

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:Andrew.Wolfram@tefarch.com); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: *** PRESS RELEASE *** MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS HIGHEST LEVELS IN CITY HISTORY
Date: Wednesday, March 07, 2018 3:06:48 PM
Attachments: [3.8.18 Bond Ratings Upgrade.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, March 07, 2018 2:05 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS HIGHEST LEVELS IN CITY HISTORY

FOR IMMEDIATE RELEASE:

Wednesday, March 8, 2018

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

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

**MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS
HIGHEST LEVELS IN CITY HISTORY**

Credit agency upgrades San Francisco ratings to highest possible levels

San Francisco, CA – Mayor Mark Farrell today announced that Moody's—one of the world's "Big Three" credit agencies—has upgraded San Francisco's bond ratings, resulting in highest credit rating in the City's history.

The credit agency upgraded San Francisco General Obligation bond rating from Aa1 to Aaa, the highest rating in its system. High credit ratings allow the City to issue debt at lower borrowing costs.

"San Francisco is justifiably being recognized for the efforts we have taken to become a national model of responsible fiscal governance," said Mayor Mark Farrell. "We are one of the only major cities in the country to approve comprehensive pension reform and retiree healthcare reform at the ballot box, and our City government has continually passed fiscally sustainable budgets. This ratings increase could not have happened without the collaboration and hard work of the Mayor's Budget Office, the Controller's Office and the Board of Supervisors. Our City has made great strides in recent years, and I am proud to be Mayor for

this historic moment.”

The rating upgrade was attributed to the City’s operating revenue growth, long-term strengthening in the City’s economy, tax base and socioeconomic profile and demonstrated record of sustainable budgeting and financial management practices. Moody’s also cited San Francisco’s role as a regional economic center, effective management of liabilities, as well as the strength of the voter-approved, unlimited property tax pledge securing the bonds.

Under the stewardship of former Mayor Ed Lee, Mayor Farrell and the Board of Supervisors, San Francisco has invested historic levels of funding in the City’s reserves, with rainy day reserves now with a \$449 million balance. This represents a remarkable improvement since the last downturn and a historic high for the City. As Moody’s notes, voter-adopted measures in the past eight years have also served to better manage the City’s key long-term liabilities.

“As Chair of the Budget Committee, I’m proud of our work in balancing the City’s budget, building adequate reserves and planning for San Francisco’s financial future,” said Supervisor Malia Cohen. “Moody’s upgrade is a recognition of the strength of our City’s economy and the budgeting procedures we’ve put in place.”

The City concluded its annual rating meetings with Moody’s, Standard & Poor’s and Fitch in November 2017. In February 2018, the City requested ratings in connection with the upcoming sale of approximately \$76.71 million in general obligation bonds for recreation and park facilities projects and \$174.59 million in general obligation bonds for transportation infrastructure and facilities.

The City expects to sell the bonds in the coming weeks. Today, Standard & Poor’s affirmed the rating on general obligation bonds and other long-term obligations at AA+/AA, respectively, and revised San Francisco’s outlook to positive from stable. The Fitch rating is still pending.

###

From: [Greving, Justin \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Cc: [Silva, Christine \(CPC\)](#)
Subject: March 21 ARC Hearing - Agenda Language for 3333 California (2015-014028ENV)
Date: Thursday, March 08, 2018 4:25:57 PM

Hi Chan,

I am sending you the agenda language for the 3333 California item for the 3/21 ARC Hearing. Please let me know if I should be adding it directly to a document or if it is fine to email this language to you.

2015-014028ENV (J. GREVING: (415)575-9169)
3333 CALIFORNIA STREET – Located on a 10.25 acre site bounded to the north and south by California Street and Euclid Avenue and to the east and west by Presidio/Masonic avenues and Laurel Street, Assessor’s Block 1032, Lot 003 (District 1). **Review and Comment** before the Architectural Review Committee on the proposed preservation alternatives in advance of publication of the Draft Environmental Impact Report for the proposed project. The project proposes to: demolish the existing surface parking lots and Service Building and partially demolish and adaptively reuse the existing Main Building for residential use and the construction of 13 new mixed-use buildings with heights ranging from three to six-stories. The project would provide a total of 558 dwelling units, 49,999 square feet of office space, 54,117 square feet of retail space, 14,690 square feet for child care, and 895 off-street parking spaces. A project variant with no proposed office space is also under consideration that would provide a total of 744 dwelling units, 48,593 square feet of retail space, 14,650 square feet for child care, and 971 off-street parking spaces. The building at 3333 California Street is considered to be an historic resource for purposes of the California Environmental Quality Act (CEQA). The project site is located within a RM-1 (Residential – mixed, low density) Zoning District and a 40-X Height and Bulk Limit.
Preliminary Recommendation: Review and Comment

Thank you,

Justin Greving
Senior Preservation Planner, Environmental Planning

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From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Woods, Mary \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: 555 Golden Gate Avenue
Date: Friday, March 09, 2018 10:41:24 AM
Attachments: [555GG\(b\).pdf](#)

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From: Marlayne Morgan [mailto:marlayne16@gmail.com]
Sent: Friday, March 09, 2018 8:55 AM
To: Rich Hillis; Richards, Dennis (CPC); Kathrin Moore; Koppel, Joel (CPC); RODNEY FONG; Melgar, Myrna (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Kim, Jane (BOS); ames warshell; Gail Baugh; Marlayne Morgan; Robert E. David; Carol Ann Rogers; Chris Schulman; Kathleen Courtney; Adam Mayer; Terry McGuire; Lynne Newhouse Segal; Fiona O'Shea; Eric Lopez; Chris Gembinski; matthew mansfield; Sean Sullivan; Middle Polk Neighbourhood Association
Subject: 555 Golden Gate Avenue

Dear President Hillis and Commissioners:

Please see attached letter from the *Van Ness Corridor Neighborhoods Council* in support of 555 Golden Gate.

Regards,

Marlayne Morgan and Jim Warshell
Co-Chairs

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON@milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 701 Valencia Street
Date: Friday, March 09, 2018 10:41:37 AM

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From: Tom Radulovich [mailto:tom@livablecity.org]
Sent: Thursday, March 08, 2018 7:16 PM
To: Jardines, Esmeralda (CPC)
Cc: Ryen Motzek; Ionin, Jonas (CPC); Rich Hillis; Richards, Dennis (CPC); Melgar, Myrna (CPC); Rodney Fong; Kathrin Moore; Koppel, Joel (CPC)
Subject: 701 Valencia Street

Dear Ms. Jardines,

Attached are our comments on the proposed parking lot and other uses at 701 Valencia.

701 Valencia Street is a corner lot, fronting onto both 18th and Valencia streets, in the Valencia Street NCT district. The lot is currently used as a parking lot by an appliance store located on a separate lot on the same block.

Parking lots of any kind - accessory or non-accessory - are not permitted in the Valencia Street Neighborhood Commercial Transit District. Ordinance 72-08, approved by the BoS in April 2008, prohibited any Parking Lot in NCT districts, allowing temporary Parking Lots for a period of up to two years, with Conditional Use authorization. Ordinance 298-08, signed into law in December 2008, both established the Valencia Street Neighborhood Commercial District, and included the two subject lots within the NCT district. The ordinance also prohibited driveways along Valencia Street between 15th and 23rd streets. Under Section 184(a) of the Planning Code, nonconforming Parking Lots may continue for five years and 90 days from the date that they became nonconforming (January 2009 in this instance) but the nonconforming use must be discontinued at the end of five years and 90 days. The relevant code sections are attached below.

In addition to the nonconforming parking lot, the lot currently has several nonconforming features. It does not have the greening and permeable surfaces along its sidewalk edge, screening or ornamental fencing, and interior lighting and landscaping required by Section 142 for parking lots in all districts. It does not meet the requirements for active street-fronting uses (Section 145.1) along either 18th or Valencia streets, or the active street-fronting commercial uses facing onto Valencia Street, as required by Section 145.4.

We have spoken to the applicant, Ryen Motzek, who is seeking permission for a Public Parking Lot use, and for food trucks (Restaurant or Limited-Restaurant uses) with an outdoor seating area (Outdoor Activity Area) when the area is not being used for parking. He says the restaurant and outdoor activity uses will take place during the day on Sunday, and in the evening when the lot is not being used for parking. He says that the Public Parking lot use is transitional, and will be phased out within a few months once the restaurants and outdoor activity area are in operation. Restaurants and Limited-Restaurants are principally-permitted uses in the district, subject to the required Operating Conditions of Section 202.2, and an Outdoor Activity Area is also principally permitted in the front of a building.

Our comments on specific uses and features of the proposed project are as follows:

1. Parking lot use. A parking lot use is neither necessary nor desirable in this location. We urge you not to recommend a temporary Parking Lot use, and the commission not to approve such a temporary use. The area is heavily used by people walking and people on bikes, and is in a transit-rich area of the city. Valencia is one of the most important cycling routes in the city, and is heavily used by pedestrians, but this stretch of Valencia is a high-injury corridor for pedestrians and cyclists. 18th Street has an important cross-town bus line, and there's a bus stop immediately adjacent to the lot. Parking on the site worsens the conflicts between automobiles and walking, cycling, and public transit, and compromises the safety of people walking and cycling. Parking lots are a nonconforming, and undesirable, use in the district, and the Valencia NCT controls were intended to phase them out. The parking lot creates an activity desert, interrupting the continuity of the commercial district, and isolating several businesses immediately to the east 18th from the rest of the commercial district. The parking lot is currently a source of irritation for neighbors, and attracts graffiti, litter, and noisy loitering. There are many other desirable uses for the site, including small and locally-owned neighborhood-serving businesses, with housing above. The area has high rents and high housing prices, and needs both more housing and more high-quality storefront spaces. This lot is one of only three remaining lots in the entire commercial district where new development can go without displacing either existing housing or existing storefront commercial uses and institutions. A parking lot use should not be permitted at all. At worst, it should be continued for no more than a year.

2. Valencia driveway. Section 155(r) of the Code prohibits driveways on Valencia Street. Section 303(t), which set the conditions under which a temporary parking lot use may be permitted, prohibits access to a parking lot from "any frontages protected in Section 155(r)" [Sec. 303(t)(3)(D)]. The Department cannot approve a temporary parking lot that uses Valencia Street for access, and must require that parking and loading access and egress to the lot for any approved use be from 18th Street, and not from Valencia Street, with and the Valencia Street edge of the lot used for a landscaped seating area, as described below.

3. Screening and greening. Section 303(t) requires of any temporary parking lot use that "the proposed facility meets or exceeds all relevant urban design requirements and policies of this Code and the General Plan regarding wrapping with active uses and architectural screening" [Sec. 303(t)(3)(D)]. The screening and greening requirements for any vehicular use area in Section 142 are for at least 5' depth of landscaping or other permeable surface, and screened with ornamental fencing. Since the parking lot use will, at worst, be short-term, and at best non-existent, we suggest that the ZA use his discretion under Section 142 to require one of the alternative edge treatments, which include "pedestrian lighting, benches and seating areas". A landscaped seating area with a kiosk or food truck, together with some planters and permeable

paving, could satisfy the requirements for the alternative landscape treatments to “provide a visual effect that promotes and enhances the pedestrian experience through the use of quality urban design; Promote the reduction of stormwater runoff; and Use climate appropriate plant materials.” This edge treatment is also consistent with the proposed long-term use, a restaurant and outdoor activity area. A parking lot, that parks cars up to the sidewalk, obviously, meets none of these requirements; if the Commission approves a temporary parking use, a landscaped seating area with food service should be provided at all times next to the sidewalk, not just when the area isn’t being used for parking.

4. Restaurant and outdoor activity use. A restaurant and outdoor activity use on the site is a huge improvement over current parking lot use, and replaces what is now a blight on the neighborhood with a new amenity. The long building front occupied by Cherin’s appliances, immediately to the south of 701 Valencia, is shabby, has obscured windows, and offers little of interest to pedestrians. This stretch of otherwise lively Valencia often feels derelict at night; the parking lot makes the effect worse. An outdoor activity which operates into the evening hours and on Sundays will enliven that stretch of Valencia, and connect the activity of Valencia down 18th towards Mission Street. The business model - small kiosks or food trucks - are amenable to locally-owned small businesses without a lot of capital, and we have urged the applicant to work with La Cocina to expand small business opportunities for Mission District residents.

5. Operating Conditions. We have spoken with the applicant, and feel confident that he has a plan for complying with the operating conditions, aka the “good neighbor standards”, in the code - keeping the area clean and secure during outside business hours, and controlling noise and other impacts. We ask that the project provide electrical power to any food trucks or kiosks so that they don’t run noisy and polluting diesel motors.

Thank you for your attention.

Best,

Tom Radulovich
Executive Director
Livable City & Sunday Streets
301 8th Street, Suite 235
San Francisco CA 94103
415 344-0489
www.livablecity.org
tom@livablecity.org

* * * Applicable Planning Code sections * * *

SEC. 142. SCREENING AND GREENING OF PARKING AND VEHICLE USE AREAS.

Off-street parking and "vehicle use areas" adjacent to the public right-of-way shall be screened as provided in this Section.

(a) Screening of Parking and Vehicle Use Areas less than 25 Linear Feet Adjacent to a Public Right-of-Way.

(1) Every off-street parking space within a building, where not enclosed by solid building walls, shall be screened from view from all Streets and Alleys through use of garage doors or by some other means.

(2) Along rear yard areas and other interior open spaces, all off-street parking spaces, driveways and maneuvering areas within buildings shall be screened from view and confined by solid building walls.

(3) Off-street parking spaces in parking lots shall meet the requirements of Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas shall be screened from view as provided in Section 156(c) of this Code.

(b) Vehicular Use Areas That Are Greater than 25 Linear Feet along the Public Right-of-Way. All lots containing vehicular use areas where such area has more than 25 linear feet along any public right-of-way shall provide screening in accordance with the requirements of this Section and the Ornamental Fencing Section 102.32. The following instances shall trigger the screening requirements for these vehicle use areas:

(1) Any existing vehicular use area that is accessory to an existing principal use if such use expands gross floor area equal to 20 percent or more of the gross floor area of an existing building;

(2) Any repair rehabilitation or expansion of any existing vehicular use area, if such repair, rehabilitation or expansion would increase the number of existing parking spaces by either more than 20% or by more than four spaces, whichever is greater; or

(3) The excavation and reconstruction of an existing vehicular use area if such excavation and reconstruction involves the removal of 200 square feet or more of the asphalt, concrete or other surface devoted to vehicular use. This provision does not apply to the resurfacing due to emergency work to underground utilities if such work is intended to maintain safety or other public purpose beyond the control of the property owner.

(c) Perimeter Screening. All vehicular use areas that are greater than 25 linear feet adjacent to the public right-of-way shall provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. Screening shall add to the visual diversity of the use and need not be an opaque barrier. This feature shall be at least one of the following:

(1) Ornamental fencing or a solid wall that is 4 feet in height and a 5 foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way and compliant with the applicable water use requirements of Administrative Code Chapter 63; or

(2) A combination of permeable landscaping compliant with the applicable water use requirements of Administrative Code Chapter 63 and ornamental fencing where the permeable surface and landscaping is the equivalent area of a 5 foot deep average perimeter landscaping that has been otherwise configured to result in either: (i) a public space or amenity that is accessible from the public right-of-way or (ii) a natural drainage system, such as combined swales, retention basins, detention basins or rain gardens, to reduce stormwater runoff.

(d) The Zoning Administrator is authorized to modify the requirements of subsection thereby allowing alternative landscape treatments to partially or wholly satisfy this screening requirement provided that alternative landscape treatments such as landscaped berms, perimeter plantings, pedestrian lighting, benches and seating areas, or additional landscaping and tree plantings are provided elsewhere on the site and will be visible from the public right-of-way or are provided in the public right-of-way as regulated by Section 810B of the Public Works Code. The Zoning Administrator may authorize such modification only upon finding that the proposed alternative landscape treatment would:

(1) Provide a visual effect that promotes and enhances the pedestrian experience through the use of quality urban design;

(2) Promote the reduction of stormwater runoff and

(3) Use climate appropriate plant materials, as defined in Public Works Code Section 802.1, that are compliant with the applicable water use requirements of Administrative

Code Chapter 63.

SEC. 159. REQUIRED OFF-STREET PARKING NOT ON THE SAME LOT AS THE STRUCTURE OR USE SERVED.

(c) All Uses Other Than Dwellings. Required off-street parking spaces for all uses other than dwellings shall be located on the same lot as the use served, as an accessory use, or within a walking distance of 800 feet, as either a principal or a conditional use, depending upon the use provisions applicable to the district in which such parking is located.

SEC. 156. PARKING LOTS.

(a) Definition. For purposes of this section, a “parking lot” is defined as an off-street open area or portion thereof solely for the parking of passenger automobiles. Such an area or portion shall be considered a parking lot whether or not on the same lot as another use, whether or not required by this Code for any structure or use, and whether classified as an accessory, principal or Conditional Use.

(b) Conditional Use.

(1) Where parking lots are specified in Articles 2, 7, or 8 of this Code as a use for which Conditional Use approval is required in a certain district, such Conditional Use approval shall be required only for such parking lots in such district as are not qualified as accessory uses under Section 204.5 of this Code. The provisions of this Section 156 shall, however, apply to all parking lots whether classified as accessory, principal, or Conditional Uses.

* * *

SEC. 184. SHORT-TERM CONTINUANCE OF CERTAIN NONCONFORMING USES.

The period of time during which the following nonconforming uses may continue or remain shall be limited to five years from the effective date of this Code (May 2, 1960), or of the amendment thereto which caused the use to be nonconforming. Every such nonconforming use shall be completely eliminated within 90 days after the expiration of such period.

(a) A Parking Lot or any other Any nonconforming commercial or industrial use of land where no enclosed building is involved in such use, except for permanent off-street Parking Lots in the C-3-O, C-3-R, and C-3-G Districts existing on the effective date of Ordinance No. 414-85, provided that such lots are screened in the manner required by Section 156(e); such permanent uses shall be eliminated no later than five years and 90 days from the effective date of an amendment to this Code that makes such permanent uses nonconforming.

SEC. 204.5. PARKING AND LOADING AS ACCESSORY USES.

In order to be classified as an accessory use, off-street parking and loading shall meet all of the following conditions:

(a) Location. Such parking or loading facilities shall be located on the same lot as the structure or use served by them. (For provisions concerning required parking on a separate lot as a principal or Conditional Use, see Sections 156, 159, 160 and 161 of this Code.)

* * *

SEC. 303. CONDITIONAL USES.

* * *

(t) Non-accessory Parking. When considering a Conditional Use application for non-accessory parking for a specific use or uses, the Planning Commission shall find affirmatively that the project satisfies the following criteria, in addition to those of subsection 303(c), as applicable.

(1) In all zoning districts, the Planning Commission shall apply the following criteria:

(A) Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;

(B) Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;

(C) The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;

(D) In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and

(E) Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

* * *

(3) For Non-Accessory Parking in C-3, RC, NCT, and RTO Districts:

(A) The rate structure of Section 155(g) shall apply;

(B) The project sponsor has produced a survey of the supply and utilization of all existing publicly-accessible parking facilities, both publicly and privately owned, within one-half mile of the subject site, and has demonstrated that such facilities do not contain excess capacity, including via more efficient space management or extended operations;

(C) In the case of expansion of existing facilities, the facility to be expanded has already maximized capacity through use of all feasible space efficient techniques, including valet operation or mechanical stackers;

(D) The proposed facility meets or exceeds all relevant urban design requirements and policies of this Code and the General Plan regarding wrapping with active uses and architectural screening, and such parking is not accessed from any frontages protected in Section 155(r);

(E) Non-accessory parking facilities shall be permitted in new construction only if the ratio between the amount of Occupied Floor Area of principally or conditionally-permitted non- parking uses to the amount of Occupied Floor Area of parking is at least two to one;

(F) The proposed facility shall dedicate no less than 5% of its spaces for short-term, transient use by car share vehicles as defined in Section 166, vanpool, rideshare, or other co-operative auto programs, and shall locate these vehicles in a convenient and priority location. These spaces shall not be used for long-term storage or to satisfy the requirement of Section 166, but rather are intended for use by short-term visitors and customers. Parking facilities intended for sole and dedicated use as long-term storage for company or government fleet vehicles, and not to be available to the public nor to any employees for commute purposes, are not subject to this requirement;

(G) For new or expanding publicly owned non-accessory parking facilities in the C-3, RC, NCT, and RTO Districts, the following shall also apply:

(i) Expansion or implementation of techniques to increase utilization of existing public parking facilities in the vicinity has been explored in preference to creation of new facilities, and has been demonstrated to be infeasible;

(ii) The City has demonstrated that all major institutions (cultural, educational, government) and employers in the area intended to be served by the proposed facility have Transportation Demand Management programs in place to encourage and facilitate use

of public transit, carpooling, car sharing, bicycling, walking, and taxis;

(iii) The City has demonstrated that conflicts with pedestrian, cycling, and transit movement resulting from the placement of driveways and ramps, the breaking of continuity of shopping facilities along sidewalks, and the drawing of traffic through areas of heavy pedestrian concentration, have been minimized, and such impacts have been mitigated to the fullest extent possible; and

(iv) The proposed parking conforms to the objectives and policies of the General Plan and any applicable area plans, and is consistent with the City's transportation management, sustainability, and climate protection goals.

* * *

From: [Switzky, Joshua \(CPC\)](#)
To: richillissf@gmail.com; [Richards, Dennis \(CPC\)](#); planning@rodneyfong.com; [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); milicentjohnsonsf@gmail.com
Cc: [Rodgers, AnMarie \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Rahaim, John \(CPC\)](#)
Subject: Commission Packet for 3/15 Informational Hearing on SB 827
Date: Friday, March 09, 2018 3:54:21 PM
Attachments: [9Mar2018_SB827_Packet_FINAL.pdf](#)

Hello Commissioners,

Attached please find the packet, including staff memo, for your informational hearing regarding SB 827 next week on March 15. Given the very recent amendments to the bill, it took some extra time to finalize our analysis and memo, so we weren't able to include it with the packets you received yesterday. The packet will be available online for the public as well this afternoon when the agenda is posted. Please let us know if you have any questions.

Cheers

Joshua Switzky
Land Use and Housing Policy Program Manager
Citywide Planning

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From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON@milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Electronic Version of Photos Presented during General Public Comment on March 8, 2018
Date: Monday, March 12, 2018 8:39:14 AM
Attachments: [2017-18 Demo Examples #1.pdf](#)

*Jonas P. Ionin,
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From: Thomas Schuttish [mailto:schuttishtr@sbcglobal.net]
Sent: Sunday, March 11, 2018 1:38 PM
To: richhillissf@yahoo.com; Melgar, Myrna (CPC); Kathrin Moore; Koppel, Joel (CPC); Richards, Dennis (CPC); planning@rodneymfong.com
Cc: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Watty, Elizabeth (CPC); Rodgers, AnMarie (CPC); Grob, Carly (CPC)
Subject: Electronic Version of Photos Presented during General Public Comment on March 8, 2018

Dear Commissioners:

Good Sunday afternoon.

Attached below is a pdf of the photos I put on the overhead last week.

Per Commissioner Richards, I am sending them to all of you and including the addresses that go with the photos.

To me, the very unfortunate thing about the “killing” of the RET late last year was the fact that there was never any discussion or debate about a definition of Demolition. This would have been necessary, before the Commission sent the RET onto the Board for approval. Now here we are, facing the SB 827 bill without a really solid definition of what constitutes a Demo, either in the Planning Code or in the Building Code.

Are these attached samples and the ones from 2015 and all the other photos shown over the past several years Demolitions per the Planning Code definition (aka Tantamount to Demolition)....maybe, maybe not? Per the Building Code definition....maybe, maybe not?

Should they be? Yes, I think so. Why do I think that? Because they should have CUA hearings. Why should they? Because they are not preserving existing, sound housing, which is the most affordable housing.....Mayor Lee wrote that in one of his directives. It is in the Master Plan. It is a criterion in Section 317, probably one of the two or three most important criteria.

And these projects (which keep the original construction date for the Assessor’s Data and do

not pay the higher fees required by a Demo permit) have been an accelerant to the astronomical increase in housing prices in Noe Valley (and in the Mission, which historically Noe Valley is) and have ramifications for the housing affordability in other neighborhoods. As Commissioners, you know all this stuff, so I will stop now.

Please watch the BIC hearing from January where they discussed the JK Dineen article on the three demos, if you have not already watched it. It is good preparation for your joint hearing with them in April. It is about a hour and a half long.

Also, if this and my earlier email with the 2015 samples could please be forwarded to Commissioner Johnson, I would be grateful.

Have a good day.
Sincerely,
Georgia

Here are the addresses in the order they appear in the pdf:

1. 4068 Cesar Chavez Street (*Flintstone facade house, 5 photos*)
2. 450 27th Street (*Mediterranean style house, 5 photos*)
3. 1559 (1559a) Church Street (*little stuccoed Victorian, 7 photos*)
4. 3855 26th Street (*yellow Victorian with arched windows ,4 photos*)

From: [Jonin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: SB827 correspondence
Date: Monday, March 12, 2018 9:10:20 AM
Attachments: [Oppose SB 827 item 2 at Land Use and Transportation Committee - March 12.msg](#)
[Re SB - 827.msg](#)
[SB 827.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)
[OPPOSING SB 827 and SB 828 as written.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)
[Opposed to the California Senate Bill 827 Wiener Supportive of Item #2 at SFBOS Land Use \(Peskin\).msg](#)
[OPPOSING SB 827 and SB 828.msg](#)
[Equipment Recovery.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com))
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Support Letter for 430 Main Street
Date: Monday, March 12, 2018 9:12:45 AM
Attachments: [430 Main St Support Letter.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: blherold55@gmail.com [mailto:blherold55@gmail.com] **On Behalf Of** Rebecca Peacock
Sent: Friday, March 09, 2018 2:17 PM
To: richhillissf@gmail.com
Cc: Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Melgar, Myrna (CPC); Justin S; Christopher Whelan
Subject: Support Letter for 430 Main Street

Dear Commissioner Hillis,

Please see attached our letter of support for the 144-unit project on 430 Main St.

Thank you,

Rebecca Peacock
New SoMa Coalition

From: [Jonin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: SB827
Date: Monday, March 12, 2018 9:13:03 AM
Attachments: [Re The Marina Community Association opposes SB-827 and 828.msg](#)
[ALERT! March 12th BOS hearing on SB 827 -- come and speak out to protect San Francisco! \(26-35\).msg](#)

From: [Jonin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Monday, March 12, 2018 9:13:10 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

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

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

From: vicki roos [<mailto:vtroos@gmail.com>]
Sent: Monday, March 12, 2018 9:11 AM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.
As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its

residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Vicki T Roos

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Commission Update for Week of March 12, 2018
Date: Monday, March 12, 2018 9:24:57 AM
Attachments: [Commission Weekly Update 3.12.18.doc](#)

*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: Monday, March 12, 2018 9:20 AM
To: Tsang, Francis
Subject: Commission Update for Week of March 12, 2018

Good morning.

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 Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [lonin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Switzky, Joshua \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: SB 827
Date: Monday, March 12, 2018 3:28:16 PM
Attachments: [OPPOSING SB 827 and SB 828.msg](#)
[SB-827 and SB-828.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Switzky, Joshua \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: SB827
Date: Monday, March 12, 2018 1:00:58 PM
Attachments: [OPPOSING SB 827 and SB 828.msg](#)
[Strongly Oppose SB-827 and 828.msg](#)
[No for SB-827 and SB-828.msg](#)
[OPPOSING SB 827 and SB 828.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 650 Divisadero
Date: Tuesday, March 13, 2018 11:21:18 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: tesw@aol.com [mailto:tesw@aol.com]
Sent: Tuesday, March 13, 2018 11:17 AM
To: Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneymfong.com; Melgar, Myrna (CPC); richhillissf@gmail.com
Cc: Secretary, Commissions (CPC)
Subject: 650 Divisadero

Hi Tes,

The hearing for 650 Divisadero is near. Help us demand more affordable housing!

Thursday, March 29, 2018
City Hall Room 400
SF Planning Commission
RSVP on Facebook: <https://www.facebook.com/events/1654117528230673/>

Whether or not you can make it, please email the commissioners by **Friday** if possible (you can contact them until the hearing date to weigh in).

[Email the Planning Commission and Board of Supervisors](#)

We Oppose 650 Divisadero - Not Enough On-Site Affordable Housing

Dear Planning Commission,
Commissioners:

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:

- does not meet the community's affordable housing requirements,
- does not meet current zoning requirements for Divisadero
- exceeds bulk limits
- exceeds 10,000 square feet
- requires a rear yard variance for not meeting the setback requirement for rear yards

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Tes Welborn
D5 Action

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: For 3/15 hearing: opposing 214 States Street (2014.1459CUA)
Date: Tuesday, March 13, 2018 11:21:57 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Sonja Renner [<mailto:sonja.renner@gmail.com>]
Sent: Tuesday, March 13, 2018 10:41 AM
To: Secretary, Commissions (CPC)
Cc: Rich Hillis; Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Horn, Jeffrey (CPC); Gary Weiss
Subject: For 3/15 hearing: opposing 214 States Street (2014.1459CUA)

Dear Planning Commission,

I am writing in opposition to the proposed project at [214 States Street](#).

My worry is that after developing [214 States Street](#) the project sponsor will come back and build a second structure on the Museum Way side of the same lot. At that point he could use housing creation as his principal argument.

While I am not opposed to the creation of housing units, I am siding with the Planning Department and with Corbett Heights Neighbors: adding a second unit to the existing building at [214 States Street](#) is feasible, it achieves the same unit count, it adheres to our Special Use District criteria and we will all be dealing with only one case and not two.

Please direct the project sponsor to create a second unit within the envelope of [214 States Street](#). If the project sponsor refuses, please deny Condition Use and require that [214 States Street](#) be restored to its original condition, including removal of the illegal retaining wall.

Thank you,
Sonja Renner

[30 Ord Street](#)
[San Francisco, CA 94114](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: For 3/15 hearing: opposing 214 States Street (2014.1459CUA)
Date: Tuesday, March 13, 2018 11:38:02 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Dirk Aguilar [mailto:daguilar@gmail.com]
Sent: Tuesday, March 13, 2018 10:36 AM
To: Secretary, Commissions (CPC)
Cc: Rich Hillis; Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Horn, Jeffrey (CPC); Gary Weiss
Subject: For 3/15 hearing: opposing 214 States Street (2014.1459CUA)

Dear Planning Commission,

I am writing in opposition to the proposed project at 214 States Street.

My worry is that after developing 214 States Street the project sponsor will come back and build a second structure on the Museum Way side of the same lot. At that point he could use housing creation as his principal argument.

While I am not opposed to the creation of housing units, I am siding with the Planning Department and with Corbett Heights Neighbors: adding a second unit to the existing building at 214 States Street is feasible, it achieves the same unit count, it adheres to our Special Use District criteria and we will all be dealing with only one case and not two.

Please direct the project sponsor to create a second unit within the envelope of 214 States Street. If the project sponsor refuses, please deny Condition Use and require that 214 States Street be restored to its original condition, including removal of the illegal retaining wall.

Thank you,

Dirk Aguilar

30 Ord Street
San Francisco, CA 94114

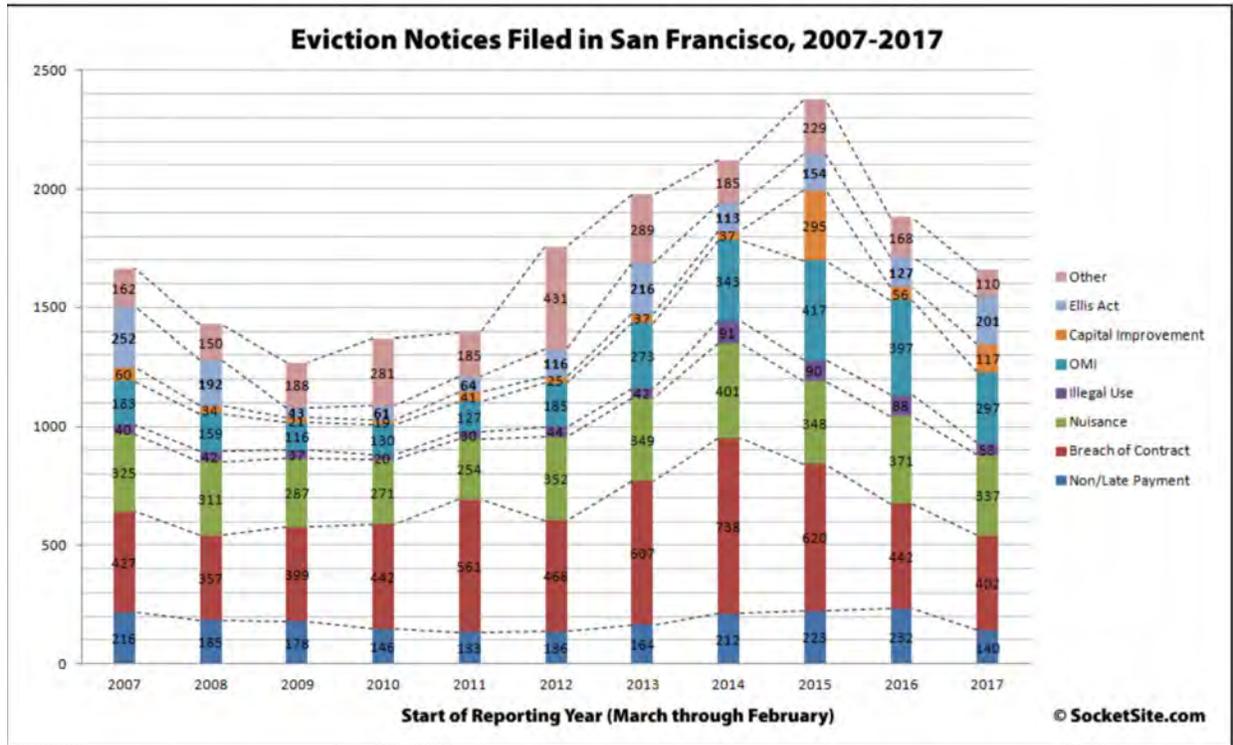
From: [Secretary, Commission \(CPC\)](#)
 To: [mailto:SchuT@hbglobal.net](#)
 Cc: [mailto:SchuT@hbglobal.net](#)
 Subject: FW: Chart on evictions in SF
 Date: Tuesday, March 13, 2018 11:38:37 AM
 Attachments: [IMG_2279.PNG](#)

Office of Commission Affairs
 San Francisco Planning Department
 1485 Mission Street, Suite 400 San Francisco, CA 94103
 Main: 415.558.6378 [www.sfdph.org](#)
[San Francisco Property Information Map](#)

From: SchuT [mailto:schuT@hbglobal.net]
 Sent: Tuesday, March 13, 2018 10:32 AM
 To: richillisi@yahoo.com; Mysa; Myra (CPC); mooreurban@aol.com; Kappel, Joel (CPC); Richards, Dennis (CPC); planning@rodreyfong.com
 Cc: Secretary, Commission (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC)
 Subject: Chart on evictions in SF

Good morning, Commissioners.
 Thank you for your vote last week re: Page Street.
 The article that came with this chart said there has been a huge increase in Ellis Act evictions in the past year, which the chart illustrates.
 Thank you and have a good day.
 Sincerely,
 Georgia

iPad 10:25 AM 44%
 socketsite.com
 March 12, 2018



The number of eviction notices filed with San Francisco's Rent Board dropped 12 percent over the

Sent from my iPad

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Tuesday, March 13, 2018 11:38:54 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: sfcookin@aol.com [mailto:sfcookin@aol.com]
Sent: Tuesday, March 13, 2018 10:17 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission, I am opposed to the project at 650 Divisadero as proposed for the following reasons: - 9 units of low-income housing out of 66 is not enough. - This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing. - San Francisco has already approved more than 200% of the market rate housing goal for 2022. - This project is therefore neither necessary nor desirable. As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards. Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development. Thank you,

Additionally, the very limited "elevator" car parking proposed for this project is totally insufficient. At market rate, these units will certainly be utilized by inhabitants w/more than 6 cars total. Divisadero is already clogged by Uber, Lyft, Commuter buses, Chariot, etc. much of the time. The new configurations of bicycle lanes, bulb-outs, Go-Bike, etc, have also eliminated a large number of the loading zones that existed previously. FedEx, UPS, the Post Office, and other regular delivery vehicles are obliged to double park because of the newer "I'm just getting my pizza, coffee, haircut, fill-in-the-blank" crowd now occupying the neighborhood until the bars close. This project, with increased number of units, almost no parking, and a probable elimination of street parking for exits, entrances, etc., will only exacerbate the current bottleneck Divisadero St. has become.

Judith Kaminsky

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Tuesday, March 13, 2018 11:39:57 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Jackie Hasa [<mailto:jackiehasa@gmail.com>]
Sent: Tuesday, March 13, 2018 10:06 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

As someone who lives just one block from the proposed site, I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough, when this neighborhood has already been subject to massive displacement of low-income people in the past few years.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing. This is unreasonable and highly undesirable.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:

- does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, and exceeds bulk limits
- exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Jackie Hasa

1245 Hayes Street #4
San Francisco, CA 94117

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Tuesday, March 13, 2018 11:40:16 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Bridget Webster [mailto:bridgetleewebster@gmail.com]
Sent: Tuesday, March 13, 2018 9:57 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- **9 units of low-income housing out of 66 is not enough.**
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits, exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Bridget Webster
816 Divisadero Street

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Tuesday, March 13, 2018 11:40:34 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: aida jones [<mailto:joneswest@mac.com>]
Sent: Tuesday, March 13, 2018 9:40 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough in an area with a dire need for affordable housing. look at the high percentage of homeless in d5
- the project started at 16 units before Divisadero was rezoned—without public input--and gained 50 units, WITHOUT any additional on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission.

The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

I cannot make the hearing but have been in front of the commission in the past, please heed our voices.

Thank you,

aida jones
d5 resident

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Support 650 Divisadero
Date: Tuesday, March 13, 2018 11:41:26 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Katherine Hennes [mailto:katherine.hennes@gmail.com]
Sent: Tuesday, March 13, 2018 9:33 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Support 650 Divisadero

Dear Planning Commission,

I've just learned that a group claiming to advocate for an "affordable" Divisadero corridor is asking members of the neighborhood to oppose the 650 Divisadero project. They argue that 13.6% affordable units is "not enough" and that the project is "neither necessary nor desirable."

As someone who dearly loves San Francisco and has lived in the Bay Area for almost 13 years -- and who has seen monthly rents skyrocket since I first moved to the city in 2009 -- I staunchly oppose this characterization of the building project at 650 Divisadero. The city, and particularly this wonderful neighborhood, desperately need more housing.

So long as the project met all of its zoning and affordable-housing requirements when it was first proposed, it should be approved and allowed to move forward. Anything else would constitute a bait-and-switch and would set -- or exacerbate -- a bad precedent for this city. The housing market already has a stranglehold on this city; please don't allow NIMBY groups like "Affordable Divis" to make it worse.

Please approve this project at last so that the community can move on to addressing other challenges.

Thank you,
Katherine Hennes
1400 McAllister Street

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Tuesday, March 13, 2018 11:41:46 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Michelle Schwartz [<mailto:mischwartz01@gmail.com>]
Sent: Tuesday, March 13, 2018 12:06 AM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.
As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Tuesday, March 13, 2018 11:42:06 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Karen Singer [<mailto:karensinger1@mac.com>]
Sent: Monday, March 12, 2018 8:50 AM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
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As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

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7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Karen Singer

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Housing SB827 7 828
Date: Tuesday, March 13, 2018 11:43:09 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Richard C Hutson [<mailto:rchutson@comcast.net>]
Sent: Monday, March 12, 2018 4:20 PM
To: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Cc: MayorMarkFarrell (MYR)
Subject: Housing SB827 7 828

Members San Francisco Board of Supervisors,
Re: SB 827 & 828

Please do not support this ill-advised land use scheme proposed by Scott Wiener. Shifting local control of land use and zoning to the state is not the way to solve the housing shortage in California, and certainly not in San Francisco. It's a chain-saw approach to an issue that needs a scalpel and boots on the ground knowledge. How can Sacramento know what's best for our city when our own Planning Commission sometimes doesn't get it right? I'm thinking of the big ugly black wall at the bottom of Potrero Hill "The Exchange" that's an insult to architecture and totally out of sync with the neighborhood ... and it's not even for housing!

I support high density development along transit rich corridors, but in truth we only have one of those in San Francisco ... Market Street. The rest of the city is relatively "transit poor". Other California towns and cities don't even have anything close to Market Street. Building high density development without the requisite new infrastructure will overwhelm existing systems and result in transit chaos.

At least some of the housing problem stems from selling residential properties to people who will not actually occupy them. You could correct this by requiring proof of occupancy for at least nine months of each year that they own the property. Building more housing that no one is going to live in is not the way to solve the problem.

Richard Hutson

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Tuesday, March 13, 2018 11:43:24 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Charlotte Kissling [<mailto:ckisslingredes@aol.com>]
Sent: Monday, March 12, 2018 2:40 PM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.
As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,
Charlotte Kissling
Owner, Steiner St. property

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: SB-827 and SB-828
Date: Tuesday, March 13, 2018 11:43:41 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Glenn Rogers [mailto:alderlandscape@comcast.net]
Sent: Monday, March 12, 2018 2:38 PM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: SB-827 and SB-828

PARKMERCED ACTION COALITION
P.O. Box 320162, San Francisco, CA 94132
Phone: 415.586-8103
Email: parkmercedac@gmail.com

March 12, 2018

Honorable Mayor Farrell,
Today, we, the Parkmerced Action Coalition, state our displeasure of Senator Wiener's new proposed legislation, SB-827 and SB-828.

Taking away the local jurisdiction of Planning decisions and having them made in the State legislature is folly. Every city in California is different. How can one piece of legislation in Sacramento be able to address each cities different median age, topography, infrastructure needs, density, architectural style, natural resources, and migration history?

1. Both SB-827 and SB-828 would move legislation from local control to State control and in so doing would eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
2. SB-827 would nearly triple the building heights in San Francisco from 20 feet to nearly 75 feet-105 feet. Since so much of the City is considered 1/2 mile away from some transportation line, this legislation would effect nearly 96% of the City, in my opinion. Clearly, some parts of San Francisco need to have buildings of smaller scale.
3. With this increase in densification, there is no companion bill of improving infrastructure, i.e. roads, water, sewer, and schools. Weiner's bill only enlarges a problem that is already "out of control".
4. Weiner's bill has no solution or suggestion of how to distribute construction for different income levels which could retain the low and medium income citizens of our City. Improving the housing stock for citizens of these income levels is essential in retaining the needed infrastructure of our City which includes: teachers, police, firefighters and our construction workers in the City.
5. SB-828 would increase our City's RHNA level. If the City presently meets or surpasses its existing RHNA level for market rate housing, surely SB-828 would stretch the number of market rate construction being built. What we really need is housing for the low and middle class, representing the City's infrastructure.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Glenn Rogers
Chair PmAC City and Urban Planning Committee

Parkmerced Action Coalition Mission: Working together to preserve the quality of life and environment in Parkmerced for residents, neighbors, and the people of San Francisco.

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Tuesday, March 13, 2018 11:43:56 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Faye Schulte [<mailto:feschulte@sbcglobal.net>]
Sent: Monday, March 12, 2018 12:59 PM
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

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1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
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As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

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In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Faye Schulte

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: No for SB-827 and SB-828
Date: Tuesday, March 13, 2018 11:44:19 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Analytical Labs kist [mailto:alsfok@sbcglobal.net]
Sent: Monday, March 12, 2018 12:39 PM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: No for SB-827 and SB-828

March 12, 2018

Honorable Mayor Farrell and Supervisors,

I totally agree with the points expressed by the Marina Community Association's letter opposing Senator Wiener's new proposed legislation, SB-827 and SB-828. I strongly oppose AB-827 and SB-828.

I am alarmed at this bill which once again favors developers and special interest over local interests. What we need is affordable housing. Just increasing height limits and building more expensive housing does not alleviate the problem. It is speculation that is the problem. With 1% of the population obsessively wealthy they want to look at housing as an investment. We need more opportunities for middle class housing and ownership.

Perhaps because renters have more political clout, former supervisors limited conversion of apartments to condos whereby instead of owning middle class people would have had the opportunity when property values were more reasonable to buy instead of rent. Renting is not giving people a secure future.

We need rent with option to buy opportunities. We need rent control on new buildings not only older buildings. Use laws to stop flipping of properties for short term gains.

This bill exasperates the housing shortage by making speculation even more attractive eliminating local considerations like displacement and cultural legacy. Let me just say "The Fillmore", as an example of devastation of a community by not

providing housing for local inhabitants.

Make the laws fairer to landlords particularly the live-in owner who is both a tenant and a caretaker. The rent helps to pay the mortgage and makes ownership more possible in increasing property values environments. There is a difference between evictions because a tenant does not pay rent and an eviction due to speculation (remodel and flip). You have to make it easier for good landlords to evict tenants or they will not leave units vacant. The laws governing evictions need to be fairer to support long-term landlords.

These two bills do not address the State's housing shortage.

1. Both bills require a **major shift from local to state control**, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls. [These are quality of life and local control issues.](#)
2. SB-827 would more than double building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So core metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, **this legislation would up-zone 96% of the City**. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes. [This will increase displacement and property values. This is a takeover of the Marina and Richmond districts that are in opposition to up-zoning. It also does not address the issue of ocean rising one foot that limits development of the coastal areas.](#)
3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.
As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem. [We do have water shortage issues to address too.](#)
4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities. [Where is the data that backs Wiener's proposals? SFMTA is a whole problem in itself and does not serve](#)

the ridership. This is a real urban problem that SFMTA has gotten wrong and is one experiment too many.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid cost housing. You well know that low and mid income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries. [We have a service orientated economy and we are crowding out plumbers, electricians, and other service orientated entrepreneurs with another Starbucks or a chain. With more people we need more jobs and more essential services as described\)](#)

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied. [\(They are empty because they are short-term rentals or the landlord is fearful of the unfair anti-landlord laws that give too much power to bad renters and that should have targeted speculators.\)](#)

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments. [Populations are moving to city centers but are we going to ignore climate change and water shortage problems in favor of uncontrolled population growth. There are cities that are addressing the issues and it is the cities that will find the answer not the state and federal government. Public participation to solve problems is a technological and sharing society is better than centralized planning.](#)

We ask that you do whatever you can to ensure this legislation does not become law. I urge you to vote against both of these bills.

Sincerely,
Olga Kist
[467 Potrero Avenue San Francisco in harmony with](#)

Maurice Franco
Chair, MCA City & Urban Planning Committee

Jason Pellegrini

President, MICA and MICA Directors 2018

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Strongly Oppose SB-827 and 828
Date: Tuesday, March 13, 2018 11:44:33 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Jim Billings [<mailto:mediajim1@gmail.com>]
Sent: Monday, March 12, 2018 11:46 AM
To: MayorMarkFarrell (MYR)
Cc: Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: Strongly Oppose SB-827 and 828

Dear Mayor and Supervisors,

I strongly urge you to oppose SB-827 and 828. San Francisco does not need the state to dictate our zoning rules and regulations. Why would you want to give up local control over development decisions?

It's a dumb bill written by and for developers and real estate speculators.

Please oppose this draconian bills. Do you want your legacy to be the destruction of our neighborhoods?

Thank you.

Best,

Jim Billings

Visitacion Valley Resident



Virus-free. www.avast.com

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: OPPOSING SB 827 and SB 828
Date: Tuesday, March 13, 2018 11:44:48 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: fprice@ohlrich.com [mailto:fprice@ohlrich.com]

Sent: Monday, March 12, 2018 9:40 AM

To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)

Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell, I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828. These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history. I find the most glaring defects in these bills to be: 1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls. 2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes. 3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools. As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem. 4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities. 5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters,

police, and trade workers within our city boundaries. 6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied. 7. SB-828 would significantly increase our city

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Tuesday, March 13, 2018 11:46:27 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Carolyn Hanrahan [mailto:carolynhanrahansf@gmail.com]
Sent: Tuesday, March 13, 2018 11:42 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:
does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits
exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Carolyn Hanrahan
sent by Android 📧

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:46:24 PM

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

From: shannon [<mailto:shannon.e.malloy@gmail.com>]
Sent: Wednesday, March 14, 2018 1:40 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Shannon Malloy
Divisadero Resident

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:46:34 PM

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From: Brendan Kierans [mailto:bpkierans@gmail.com]
Sent: Wednesday, March 14, 2018 1:30 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:47:33 PM

Office of Commission Affairs

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From: Jason Kruta [mailto:jpkruta@gmail.com]
Sent: Wednesday, March 14, 2018 1:26 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

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exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Jason Kruta

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)
Date: Wednesday, March 14, 2018 1:48:48 PM
Attachments: [2018 03 13 Supp. Ltr fr Smith to Planning.pdf](#)

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From: Jodie Smith [mailto:smith@mosconelaw.com]
Sent: Wednesday, March 14, 2018 11:57 AM
To: Secretary, Commissions (CPC)
Subject: RE: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)

Mr. Ionan,
Though I didn't specify in my previous email, please include the letter in the public record for this matter.
Thank you,
Jodie Smith

From: Jodie Smith
Sent: Wednesday, March 14, 2018 10:14 AM
To: 'Commissions.Secretary@sfgov.org' <Commissions.Secretary@sfgov.org>
Subject: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)

Mr. Ionan, I was not able to find an email address for Commissioner Johnson. Could you please forward to her the message below (and attached letter) or provide her contact information?

Thank you,
Jodie Smith
Attorney

Moscone Enblidge & Otis LLP

220 Montgomery Street, Suite 2100, San Francisco, California 94104
Phone 415.362.3599 | Fax 415.362.2006 | Email: smith@mosconelaw.com
www.mosconelaw.com

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From: Jodie Smith
Sent: Tuesday, March 13, 2018 4:40 PM
To: 'richhillissf@gmail.com' <richhillissf@gmail.com>
Cc: 'myrna.melgar@sfgov.org' <myrna.melgar@sfgov.org>; 'planning@rodneymelgar.com'

<planning@rodneymfong.com>; 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>;
'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>; 'dennis.richards@sfgov.org'
<dennis.richards@sfgov.org>; Brittany Bendix <brittany.bendix@sfgov.org>;
'david.lindsay@sfgov.org' <david.lindsay@sfgov.org>; 'Firuze Hariri' <firuzehariri@yahoo.com>
Subject: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)

President Hillis & Commissioners,

Please see the attached letter as supplemental information for the Discretionary Review hearing of 1889-91 Green Street this Thursday, March 15. The letter is a response to the Project Sponsor's Opposition published with the Staff Report last Friday, March 8.

Best,
Jodie

Jodie Smith
Attorney

Moscone Emblidge & Otis LLP

220 Montgomery Street, Suite 2100, San Francisco, California 94104

Phone 415.362.3599 | Fax 415.362.2006 | Email: smith@mosconelaw.com

www.mosconelaw.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:49:11 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Renee Curran [mailto:sfmeancat@yahoo.com]
Sent: Wednesday, March 14, 2018 10:26 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission, I am opposed to the project at 650 Divisadero as proposed for the following reasons: -

9 units of low-income housing out of 66 is not enough. - This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.

- San Francisco has already approved more than 200% of the market rate housing goal for 2022. - This project is therefore neither necessary nor desirable. As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission.

The project as proposed does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits, exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Renee Curran

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Clipper Cove Resolution
Date: Wednesday, March 14, 2018 1:49:09 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Glenn Rogers [mailto:alderlandscape@comcast.net]
Sent: Wednesday, March 14, 2018 11:10 AM
To: MayorMarkFarrell (MYR); Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)
Subject: Clipper Cove Resolution



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February 20, 2018

Page 1 of 2

TO: Treasure Island Development Authority, San Francisco Planning Department, San Francisco Planning Commission, San Francisco Board of Supervisors

FROM: George Wooding, President, Coalition for San Francisco Neighborhoods (CSFN)

CSFN RESOLUTION SUPPORTING ALTERNATIVE OPTION FOR CLIPPER COVE

WHEREAS, Treasure Island's Clipper Cove is a unique harbor that is San Francisco's largest and most valuable protected open water cove;

WHEREAS, a new development proposed by Treasure Island Enterprises, to demolish the existing small boat marina in Clipper Cove and construct a new luxury marina dedicated exclusively for very large yachts running 40'-80' in length, would damage existing recreational, educational, and cultural activities in Clipper Cove and would pose a significant unidentified threat to the ecology of the Cove;

WHEREAS, presently Clipper Cove is the home to San Francisco's only community sailing center, the Treasure Island Sailing Center (TISC), which provides sailing for several thousand youth each year, including a sailing STEM program for over 1,500 San Francisco Unified School District (SFUSD) 4th graders, most of whom have their first experience on the Bay through this program;

WHEREAS, the proposed development would increase the footprint of the marina from 7% of the Cove to 32% of the Cove, displacing Sailing Center activities, entirely blocking some beginning sailors from the Inner Cove where the water is most protected and reducing the area available for recreational boaters to anchor overnight in the calm waters found in Clipper Cove;

WHEREAS, found underwater in the southern portion of Clipper Cove is valuable native eelgrass which provides important habitat for wildlife in San Francisco Bay;

WHEREAS, according to the State of California, the wave attenuator wall proposed as part of the new luxury marina is likely to generate new siltation in the Cove requiring regular maintenance dredging, factors that could likely negatively impact the eelgrass without proper mitigation;

WHEREAS, in a feasibility study on the proposed project, the State of California noted that similar development at the San Francisco Marina by the Marina Green resulted in unanticipated siltation, the dredging of which currently runs to \$500,000 a year and recommended budgeting \$150,000 a year in maintenance dredging for the proposed Clipper Cove project, a recommendation the developers have declined to accept;

WHEREAS, the State's estimate of dredging costs documents that the project sponsor, Treasure Island Enterprises, has not studied nor identified the potential threat of changing siltation and has not identified mitigation measures to protect the eelgrass;

THEREFORE, BE IT RESOLVED, that the Coalition for San Francisco Neighborhoods (CSFN) opposes the proposed marina development and endorses the Treasure Island Sailing Center (TISC) minimum impact alternative option for Clipper Cove. Under the alternative option, the number of berths in the marina would double and the average berth would increase in length from 31ft. to a maximum of 42ft. This compromise would allow for a dramatic increase in the development of Clipper Cove but still have minimum impact on public access to Clipper Cove and minimum impact on the health of the Bay.

THEREFORE, BE IT FURTHER RESOLVED, that the City of San Francisco should evaluate how any proposed marina development would impact sedimentation in Clipper Cove before approving said proposal.

Sincerely,


George Wooding
President CSFN

Glenn Rogers, PLA
Corresponding Secretary
Coalition for San Francisco Neighborhoods
Email: alderlandscape@comcast.net
Cell: 408-838-9308
A Local S.F. Business

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)
Date: Wednesday, March 14, 2018 1:49:53 PM
Attachments: [2018 03 13 Supp. Ltr fr Smith to Planning.pdf](#)

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Jodie Smith [mailto:smith@mosconelaw.com]
Sent: Wednesday, March 14, 2018 10:15 AM
To: Secretary, Commissions (CPC)
Subject: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)

Mr. Ionan, I was not able to find an email address for Commissioner Johnson. Could you please forward to her the message below (and attached letter) or provide her contact information?

Thank you,
Jodie Smith
Attorney

Moscone Emblidge & Otis LLP

220 Montgomery Street, Suite 2100, San Francisco, California 94104
Phone 415.362.3599 | Fax 415.362.2006 | Email: smith@mosconelaw.com
www.mosconelaw.com

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From: Jodie Smith
Sent: Tuesday, March 13, 2018 4:40 PM
To: 'richhillissf@gmail.com' <richhillissf@gmail.com>
Cc: 'myrna.melgar@sfgov.org' <myrna.melgar@sfgov.org>; 'planning@rodnevfong.com' <planning@rodnevfong.com>; 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>; 'dennis.richards@sfgov.org' <dennis.richards@sfgov.org>; Brittany Bendix <brittany.bendix@sfgov.org>; 'david.lindsay@sfgov.org' <david.lindsay@sfgov.org>; 'Firuze Hariri' <firuzehariri@yahoo.com>
Subject: Supp. Info. for DR of 1889-91 Green St (Thur, Mar 15 Hearing)

President Hillis & Commissioners,

Please see the attached letter as supplemental information for the Discretionary Review hearing of 1889-91 Green Street this Thursday, March 15. The letter is a response to the Project Sponsor's

Opposition published with the Staff Report last Friday, March 8.

Best,
Jodie

Jodie Smith
Attorney

Moscone Emblidge & Otis LLP

220 Montgomery Street, Suite 2100, San Francisco, California 94104

Phone 415.362.3599 | Fax 415.362.2006 | Email: smith@mosconelaw.com

www.mosconelaw.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:55:34 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Jennifer Snyder [<mailto:jencsnnyder@gmail.com>]
Sent: Wednesday, March 14, 2018 8:44 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: We Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:57:07 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Hugo Kobayashi [mailto:sffishhead@yahoo.com]
Sent: Wednesday, March 14, 2018 7:58 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: We Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable. As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards. Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Hugo Kobayashi

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:57:17 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Amy Farah Weiss [<mailto:amyfarahweiss@gmail.com>]
Sent: Wednesday, March 14, 2018 7:48 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Amy Farah Weiss
Former Director of Neighbors Developing Divisadero (2011-2015)

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 1:58:05 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Sona Avakian [mailto:avakian.sona@gmail.com]
Sent: Wednesday, March 14, 2018 7:45 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am a victim of a OMI eviction. Even with the help of MEDA, I cannot afford to live in San Francisco anymore. Nine units is simply not enough.

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
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As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:
does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits
exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero in it's present form
Date: Wednesday, March 14, 2018 4:03:37 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Doug Diboll [<mailto:sfodoug@sonic.net>]
Sent: Wednesday, March 14, 2018 5:59 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero in it's present form

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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Everything in this damn town falls under Conditional Use, why even have the pretense of Zoning? Let's revert to Houston before about 1990.

Basically, San Francisco has become a joke, and the Planning Commission COULD be a part of the solution.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

--

Doug Diboll

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 4:34:44 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: frances prochilo [mailto:frannypro@gmail.com]
Sent: Wednesday, March 14, 2018 5:34 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

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- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Support 650 Divisadero
Date: Wednesday, March 14, 2018 4:35:03 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: David Winegar [mailto:david.s.winegar@gmail.com]
Sent: Tuesday, March 13, 2018 11:06 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Support 650 Divisadero

Dear Planning Commission,

As a neighbor of 650 Divisadero, I know how much we need additional market rate and affordable housing in the neighborhood.

Opponents to this project are focused on the size of the development - a ridiculous NIMBY position that prioritizes their own comfort at the expense of anyone who might want to live in the wonderful Divisadero area. A diverse, inclusive community needs an abundance of market-rate housing, and approving 650 Divisadero will help provide that.

Denying or delaying approval for this project would leave citizens living in sub-standard housing or on the street. Please grant this project approval so that all San Franciscans can have housing relief as soon as possible.

Thank you,
David Winegar
1386 McAllister St, San Francisco, 94117

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposing 650 Divisadero
Date: Wednesday, March 14, 2018 4:35:40 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Shannon Bolt [mailto:shannon.e.bolt@gmail.com]
Sent: Tuesday, March 13, 2018 10:58 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: Opposing 650 Divisadero

Dear Planning Commission,

The Western Addition neighborhood now known as NoPa along the Divisadero Corridor has been so overgentrified that it is now rare to see any African-American residents in the neighborhood, and many of the businesses that served them have moved out.

I am opposed to the project at [650 Divisadero](#) as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:

- does not meet the community's affordable housing requirements,
- does not meet current zoning requirements for Divisadero
- exceeds bulk limits
- exceeds 10,000 square feet

- requires a rear yard variance for not meeting the setback requirement for rear yards

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Shannon Bolt

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 4:35:56 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: britterz1993 . [<mailto:britterz19@gmail.com>]
Sent: Tuesday, March 13, 2018 9:01 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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The project as proposed:

- does not meet the community's affordable housing requirements
- does not meet current zoning requirements for Divisadero
- exceeds bulk limits
- exceeds 10,000 square feet
- and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Brittanie Leskin

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero!!!!!!
Date: Wednesday, March 14, 2018 4:36:08 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: gracie.ariana@gmail.com [<mailto:gracie.ariana@gmail.com>]
Sent: Tuesday, March 13, 2018 5:42 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero!!!!!!

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 4:36:29 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Craig [<mailto:craig206@gmail.com>]
Sent: Tuesday, March 13, 2018 4:19 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

- Craig
Page & Pierce

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 4:36:41 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Orion Kellogg [<mailto:okellogg@gmail.com>]
Sent: Tuesday, March 13, 2018 1:09 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits
exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Orion Kellogg

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SOMA Plan: March 22 hearing
Date: Wednesday, March 14, 2018 5:08:37 PM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[2018-03-14 Letter to Planning Comm n re Central SOMA.PDF](#)

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Steven Vettel [<mailto:SVettel@fbm.com>]
Sent: Wednesday, March 14, 2018 4:31 PM
To: Secretary, Commissions (CPC)
Cc: richhillissf@yahoo.com; Melgar, Myrna (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneymong.com; Rahaim, John (CPC); Wertheim, Steve (CPC); Rich, Ken (ECN); Buckley, Jeff (MYR)
Subject: Central SOMA Plan: March 22 hearing

Jonas, attached find a letter from me to the Planning Commission commenting on several elements of the Code amendments implementing the Central SOMA Plan, focused on several Code provisions that I believe would unduly (and for the most part unintentionally) constrain housing production in the plan area and that the Commission should consider amending. Please add this letter to the Commission packet for the March 22 hearing.

Also, I do not have an email address for Commissioner Johnson, so please forward on to her.

Thank you.

Steven L. Vettel

Partner

svettel@fbm.com

D 415.954.4902 C 415.850.1931



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

the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Thank you.

Farella Braun + Martel LLP

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Commission Agenda for 3/15/18 Item #10 re SB827
Date: Wednesday, March 14, 2018 5:07:36 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ausra Eileen Boken [mailto:aeboken@gmail.com]
Sent: Wednesday, March 14, 2018 3:51 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: Commission Agenda for 3/15/18 Item #10 re SB827

TO: San Francisco PLANNING COMMISSION, PLANNING DEPARTMENT, Clerk of the COMMISSION, Milicent Johnson

RE: Opposition to SB827

The Bill offers no inclusionary housing. The amended Bill still does not provide for any new inclusionary housing, but “defaults” to local law, thus providing a bonus for a developer for nothing in return, which will assuredly raise prices of land which is already in short supply. That also means, in San Francisco, that locally required inclusionary housing can still be “feed out”, thus depriving those who are most in need of transit centric housing to access it by right. There should be, under the Bill, new inclusionary housing by right on site. Better yet, what’s wrong with using the State Density Bonus Law, which could fill the same need?

The Bill does not really protect the tenants of rent controlled units.

While the Bill elaborately purports to “protect” tenants in rent-controlled housing located on the development site, which housing is being demolished, the protection is illusory. Without at least a five year “look back” such as provided for under the State Density Bonus Law, qualifying occupancy of rent controlled units can be “managed” so that there will be no duty to provide ANY relocation expenses or a right of first refusal to return to a comparable unit on site in the new project at the previous rent-controlled rent level. Moreover, the Bill doesn’t directly address what happens if the new project is otherwise an “ownership” project, rather than a rental project.

Finally, what steps would be required of the Planning Department to actually determine time of occupancy and its termination and rental rates, and from where would its budget come? Since there are not likely to be acceptable answers to those questions, that is another reason for requiring a look back and at least the rental rate presumptions provided in the State Density Bonus Law.

Eileen Boken, President

Sunset-Parkside Education and Action Committee (SPEAK)*

*For identification purposes only.

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 5:07:17 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Nishikant Sheorey [mailto:nishikantsheorey@gmail.com]
Sent: Wednesday, March 14, 2018 2:25 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed:
does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits
exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 5:07:03 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Sara Allen [mailto:sara.aubrey.allen@gmail.com]
Sent: Wednesday, March 14, 2018 2:18 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Sara

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\) \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com)(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition to 650 Divisadero
Date: Wednesday, March 14, 2018 5:06:53 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Lisa Windes [mailto:lmwindes@gmail.com]
Sent: Wednesday, March 14, 2018 2:08 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: Opposition to 650 Divisadero

Dear Planning Commission,

I am opposed to the project at [650 Divisadero](#) as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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- exceeds bulk limits
- exceeds 10,000 square feet
- requires a rear yard variance for not meeting the setback requirement for rear yards

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Lisa Windes - 94110

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 5:06:37 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Andrew Scudder [<mailto:andrew@andrew-scudder.com>]
Sent: Wednesday, March 14, 2018 2:02 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

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- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,

Andrew Scudder
(415) 702-0257

--

Andrew Scudder

100 Danvers St. Apt 1
San Francisco, CA 94114

(415) 702-0257

From: [Secretary, Commissions \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON) (milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: I Oppose 650 Divisadero
Date: Wednesday, March 14, 2018 5:06:22 PM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: Emil Margolis [<mailto:emilmargolis@gmail.com>]
Sent: Wednesday, March 14, 2018 1:49 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); affordabledivis@gmail.com
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

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- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
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Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,
Emil

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Proposed Amendments to Mills Act
Date: Thursday, February 22, 2018 8:58:43 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

*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: Ferguson, Shannon (CPC)
Sent: Wednesday, February 21, 2018 10:42 AM
To: Frye, Tim (CPC)
Cc: Ionin, Jonas (CPC)
Subject: FW: Proposed Amendments to Mills Act

Please see below letter for case #2016-004157OTH

Shannon Ferguson, Senior Preservation Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9074 **Fax:** 415-558-6409

Email: shannon.ferguson@sfgov.org

Web: www.sfplanning.org



From: Johanna Street [<mailto:johanna@streetarchitect.com>]
Sent: Tuesday, February 20, 2018 11:25 PM
To: Ferguson, Shannon (CPC); Andrew Wolfram; aaron.hyland.hpc@gmail.com;
ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com;
jonathan.pearlman.hpc@gmail.com; Mike Buhler
Subject: Proposed Amendments to Mills Act

Dear Ms. Ferguson and members of the Historic Preservation Commission,
I am unable to attend tomorrow's HPC hearing and must submit my comments on Item 9, Amendments to the Mills Act Program via email. As you know I have already submitted one Mills Act Application and plan on submitting another very soon. And I am concerned, of course, about how these changes might affect these applications and how I should advise my clients.

The Mills Act is an under-utilized, overly-complicated incentive and in my mind should be less restrictive rather than more. Don't get me wrong I am a huge advocate. I helped Alice Carey draft the drawings for the first one in SF and since then have told everyone I could about the program but mostly I get blank stares and flat out

rejections.

I don't disagree with the intent of many of the proposed changes, encouraging local landmarking and discouraging evictions but I think the more that is added to the Mills Act process the less it will be used by the types of people who would benefit most.

Those who might want to read through a page of information rather than several.

I strongly disagree that "the scopes of work may not be completed prior to the contract." In fact I think in some cases it should be the reverse because it will be clear what was actually done and spent. My client didn't know about Mills Act until the project was completed. If the Mills Act is only going to be reviewed once a year folks might lose money or the ability to do the project waiting for the approval.

Why is it such a bad thing to give Mills Acts to people who were already planning on a preservation project or have completed a good one? Those folk are awesome and should be rewarded! I imagine that few people, at the moment, will be relying on a tax break to complete a project due to the time it takes to recoup the cost.

So why does the contract have to always be 10 years? Couldn't there be a sliding scale from the homeowner who wants to repaint their building with tax benefit over 3 years to a major restoration of a large building with a tax benefit over 15 to 20?

Has there been any follow up with the property owners to find out whether the program has worked for them?

Please don't make any changes. The Mills Act Program needs more outreach and maybe some creative ideas such as a Fernando Nelson (or other prolific builder) Historic District with a single HSR covering hundreds of his buildings and pre-approved scopes of work or something.

Thank you for your consideration.

Johanna

Johanna Street, Architect

office: 415.287.4143

mobile: 415.515.6020

From: [Frye, Tim \(CPC\)](#)
To: [CTYPLN - HPC Commission Secretary](#)
Cc: [Wertheim, Steve \(CPC\)](#)
Subject: Please forward to HPC ASAP with "Central SoMa Area Plan Materials for 3/21 hearing" in the subject line - Thank you!
Date: Wednesday, March 07, 2018 3:59:06 PM

Commissioners,

On March 21st you will have a hearing to review and comment upon the Central SoMa Plan, as well as the accompanying Planning Code amendments, Zoning Map amendments, and implementation strategy. The extent of the legislative package is quite extensive (i.e., 491 pages). As such, we wanted to give you extra time to review the materials in anticipation of the March 21st hearing.

Here is a link to the legislative package:

<http://commissions.sfplanning.org/cpcpackets/2011.1356MTZU.pdf>

For reference, the Planning Code and Zoning Map amendments were introduced on February 27th by Mayor Farrell and Supervisor Kim ([here](#) is a link to their press release). The General Plan amendments were initiated on March 1st by the Planning Commission. The Planning Commission is anticipated to act on the Plan no sooner than April 12th, at which point the legislation will be forwarded to the Board of Supervisors.

Should you have questions prior to the hearing, please forward to Steve Wertheim at steve.wertheim@sfgov.org

From: [Poling, Jeanie \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#); [Jonin, Jonas \(CPC\)](#)
Subject: 500 Turk Street RTC (2016-010340ENV)
Date: Tuesday, March 13, 2018 2:36:55 PM

The responses to comments document for the 500 Turk Street project can be found at the following link: <http://sfmea.sfplanning.org/500%20Turk%20Final%20RTC.pdf>. Hard copies of the document will be delivered to Planning Commissioners on March 15, 2018. The final EIR certification will be before the Planning Commission on March 31, 2018.

Please also forward this to the HPC, who provided comment on the draft EIR.

Thank you.

Jeanie Poling
Senior Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9072 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Silva, Christine \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram](#); [Dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Poling, Jeanie \(CPC\)](#)
Subject: FW: 500 Turk Street RTC (2016-010340ENV)
Date: Tuesday, March 13, 2018 2:45:23 PM

Commissioners – Please see below.

Thank you,

Christine L. Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Poling, Jeanie (CPC)
Sent: Tuesday, March 13, 2018 2:37 PM
To: CTYPLN - COMMISSION SECRETARY; Ionin, Jonas (CPC)
Subject: 500 Turk Street RTC (2016-010340ENV)

The responses to comments document for the 500 Turk Street project can be found at the following link: <http://sfmea.sfplanning.org/500%20Turk%20Final%20RTC.pdf>. Hard copies of the document will be delivered to Planning Commissioners on March 15, 2018. The final EIR certification will be before the Planning Commission on March 31, 2018.

Please also forward this to the HPC, who provided comment on the draft EIR.

Thank you.

Jeanie Poling
Senior Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9072 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Lamorena, Christine \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#); [Skrondal, Elizabeth \(CPC\)](#); [Frye, Tim \(CPC\)](#)
Subject: September, October & November News Articles
Date: Monday, December 14, 2015 4:09:22 PM

Commissioners -

My apologies, but we missed forwarding you several of the last few months' news articles. They are below. Thank you, Beth, for preparing these. In the future we will send these out in a more timely manner.

September -

<http://commissions.sfplanning.org/newsarticles/September%202015%20News%20Articles.pdf>

October - http://commissions.sfplanning.org/newsarticles/October_2015_News_Articles.pdf

November - http://commissions.sfplanning.org/newsarticles/November_2015_News_Articles.pdf

**Christine Lamorena, AICP, LEED AP
Manager of Commission Affairs**

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9085 **Fax:** 415-558-6409

Email: christine.lamorena@sfgov.org

Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: [Chen, Josephine \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Cc: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Subject: Jan. 2017 Preservation Related News Article
Date: Thursday, February 02, 2017 12:01:08 PM
Attachments: [Jan.2017.pdf](#)

Please reference to the attached documents.

Individual articles can be found at [I:\Preservation\News Articles\2017\Jan](#)

Thank you,
Josephine

From: [Chen, Josephine \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Cc: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Subject: Feb. 2017 Preservation Related News Article
Date: Wednesday, March 01, 2017 12:26:36 PM
Attachments: [Feb.2017.pdf](#)

Please reference to the attached document.

Individual articles can be found at [I:\Preservation\News Articles\2017\Feb](#)

Thank you,
Josephine

From: [Chen, Josephine \(CPC\)](#)
To: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: March 2017 Preservation Related News Article
Date: Monday, April 03, 2017 11:17:25 AM
Attachments: [March2017.pdf](#)

Please reference to the attached documents.

Individual articles can be found at [I:\Preservation\News Articles\2017\Mar](#)

Thank you,
Josephine

From: [Son, Chanbory \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)
Subject: News Articles
Date: Tuesday, April 04, 2017 10:40:38 AM

Commissioners -

My apologies, but I missed forwarding you several of the last few months' news articles. They are below. I will strive to send them timely in the future.

January-

<http://commissions.sfplanning.org/newsarticles/Jan.2017.pdf>

February-

<http://commissions.sfplanning.org/newsarticles/March2017.pdf>

March-

<http://commissions.sfplanning.org/newsarticles/Feb.2017.pdf>

Chanbory Son

(aka Chan)

Commissions Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6926 **Fax:** 415-558-6409

Email: Chanbory.son@sfgov.org

Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: [Chen, Josephine \(CPC\)](#)
To: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: May 2017 Preservation Related News Article
Date: Friday, June 02, 2017 2:58:04 PM
Attachments: [May2017.pdf](#)

Please reference to the attached documents.

Individual articles can be found at [I:\Preservation\News Articles\2017\May](#)

Thank you,
Josephine

From: [Chen, Josephine \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: RE: May 2017 Preservation Related News Article
Date: Wednesday, June 07, 2017 9:08:05 AM
Attachments: [April2017.pdf](#)

Dear Chan,

Please reference to attached.

Thank you,
Josephine

From: Son, Chanbory (CPC)
Sent: Wednesday, June 07, 2017 8:51 AM
To: Chen, Josephine (CPC)
Subject: RE: May 2017 Preservation Related News Article

Thanks Josephine,
However, I don't have any record for April's articles; did I miss your email?

Chanbory Son

(aka Chan)

[Commissions Affairs](#)

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6926 **Fax:** 415-558-6409

Email: Chanbory.son@sfgov.org

Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Chen, Josephine (CPC)
Sent: Friday, June 02, 2017 2:58 PM
To: CTYPLN - CP TEAM (TAC - Preservation)
Cc: Son, Chanbory (CPC)
Subject: May 2017 Preservation Related News Article

Please reference to the attached documents.

Individual articles can be found at [I:\Preservation\News Articles\2017\May](#)

Thank you,
Josephine

From: [Chen, Josephine \(CPC\)](#)
To: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: June 2017 Preservation Related News Articles
Date: Monday, July 10, 2017 10:40:47 AM
Attachments: [June2017.pdf](#)

Please reference to the attached documents. Individual articles can be found at
[I:\Preservation\News Articles\2017\Jun](#)

Thank you,
Josephine

From: [Son, Chanbory \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: News Articles
Date: Monday, July 17, 2017 12:45:34 PM

Commissioners -

My apologies, but I missed forwarding you several of the last few months' news articles. They are below. I will strive to send them timely in the future.

April:

<http://commissions.sfplanning.org/newsarticles/April2017.pdf>

May:

<http://commissions.sfplanning.org/newsarticles/May2017.pdf>

June:

<http://commissions.sfplanning.org/newsarticles/June2017.pdf>

Chanbory Son

(aka Chan)

[Commissions Affairs](#)

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6926 **Fax:** 415-558-6409

Email: Chanbory.son@sfgov.org

Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: [Chen, Josephine \(CPC\)](#)
To: [CTYPLN - CP TEAM \(TAC - Preservation\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: July 2017 Preservation Related News Articles
Date: Wednesday, August 02, 2017 2:15:00 PM
Attachments: [July 2017 .pdf](#)

Please reference to the attached PDF. Individual articles can be found at [I:\Preservation\News Articles\2017\Jul.](#)

Thank you,
Josephine

From: [Son, Chanbory \(CPC\)](#)
To: ["Aaron Jon Hyland - HPC" \(aaron.hyland.hpc@gmail.com\)](#); [Andrew Wolfram - HPC](#); [Diane Matsuda \(dianematsuda@hotmail.com\)](#); ["Ellen Johnck - HPC" \(ellen.hpc@ellenjohnckconsulting.com\)](#); [Jonathan Pearlman](#); [Karl Hasz](#); [Richard S. E. Johns](#)
Subject: July News Article
Date: Wednesday, August 02, 2017 3:01:18 PM
Attachments: [July 2017.pdf](#)

Commissioners,

Attached you'll find the July articles for your reading.

Chanbory Son

(aka Chan)

Commissions Affairs

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