDC"...the alley gate is not theirs, but they can changed the lock without any notice in last June, Jan 2, 2018 they changed the gate color to black color without any notice again, black color can let their 8 Kenneth Rexroth sign on the gate easy look! Punch bar can let their guests easy to get in the alley... the alley is not theirs, their back door is for emergence use only, but now they control the alley, the alley is theirs, they control the alley, they do what ever they like to do, we live here feel don't feel safe and health any more, their business has been cause our neighbors safety and health problems, we hope our commissioners and supervisor can help us again. We want our alley back,their door just for emergence use only not for business, we want our original gate back.

Thank you
Johnny

[IMG_2803.MOV](#)

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: 1965 Market St CU
Date: Tuesday, January 16, 2018 10:39:08 AM
Attachments: [1965marketSt_CBDsupport12012018.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Andrea Aiello [mailto:andrea@castrocbd.org]
Sent: Friday, January 12, 2018 2:55 PM
To: David Prowler; Gordon-Jonckheer, Elizabeth (CPC); Jeff Sheehy; Ionin, Jonas (CPC); Secretary, Commissions (CPC); Rich.Hillis@sfgov.org
Subject: 1965 Market St CU

Dear President Hillis,

Attached please find the Castro/Upper Market Community Benefit District's support for the project at 1965 Market St.

If you have any questions, please contact me at 415-500-1181 or andrea@castrocbd.org

Thank you!
Andrea

Andrea Aiello Executive Director
Castro/Upper Market CBD
ph: 415-500-1181
www.castrocbd.org
facebook.com/castrocbd
twitter.com/visitthecastro

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: 744 Harrison Project
Date: Tuesday, January 16, 2018 3:22:51 PM
Attachments: [744 Harrison DCP Letter](#)
[ASG Grant MOU 1-18](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Jardines, Esmeralda (CPC)
Sent: Tuesday, January 16, 2018 3:21 PM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: 744 Harrison Project

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. The MOU was already included into the Planning Commission's packets. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: John Elberling [<mailto:johne@todco.org>]
Sent: Tuesday, January 16, 2018 2:37 PM
To: Jardines, Esmeralda (CPC)
Cc: DPH - ttunny; Joyce Lee; Anna Yee
Subject: Re: 744 Harrison Project

Here is our letter.

From: john elberling <johne@todco.org>

Date: Monday, January 8, 2018 at 4:27 PM

To: "Esmeralda.jardines@sfgov.org" <Esmeralda.jardines@sfgov.org>

Subject: 744 Harrison Project

Hi – want DCP staff to know we have made an agreement with the project developer for a mitigation funding grant to TODCO regarding the project's shadow impacts on our Alice Street Community Garden. I'll follow up with a letter to DCP this week. Copy of the MOU is attached with details. The amount was calculated @ \$0.50 per net new shadow foot hour for the total annual amount of hours of shadow the project will cast on the Gardens.

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: 744 Harrison Letter of Support
Date: Tuesday, January 16, 2018 3:22:33 PM
Attachments: [744 Harrison Galing Bata Letter of Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Jardines, Esmeralda (CPC)
Sent: Tuesday, January 16, 2018 3:20 PM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: 744 Harrison Letter of Support

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: ccconsolacion3@gmail.com [<mailto:ccconsolacion3@gmail.com>] **On Behalf Of** Charm Consolacion
Sent: Tuesday, January 16, 2018 2:52 PM
To: Jardines, Esmeralda (CPC)
Subject: 744 Harrison Letter of Support

Hello Ms. Jardines,

Please see the attached letter of support for the 744 Harrison Development. Please let me know if you have any questions.

Sincerely,

Charm Consolacion

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: 744 Harrison Street Project
Date: Tuesday, January 16, 2018 3:22:23 PM
Attachments: [744 Harrison FADF ltr.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Jardines, Esmeralda (CPC)
Sent: Tuesday, January 16, 2018 3:19 PM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: 744 Harrison Street Project

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: bernadette.borjasy@gmail.com [<mailto:bernadette.borjasy@gmail.com>] **On Behalf Of** Bernadette Sy
Sent: Tuesday, January 16, 2018 1:39 PM
To: Jardines, Esmeralda (CPC)
Cc: Taylor Lee
Subject: 744 Harrison Street Project

Good afternoon Esmeralda,
Attached please find a letter of support for the 744 Harrison Project from the Filipino-American Development Foundation.
Bernadette Sy

--

Bernadette Borja Sy

Executive Director
Filipino-American Development
Foundation/Bayanihan Community
Center
1010 Mission Street, Suite B
San Francisco, CA 94103
T 415.348.8042
F 415.974.0349
Email: bernadette@bayanihancc.org
Website: www.bayanihancc.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](#); [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: Political Activity by City Officers and Employees
Date: Tuesday, January 16, 2018 2:21:03 PM
Attachments: [Political Activity 2018.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Tsang, Francis
Sent: Tuesday, January 16, 2018 2:14 PM
To: Quesada, Amy (PRT); Valdez, Anthony (ENV); Ballard, Krista (HSA); Badasow, Bridget (HSA) (DSS); Chan, Donald (REG); Varner, Christina (RNT); Stewart, Crystal (ADM); Vaughn, Carla (PUC); Mauer, Dan (REC); Hood, Donna (PUC); dwanekennedy@gmail.com; Nelson, Eric (ADM); Ethics Commission, (ETH); Gannon, Lori (HRC); Cantara, Gary (BOA); Larrick, Herschell (WOM); Jean Caramatti (AIR); Norris, Jennifer (WAR); Ionin, Jonas (CPC); Austin, Kate (ADM); Kilshaw, Rachael (POL); LaCroix, Leah (BOS); Scott, Laini (HSS); lhathhorn@asianart.org; Rainey, Louise (HSA); McArthur, Margaret (REC); Morewitz, Mark (DPH); martin@spha.org; Conefrey, Maureen (FIR); Mahajan, Menaka (ECN); Brown, Michael (CSC); Hewitt, Nadya (REG); Nickens, Norm (RET); OCII, Commission Secretary (CII); Gerber, Patricia (CPC); Silva-Re, Pauline (JUV); Polk, Zoe (HRC); Pon, Adrienne (ADM); Fontes, Portia (ECN); Tom, Risa (POL); Boomer, Roberta (MTA); Blackman, Sue (LIB); SfVACSECRETARY@gmail.com; Page_Ritchie, Sharon (ART); Shore, Elena (ADM); Harris, Sonya (DBI); Tristan Wyatt (tristanwyattsfvac@gmail.com)
Subject: FW: Political Activity by City Officers and Employees

Good afternoon,

Please make sure your Commissioners and Board Members receive this updated memo from the City Attorney's Office on rules governing political activities.

Thanks!

Francis

Francis Tsang

Deputy Chief of Staff
Office of the Mayor
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: Feitelberg, Brittany (CAT) [<mailto:Brittany.Feitelberg@sfcityatty.org>]
Sent: Tuesday, January 16, 2018 2:08 PM
Subject: Political Activity by City Officers and Employees

Please find attached the updated Political Activity Memorandum, which describes the rules governing political activities by City employees and officers. The Memo can also be found on the City Attorney's website, under the Legal Opinions tab at:

<https://www.sfcityattorney.org/legalopinions/>

Thank you,

Brittany Kneebone Feitelberg

OFFICE OF CITY ATTORNEY DENNIS HERRERA

San Francisco City Hall, Room 234

1 Dr. Carlton B. Goodlett Place

San Francisco, California 94102-4682

brittany.feitelberg@sfcityatty.org * (Note new email address)

(415) 554-4748 Direct

(415) 554-4700 Reception

(415) 554-4715 Facsimile

From: [Jardines, Esmeralda \(CPC\)](#)
To: [Moore, Kathrin \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: 590 Leland Avenue 2014.0936DRP
Date: Tuesday, January 16, 2018 6:19:47 PM
Attachments: [2014.0936DRP revised drawings condensed.pdf](#)
[590 Leland Changes to Architectural Drawings.pdf](#)

Hello Commissioner Moore,

Thank you so much for the call this afternoon! The aforementioned square footages of the proposed homes along Raymond and Leland Avenue are provided on the first page of the DR Full Analysis included in the CPC Packets and are as follows:

590 Leland Avenue Project Square Footages:

579 Raymond Avenue: 3,456 SF;
583 Raymond Avenue: 3,706 SF;
589 Raymond Avenue: 3706 SF;
586 Leland Avenue: 3,506 SF;
596 Leland Avenue: 4,372 SF;

I have asked the project team to re-confirm these are still the most current square footages; if not, I will provide that information upon receipt.

I sincerely apologize for the repetitive Planning Commission case packet. I wanted to include the previous CPC packet for reference and thus, the first 217 pages are materials you all have already seen last year excluding the updates to Staff's DR analysis; I understand how that may have led to some confusion.

For ease of reference, the revised architectural plan sets as well as a summary of the changes that have been made from January 2017 (first DR hearing) to January 2018 are attached to this email. All of these materials are in the CPC Packet that was published for January 18, 2018. Commissions Secretary, could you please also forward this to the entire Planning Commission?

Please confirm receipt of this email and do let me know if you have any further inquiries or if I can be of assistance.

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Jardines, Esmeralda \(CPC\)](#)
To: mooreurban@aol.com
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: 590 Leland Avenue 2014.0936DRP
Date: Tuesday, January 16, 2018 6:13:30 PM
Attachments: [2014.0936DRP revised drawings condensed.pdf](#)
[590 Leland Changes to Architectural Drawings.pdf](#)

Hello Commissioner Moore,

Thank you so much for the call this afternoon! The aforementioned square footages of the proposed homes along Raymond and Leland Avenue are provided on the first page of the DR Full Analysis included in the CPC Packets and are as follows:

590 Leland Avenue Project Square Footages:

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Please confirm receipt of this email and do let me know if you have any further inquiries or if I can be of assistance.

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Jardines, Esmeralda \(CPC\)](#)
To: [John Elberling](#)
Cc: [DPH - ttunny](#); [Joyce Lee](#); [Anna Yee](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: RE: 744 Harrison Project
Date: Tuesday, January 16, 2018 3:22:47 PM

Hello John,

Thank you for submitting this. You previously provided the MOU which has already been included in the Planning Commission's packets. Is this a revised MOU that will supersede the previous one? Please confirm. If not, then I will print copies of the letter to submit to the Planning Commission this Thursday.

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: John Elberling [mailto:johne@todco.org]
Sent: Tuesday, January 16, 2018 2:37 PM
To: Jardines, Esmeralda (CPC)
Cc: DPH - ttunny; Joyce Lee; Anna Yee
Subject: Re: 744 Harrison Project

Here is our letter.

From: john elberling <johne@todco.org>
Date: Monday, January 8, 2018 at 4:27 PM
To: "Esmeralda.jardines@sfgov.org" <Esmeralda.jardines@sfgov.org>
Subject: 744 Harrison Project

Hi – want DCP staff to know we have made an agreement with the project developer for a mitigation funding grant to TODCO regarding the project's shadow impacts on our Alice Street Community Garden. I'll follow up with a letter to DCP this week. Copy of the MOU is attached with details. The amount was calculated @ \$0.50 per net new shadow foot hour for the

total annual amount of hours of shadow the project will cast on the Gardens.

From: [Jardines, Esmeralda \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: 744 Harrison Project
Date: Tuesday, January 16, 2018 3:21:06 PM
Attachments: [744 Harrison DCP Letter](#)
[ASG Grant MOU 1-18](#)

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. The MOU was already included into the Planning Commission's packets. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: John Elberling [mailto:johne@todco.org]
Sent: Tuesday, January 16, 2018 2:37 PM
To: Jardines, Esmeralda (CPC)
Cc: DPH - ttunny; Joyce Lee; Anna Yee
Subject: Re: 744 Harrison Project

Here is our letter.

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Date: Monday, January 8, 2018 at 4:27 PM
To: "Esmeralda.jardines@sfgov.org" <Esmeralda.jardines@sfgov.org>
Subject: 744 Harrison Project

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total annual amount of hours of shadow the project will cast on the Gardens.

From: [Jardines, Esmeralda \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: 744 Harrison Letter of Support
Date: Tuesday, January 16, 2018 3:19:36 PM
Attachments: [744 Harrison Galing Bata Letter of Support.pdf](#)

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: ccconsolacion3@gmail.com [mailto:ccconsolacion3@gmail.com] **On Behalf Of** Charm Consolacion
Sent: Tuesday, January 16, 2018 2:52 PM
To: Jardines, Esmeralda (CPC)
Subject: 744 Harrison Letter of Support

Hello Ms. Jardines,

Please see the attached letter of support for the 744 Harrison Development. Please let me know if you have any questions.

Sincerely,

Charm Consolacion

From: [Jardines, Esmeralda \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: 744 Harrison Street Project
Date: Tuesday, January 16, 2018 3:18:45 PM
Attachments: [744 Harrison FADF ltr.pdf](#)

Hello Commissions Secretary,

Staff has printed 13 copies of this letter and will provide the printed copies this Thursday. In the interim, can you please forward this letter to the Planning Commission?

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: bernadette.borjasy@gmail.com [mailto:bernadette.borjasy@gmail.com] **On Behalf Of** Bernadette Sy
Sent: Tuesday, January 16, 2018 1:39 PM
To: Jardines, Esmeralda (CPC)
Cc: Taylor Lee
Subject: 744 Harrison Street Project

Good afternoon Esmeralda,
Attached please find a letter of support for the 744 Harrison Project from the Filipino-American Development Foundation.
Bernadette Sy

--

Bernadette Borja Sy
Executive Director
Filipino-American Development
Foundation/Bayanihan Community
Center
1010 Mission Street, Suite B
San Francisco, CA 94103
T 415.348.8042
F 415.974.0349
Email: bernadette@bayanihancc.org
Website: www.bayanihancc.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: [Son, Chanbory \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: FW: Comment relevant to item 15, Jan,18 2108 Agenda
Date: Wednesday, January 17, 2018 9:03:37 AM
Attachments: [Commissioners letter 1 2018.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org

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

From: James Growden [<mailto:jimgrowden@gmail.com>]
Sent: Tuesday, January 16, 2018 6:53 PM
To: Secretary, Commissions (CPC)
Cc: [ljshaffer1](#)
Subject: Comment relevant to item 15, Jan,18 2108 Agenda

Mr. Ionin,

Please accept the attached document as comment relevant to item 15, case 2014.0936DRP, in section F on the Commission Agenda for Jan, 18, 2018, and circulate it to all Commissioners.

Thank you.

Fran Martin

From: [Jonin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 701 Hampshire Proposal - Objection Letter
Date: Wednesday, January 17, 2018 9:10:34 AM
Attachments: [SCALE AND PRIVACY IMPACT FOR NEIGHBORING BUILDINGS.docx](#)
[ATT00001.htm](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Dobner, Nina [mailto:ndobner@ea.com]
Sent: Tuesday, January 16, 2018 5:48 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC); Samonsky, Ella (CPC); Samonsky, Ella (CPC); Board of Supervisors, (BOS); richhi@eaOffice.onmicrosoft.com
Cc: Dobner Nina; Dobner Nina
Subject: 701 Hampshire Proposal - Objection Letter

Hi, this letter and attachment are to accompany the DR filed by the tenants union of 701 Hampshire.

I am the owner of the property directly next door (2525 19th Street).

This proposal takes away natural light from my living area. The architect drawings do not take into account the set-back/lightwell or show the removal of all natural light from my downstairs living area, or the unit below me. There is complete loss of privacy to my bedroom and bathroom, plus loss of light there, too. It will also look directly into my 2-year old daughters bedroom. Proposal will also complete remove my view (of downtown and Golden Gate Bridge) and natural light and fresh air to my upstairs and downstairs window.) My house was built in 1897 and I have owned and lived in it for 17 years.”

You can see multiple photos of my skylights and windows and the setback here:

<https://www.smugmug.com/gallery/n-GP297N>

The architect plans here are not accurate. They do not show the light/shadow impact to my downstairs liveable area or the into under my house (separate tenant), because they do not show the set-back/lightwell. Over the past 2 years, I have met with the architect and owners several times and they have made no meaningful changes.

In addition, they have tried to do an OMI, and claim to live in the building, but the current tenants told me that they do not.

I am not against the project, if these changes could be made:

- No additional story/height
- no eviction of current tenants
- All existing tenants either moved or rehoused during renovation and moved back in afterwards (if they want to)
- no loss of my liveable light
- no loss of parking space in the neighbourhood
- quiet hours during the early mornings, evening, and weekends.

Multiple neighbours do not support this project and want to attend meetings. Many have emailed Ella, so you should have all of our contact details or can contact Calle 24. We all want to attend.

Thank you.

Nina Dobner
Cell: 415-370-4190
2525 19th St., SF, CA 94110
NinaDobner@gmail.com

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: [Jardines, Esmeralda \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Comment relevant to item 15, Jan. 18, 2018 Agenda
Date: Wednesday, January 17, 2018 9:13:06 AM
Attachments: [Planning Commissioners1-18-18.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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

jonas.ionin@sfgov.org
www.sfplanning.org

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

From: Linda Shaffer [<mailto:ljshaffer1@comcast.net>]
Sent: Tuesday, January 16, 2018 5:23 PM
To: Secretary, Commissions (CPC)
Cc: Fran Martin
Subject: Comment relevant to item 15, Jan. 18, 2018 Agenda

Mr. Ionin,

Please accept the attached document as comment from me relevant to item 15, relevant to case 2014.0936DRP, in section F on the Commission's Agenda for Jan. 18, 2018, and circulate it to all Commissioners.

I regret that I cannot attend the hearing due to a conflict with a previously scheduled medical procedure.

Thank you,

Linda Shaffer

From: [Gordon-Jonckheer, Elizabeth \(CPC\)](#)
To: [Secretary, Commissions \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Silva, Christine \(CPC\)](#)
Cc: [Grob, Carly \(CPC\)](#); [Conner, Kate \(CPC\)](#)
Subject: Case No. 2015-002825CUA/1965 Market Street/255-291 Duboce Avenue - Revised Draft Motion with Exhibit D and other after-packet materials
Date: Wednesday, January 17, 2018 1:57:11 PM
Attachments: [Revised Draft Motion 1965 Market Street 2015-002825CUA redline state density bonus.pdf](#)
[Exhibit D - 1965 Market Street Concession-Incentive Identifiable Cost Reductions.pdf](#)
[Revised Draft Motion 1965 Market Street 2015-002825CUA redline state density bonus.docx](#)
[1965marketSt_CBDsupport12012018.pdf](#)
[1965 Market - Anti-Discrimination Affidavit.pdf](#)

Dear Commission Secretary's Office,

Per our discussion this morning, attached please find the following documents for email delivery to the Commissioners this afternoon:

- Revised Draft Motion for Case No. 2015-002825CUA
- Exhibit D – Concession/Incentive Identifiable Cost Reductions from Project Sponsor
- Revised Draft Motion for Case No. 2015-002825CUA (**Word file – for Commission Secretary use/revision if needed**)

As noted in the Memo to the Planning Commission printed for the hearing on January 18, 2018 for Case No. 2015-002825CUA/1965 Market Street/255-291 Duboce Avenue, the Case Packet originally referenced the request for additional height at the site as a waiver under the Individually Requested State Density Bonus program, rather than a concession/incentive. The revised Draft Motion corrects specific language and findings. All changes are shown in red, those areas deleted are shown in strike-through, and additions are double-underlined. Exhibit D should also be included as part of the revision to the Draft Motion – it provides Project Sponsor documentation that the request for height results in actual and identifiable cost reductions for the project.

Also attached are other after-packet materials:

- Castro/Upper Market Community Benefit District support letter
- Anti-Discriminatory Housing Affidavit

These items are not part of the revision to the Draft Motion, and if preferable can wait and be passed forward at the hearing; please advise.

Thanks,
Elizabeth

Elizabeth Gordon Jonckheer, Senior Planner
Southwest Quadrant Team – Preservation, Current Planning Division
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8728 **Fax:** 415-558-6409
Email: Elizabeth.Gordon-Jonckheer@sfgov.org
Web: 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: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case No. 2015-002825CUA/1965 Market Street/255-291 Duboce Avenue - Revised Draft Motion with Exhibit D and other after-packet materials
Date: Wednesday, January 17, 2018 4:35:32 PM
Attachments: [Revised Draft Motion 1965 Market Street 2015-002825CUA redline state density bonus.pdf](#)
[Exhibit D - 1965 Market Street Concession-Incentive Identifiable Cost Reductions.pdf](#)
[Revised Draft Motion 1965 Market Street 2015-002825CUA redline state density bonus.docx](#)
[1965marketSt. CBDSupport12012018.pdf](#)
[1965 Market - Anti-Discrimination Affidavit.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
www.sfplanning.org

From: Gordon-Jonckheer, Elizabeth (CPC)
Sent: Wednesday, January 17, 2018 1:57 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Son, Chanbory (CPC); Silva, Christine (CPC)
Cc: Grob, Carly (CPC); Conner, Kate (CPC)
Subject: Case No. 2015-002825CUA/1965 Market Street/255-291 Duboce Avenue - Revised Draft Motion with Exhibit D and other after-packet materials

Dear Commission Secretary's Office,

Per our discussion this morning, attached please find the following documents for email delivery to the Commissioners this afternoon:

- Revised Draft Motion for Case No. 2015-002825CUA
- Exhibit D – Concession/Incentive Identifiable Cost Reductions from Project Sponsor
- Revised Draft Motion for Case No. 2015-002825CUA (**Word file – for Commission Secretary use/revision if needed**)

As noted in the Memo to the Planning Commission printed for the hearing on January 18, 2018 for Case No. 2015-002825CUA/1965 Market Street/255-291 Duboce Avenue, the Case Packet originally referenced the request for additional height at the site as a waiver under the Individually Requested State Density Bonus program, rather than a concession/incentive. The revised Draft Motion corrects specific language and findings. All changes are shown in red, those areas deleted are shown in strike-through, and additions are double-underlined. Exhibit D should also be included as part of the revision to the Draft Motion – it provides Project Sponsor documentation that the request for height results in actual and identifiable cost reductions for the project.

Also attached are other after-packet materials:

- o Castro/Upper Market Community Benefit District support letter
- o Anti-Discriminatory Housing Affidavit

These items are not part of the revision to the Draft Motion, and if preferable can wait and be passed forward at the hearing; please advise.

Thanks,
Elizabeth

Elizabeth Gordon Jonckheer, Senior Planner
Southwest Quadrant Team – Preservation, Current Planning Division
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8728 **Fax:** 415-558-6409
Email: Elizabeth.Gordon-Jonckheer@sfgov.org
Web: 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: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of Support 4230 18th St. Case# 2017-008334CUA
Date: Wednesday, January 17, 2018 4:36:04 PM
Attachments: [4230 18thSt. LOS17012018.pdf](#)

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From: Andrea Aiello [mailto:andrea@castrocbd.org]
Sent: Wednesday, January 17, 2018 11:44 AM
To: Rich Springer; Gannon Tidwell; Sheehy, Jeff (BOS); Ionin, Jonas (CPC); TQuayle@ccs-architecture.com; Horn, Jeffrey (CPC)
Subject: Letter of Support 4230 18th St. Case# 2017-008334CUA

Hello,
Attached please find the letter of support for the Castro Hotel. If you have any questions, please do not hesitate to contact me.

Thank you,
Andrea

Andrea Aiello Executive Director
Castro/Upper Market CBD
ph: 415-500-1181
www.castrocbd.org
facebook.com/castrocbd
twitter.com/visitthecastro

From: [Rahaim, John \(CPC\)](#)
To: [CTYPLN - CITY PLANNING EVERYONE](#)
Subject: Sanctuary City Policies
Date: Wednesday, January 17, 2018 6:07:46 PM
Attachments: [Sanctuary-City-Reminder-1-19-17.pdf](#)
[Memorandum re Limits on U.S. Immigration and Customs Enforcement Searchpdf](#)

All, attached are two memos summarizing the city's Sanctuary City policies and obligations. Please do take a few minutes to read and remind yourselves of our obligations in this matter.

If you have questions, please contact me or another senior manager.

John

John Rahaim
Planning Director

Andrea Green
Executive Assistant

john.rahaim@sfgov.org 415-558-6411
andrea.green@sfgov.org 415-558-6268
1650 Mission Street Suite 400
San Francisco CA 94103

From: [Jardines, Esmeralda \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: 590 Leland Avenue
Date: Wednesday, January 17, 2018 6:45:16 PM
Attachments: [590 Leland Gross Area Calculations 1-16-2018.pdf](#)

Hello Commissions Secretary,

Can you please forward this to the Planning Commission? These are the updated square footages for each respective home in the 590 Leland Avenue project.

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Gary Gee [mailto:GGee@garygee.com]
Sent: Wednesday, January 17, 2018 3:22 PM
To: Jardines, Esmeralda (CPC)
Cc: Victor Quan; urbanoez@gmail.com; David Rubinstein
Subject: RE: 590 Leland Avenue

Esmeralda:

Attached is a table with all the SF Planning Code definition of gross square footage area calculations for each house.

Gary Gee, AIA

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: Sanctuary City Policies
Date: Thursday, January 18, 2018 9:17:43 AM
Attachments: [Sanctuary-City-Reminder-1-19-17.pdf](#)
[Memorandum re Limits on U.S. Immigration and Customs Enforcement Searchpdf](#)

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From: Rahaim, John (CPC)
Sent: Wednesday, January 17, 2018 6:07 PM
To: CTYPLN - CITY PLANNING EVERYONE
Subject: Sanctuary City Policies

All, attached are two memos summarizing the city's Sanctuary City policies and obligations. Please do take a few minutes to read and remind yourselves of our obligations in this matter.
If you have questions, please contact me or another senior manager.

John

John Rahaim
Planning Director

Andrea Green
Executive Assistant

john.rahaim@sfgov.org 415-558-6411
andrea.green@sfgov.org 415-558-6268
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: 590 Leland Avenue
Date: Thursday, January 18, 2018 9:18:12 AM
Attachments: [590 Leland Gross Area Calculations 1-16-2018.pdf](#)

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From: Jardines, Esmeralda (CPC)
Sent: Wednesday, January 17, 2018 6:45 PM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: 590 Leland Avenue

Hello Commissions Secretary,

Can you please forward this to the Planning Commission? These are the updated square footages for each respective home in the 590 Leland Avenue project.

Thank you,

Esmeralda Jardines, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Gary Gee [<mailto:GGee@garygee.com>]
Sent: Wednesday, January 17, 2018 3:22 PM
To: Jardines, Esmeralda (CPC)
Cc: Victor Quan; urbanoez@gmail.com; David Rubinstein
Subject: RE: 590 Leland Avenue

Esmeralda:

Attached is a table with all the SF Planning Code definition of gross square footage area calculations for each house.

Gary Gee, AIA

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please reject the "Monster in the Mission"
Date: Thursday, January 18, 2018 9:19:13 AM

*Jonas P. Ionin,
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From: Juliana Morris [mailto:juliana.e.morris@gmail.com]
Sent: Wednesday, January 17, 2018 7:24 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: Ronen, Hillary; Allbee, Nate; Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC); andy@plaza16.org
Subject: Please reject the "Monster in the Mission"

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 am a doctor at a local hospital and every day I see first-hand how displacement and gentrification is affecting my patients. The stress of facing eviction and of losing key community spaces is accelerating their chronic conditions such as heart disease, diabetes, hypertension, and mental illness.

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.

Sincerely,

Juliana Morris, MD

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741
Date: Thursday, January 18, 2018 9:19:33 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Jennifer Fieber [mailto:jennifer@sftu.org]
Sent: Thursday, December 28, 2017 2:04 PM
To: Eddie Stiel
Cc: Samonsky, Ella (CPC); Rahaim, John (CPC); Secretary, Commissions (CPC); Rodney Fong; Rich Hillis; Johnson, Christine (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Cohen, Malia (BOS); Laura Wenus; Inc Mission Local; Laura Waxmann; timredmondsf@gmail.com; Randy Shaw; Joseph Smooke; Tommi Avicolli Mecca
Subject: Re: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Dear Commissioners and Planning Staff—

I want to echo the sentiments here and thank Stiel for bringing this building to our attention. I have spoken to two groups of tenants inside and they are terrified of losing their homes over this construction work as the owner has a pattern of pressuring them to leave.. The tenants in unit 201 are monolingual latino seniors who have lived there for 30 years. Cause Justa is working with them to protect their homes.

The owner is also engaged in illegal short term rentals and the owner, a real estate agent, is sending mail to pose as a primary resident although he does not live there.

I will be filing a Discretionary Review on this project, my fourth, and am confident I will succeed. But we really need a directive from the top to ensure that potential harm caused to tenants during the planning permitting process is reviewed, as this is not a good use of my work time. Contacting the rent board for past evictions is not enough. It is not the best of my time to keep filing DRs when this could easily be avoided by planning staff directives.

I hope that you will set up a meeting with tenant groups (CJJC, Housing Rights and Us) soon to discuss the matter. We have yet to hear from you directly Mr Rahaim although “Renovictions” have come up over and over at Commission hearings—so I know you are aware of the problem.

Thank you,

Jennifer Fieber
Political Campaign Director
SF Tenants Union

On Dec 28, 2017, at 1:36 PM, Eddie Stiel <eddiestiel@yahoo.com> wrote:

2887 Folsom
Street

San Francisco, CA 94110

December 28,

2017

Ella Samonsky

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103
(By email)

RE: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Dear Ms. Samonsky:

I have lived in the Mission District since January, 1992; always a renter, twice no fault evicted (OMI-2004, Ellis Act-2005). Thank you for returning my telephone call and discussing 701 Hampshire Street yesterday.

I request that you disapprove the Building Permit Application for 701 Hampshire Street for the simple reason that the proposed construction of a new fourth story and the expansion of existing apartments 201 (#4) and 202 (#5) into that addition would require the eviction of any residents from existing units 201 (#4) and 202 (#5) and perhaps unit 203 (#6).

Our telephone conversation informed me that you do not know nor are required to know if anyone lives in the affected apartments. I understand that one of the roles of Planners at the Planning Department is to shepherd proposals through the development process on behalf of property owners seeking entitlements like building permits. However, in situations like this one involving the unnecessary renovation or expansion of existing rental units by property owners seeking increased profits, these entitlements require evicting current residents.

Incredibly, the Building Permit application process completely ignores the existence of any current residents at risk of eviction. Compounding this flawed process is the fact that for current tenants to get a public hearing prior to the Planning Department's approval of the project requires a Request for Discretionary Review with an expensive filing fee of \$598.

I addressed a very similar Building Permit Application leading to the potential eviction of current tenants for a proposed project at 2782-2786 Folsom Street in a letter to Planner Doug Vu in February, 2016. I am attaching that letter to this one for your reference and because the important issues and flaws in the Building Permit Application process remain uncorrected.

Likewise, I am sending copies of this letter to Planning Director John Rahaim, the Planning Commissioners and to Malia Cohen, the Supervisor whose district includes 701 Hampshire Street, so that the Planning Department leadership and San Francisco elected officials can institute simple reforms to prevent the eviction of people from their homes during this period of multiple crises of housing affordability, eviction, tenant harassment and homelessness.

Thank you for letting me share my thoughts with you. I look forward to your disapproval of Building Permit Application No. 2017.0124.7741 for 701 Hampshire Street.

Sincerely,

Edward Stiel

Cc: John Rahaim, Director, SF Planning Department

Supervisor Malia Cohen

<samonsky122817.docx><vu022916.docx>

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741
Date: Thursday, January 18, 2018 9:19:43 AM

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Direct: 415-558-6309!Fax: 415-558-6409

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From: Samonsky, Ella (CPC)
Sent: Wednesday, January 17, 2018 5:58 PM
To: Eddie Stiel
Cc: Rahaim, John (CPC); Secretary, Commissions (CPC); Rodney Fong; Rich Hillis; Johnson, Christine (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Cohen, Malia (BOS); Inc Mission Local; Laura Waxmann; Tim Redmond; Randy Shaw; Charlotte Silver; Jk Dineen; Hui, Tom (DBI); Sanbonmatsu, Jamie (DBI)
Subject: RE: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Hi Eddie,

I will look into your question regarding how and whom determines if temporary evictions are required. My understanding is that whether or not temporary evictions are required depends on the scope of work (which varies by project, and may include more than the seismic retrofit).

Sincerely,
Ella Samonsky

From: Eddie Stiel [<mailto:eddiestiel@yahoo.com>]
Sent: Tuesday, January 16, 2018 8:16 AM
To: Samonsky, Ella (CPC)
Cc: Rahaim, John (CPC); Secretary, Commissions (CPC); Rodney Fong; Rich Hillis; Johnson, Christine (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Cohen, Malia (BOS); Inc Mission Local; Laura Waxmann; Tim Redmond; Randy Shaw; Charlotte Silver; Jk Dineen; Hui, Tom (DBI); Sanbonmatsu, Jamie (DBI)
Subject: Re: 701 Hampshire Street—Notice of Building Permit Application No. 2017.0124.7741

Dear Ms. Samonsky,

I am following up to my earlier letter by bringing your attention to a January 14, 2018 SF Examiner article about 701 Hampshire Street in particular and the Planning Department enabling of evictions by approving building permits for elective renovations in general: www.sfoxaminer.com/sf-tenant-advocates-aim-eliminate-landlord-incentives-trigger-evictions/

Please note that in the article, property owner Mark Colwell states his intention to evict all the residents of 701 Hampshire Street, not just those living in Units 201 (#4) and Units 202 (#5), slated for expansion into the proposed new fourth level:

“‘The City allows us to add more rent-control units, and we are taking advantage of this,’ said Colwell, who works as a real estate agent with Redfin. He purchased the Hampshire Street building two years ago and said it’s in need of seismic retrofitting.

‘[The tenants] can’t stay there while we replace the foundation,” he said. “They have the right to return. We are just doing what The City requires.”

You and I discussed seismic retrofitting in our December 27, 2017 telephone conversation in which you explained that such retrofits generally do not require residents to vacate their homes. I agree with your assessment based on my experience walking by buildings undergoing such work.

Colwell's attempt to empty the apartments at 701 Hampshire Street for a seismic retrofit raises some important questions: Who decides if residents must vacate their apartments? Is it the architect or engineer hired by the property owner (who, in this case, wants most of all to evict the residents)? Is it the Department or Building Inspection? Another neutral entity?

While I understand that you do not have the authority to deny a building permit application for an addition or renovation on the basis of tenancy, I am repeating my request that the Planning Department deny Building Permit Application No. 2017.0124.7741.

Thank you for letting me share my thoughts with you.

Sincerely,
Edward Stiel

On Thursday, December 28, 2017, 1:36:41 PM PST, Eddie Stiel <eddiestiel@yahoo.com> wrote:

2887 Folsom
Street

San Francisco, CA 94110

December 28,

2017

Ella Samonsky

San Francisco Planning Department

1650 Mission Street, Suite 400

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(By email)

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Incredibly, the Building Permit application process completely ignores the existence of any current residents at risk of eviction. Compounding this flawed process is the fact that for current tenants to get a public hearing prior to the Planning Department's approval of the project requires a Request for Discretionary Review with an expensive filing fee of \$598.

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Sincerely,

Edward Stiel

Cc: John Rahaim, Director, SF Planning Department

Supervisor Malia Cohen

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 479 28th Street (2016-012872CUA) - Item 4 in CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE section of Agenda for 1/18/2018
Date: Thursday, January 18, 2018 10:12:45 AM
Attachments: [Email - Nancy Tran 01.pdf](#)
[Email - Nancy Tran 02.pdf](#)
[Email-Ana Marie Zabala 01.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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jonas.ionin@sfgov.org
www.sfplanning.org

From: Tushar Patel [mailto:tusharpatel@yahoo.com]
Sent: Thursday, January 18, 2018 10:05 AM
To: mooreurban@speakeasy.net; Melgar, Myrna (CPC); Business.development@eisb.org; rodney@waxmuseum.com; Richards, Dennis (CPC); rich@fortmason.org
Cc: Priti Tripathi; DPH - bgldstone; Tran, Nancy (CPC); Ionin, Jonas (CPC)
Subject: 479 28th Street (2016-012872CUA) - Item 4 in CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE section of Agenda for 1/18/2018

479 28th Street
San Francisco CA 94131
Jan 18, 2017

RE: 479 28th Street (2016-012872CUA) - Item 4 in CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE section of Agenda for 1/18/2018

Dear Commissioners:

I am writing to you because we are seeking a continuance to our hearing for our project at 479 28th Street. The continuance was requested by us via email to Nancy Tran on Jan 5 – see attachment.

I want to bring the following to your attention

1. We requested the continuance by email to Nancy Tran at Planning on Jan 5 (see attachment Email – Nancy Tran 01.pdf)
2. Nancy Tran provided confirmation of the 3/1 hearing date (see attachment – Email – Nancy Tran 01.pdf)
3. We posted a sign next to the sign announcing the hearing indicating that we have requested a continuance. (see attached photo – Photo of Sign.jpg)

4. We have met the neighbor most concerned with our project – Ana Marie Zabala on 1/14/2018.
5. Ana Marie Zabala has sent an email to Nancy Tran on 1/17/2018 letting her know that they are ok with continuing the hearing until March 1. (see attachment – Email – Ana Marie Zabala.pdf)
6. We have also let our downhill neighbor (who has sent in a letter supporting our project) of the requested continuance.
7. We also asked the uphill neighbor (Ana Marie Zabala) to inform the neighborhood groups she is working with of the requested continuance date.
8. We have not yet updated our drawings to take into account comments from the latest NOPDRs. Based on Nancy Tran's email – *"I don't see an issue for it being continued to March 1 per the Commission Secretary but the Commission make its vote to confirm on the 18th"* (see attached – Email – Nancy Tran 02.pdf) we were under the impression we would have more time to do this.

Finally, there was an unexpected event earlier this week which required Priti Tripathi (Priti is my wife and co-owner on this project and is also the architect on this project) to go to a funeral in Knoxville, TN. She went, in part, based on Nancy's email about her not needing to be at the hearing.

Based on these, we request you grant a continuance to March 1.

Sincerely
Tushar Patel
tusharpatel@yahoo.com
[415.298.3586](tel:415.298.3586)