

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for ConnectSF Vision report (4/19/18)
Date: Thursday, April 19, 2018 11:58:48 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

From: Ted Olsson [mailto:olssonted@gmail.com]
Sent: Thursday, April 19, 2018 11:48 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); Rodney Fong; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: Support for ConnectSF Vision report (4/19/18)

Commissioners & Director Rahaim,

I look forward to addressing you today and ask my remarks to be entered into the record of today's meeting.

Thank you.
~TED

SF Planning Commissioners

Chm., Rich Hillis
VC, Myrna Melgar
Rodney Fong
Milicent A. Johnson
Joel Koppel
Kathrin Moore
Dennis Richards
SF Planning Director, John Rahaim

Chairman Hillis, Director Rahaim, and Commissioners

My name is Ted Olsson. As a third generation San Franciscan, I am honored to serve on the ConnectSF and Vision Zero taskforces, as former chair of the Transit Center CAC, and on numerous citizen advisory committees. So, I am familiar with our transit and housing issues, but I speak to you today only as a San Franciscan citizen.

I urge your support of the ConnectSF Vision report. We approved a similar resolution this week at the MOP-CAC. I commend our staff for their outreach and training of our committee, of stakeholders and the public to understand the multi-faceted issues surrounding this effort. However, since this is a 50-year plan, with commitment to review and update every five years, I urge that as a matter of civic education, during the plan's life, we engage our communities, either through sessions at our local libraries or schools to educate our citizens in these multiple issues and the process of scenario planning, which could help all planning agencies, such as yours, in our city.

I am very grateful that our Connect-SF plan is regionally-oriented and an exemplar of such thinking, but particularly that it complements and implements the strategies of Vision Zero, now that at least the three largest urban areas in

the Bay Area have made a similar commitment to this decade-long effort which has shown such impressive results, reducing our traffic incidents by 41% recently, and that all agencies are united on this.

I urge you, as I urge Connect-SF, to support in its implementation Senator Wiener's citywide policy, when he was Supervisor, of assuring that our transit keeps pace with our residential density by developing along our major transit corridors exemplary transit paired with high-rise housing density, with appropriate onsite BMR ratios.

This next quarter century, when we become a 49-square mile city with one million citizens, will challenge us to develop appropriate and more than adequate transit solutions. I believe that it is feasible to have a peripheral, circumferential system with preferential high-speed transit bisecting the city from one part of the ring to the other.

In addition to getting a control on TNCs and vehicular-sharing-system's traffic patterns and volumes, I suggest that the city explore developing its own autonomous short-haul/last-mile shuttles. But above all we must make ours and ever-more friendly pedestrian city, with recreational, parks, and POPOS amenities and local merchants.

Finally, since we are a peninsula surrounded on three sides by water during a period of accelerated sea-level rise, at rates never experienced before, in which marine transport will once again become as important as it had been before our two bridges, all agencies need to work with the Waterfront Authority as well as with those in charge of our ocean shoreline to consider how your future developments might form a foundation to protect our city from such ravages and shrinkage.

Thank you for attention.

~TED OLSSON
[475 words]

=====

Ted Olsson, PhD
c: 415.407.0094 | e: olssonted@gmail.com
30 Sharon St. | San Francisco, CA 94114-1709 USA

From: [Starr, Aaron \(CPC\)](#)
To: Planning@RodneyFong.com; richhillissf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board Report
Date: Thursday, April 19, 2018 11:40:21 AM
Attachments: [2018_04_19.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Attached, please find this week's Board Report.

Sincerely,

Aaron Starr, MA
Manager of Legislative Affairs

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

Direct: 415-558-6362 **Fax:** 415-558-6409

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 701 Hampshire development
Date: Thursday, April 19, 2018 10:31:52 AM
Attachments: [701 Hampshire Development - 2018.pdf](#)

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From: kurt@koanalytics.com [mailto:kurt@koanalytics.com] **On Behalf Of** Kurt Olmstead
Sent: Thursday, April 19, 2018 10:30 AM
To: Samonsky, Ella (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS)
Subject: 701 Hampshire development

Dear all - I have attached a note in opposition to the current plans for 701 Hampshire.

I appreciate your consideration.

Kurt Olmstead

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter for DR this Thursday.
Date: Thursday, April 19, 2018 9:01:22 AM
Attachments: [YukaDRLetter.docx](#)
[SF Planning Commission Agenda.pdf](#)

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From: yukako ezoe [mailto:yukakoe@gmail.com]
Sent: Wednesday, April 18, 2018 10:28 PM
To: Samonsky, Ella (CPC); Secretary, Commissions (CPC); Nina Dobner; Jennifer Fieber; Somers, Trevor; Naoki Onodera
Subject: Re: Letter for DR this Thursday.

Hello, Jonas.

I am a resident of 701 Hampshire Street apt. 102. Our apartment is on the agenda tomorrow, Thursday, April 18th, 2018, for the SF Planning Commission's DISCRETIONARY REVIEW.

I am away from town and will not be able to attend the meeting. I will have another person who will read my statement for me, however, I would like to send my letter to the Commissioner's to review.

Thank you.

best, Yuka

On Tue, Apr 17, 2018 at 3:14 PM, Samonsky, Ella (CPC) <ella.samonsky@sfgov.org> wrote:

Hi Yuka,

If you would like to send your communications to the Planning Commission, email the Planning Commission Secretary (contact info below) and he will distribute it to the Commission.

Thanks,

Ella

Jonas P. Ionin
Commission Secretary
San Francisco Planning Department
[1650 Mission Street, Suite 400](#)
San Francisco, CA 94103

[PH: \(415\) 558-6415](tel:(415)558-6415) (Assistant)

PH: (415) 558-6309 (Direct)

FX: (415) 558-6409

Commissions.Secretary@sfgov.org

From: yukako ezoe [mailto:yukakoe@gmail.com]

Sent: Tuesday, April 17, 2018 1:21 PM

To: Samonsky, Ella (CPC)

Cc: Naoki Onodera

Subject: Re: Letter for DR this Thursday.

Thank you Ella for this info.

Very very helpful.

Can you send me a list of emails to whom I can email my letters before to the DR? Bc I plan not to attend.

Thank you.

Best Yuka

On Mon, Apr 16, 2018 at 3:36 PM Samonsky, Ella (CPC) <ella.samonsky@sfgov.org> wrote:

Dear Yuka,

Thank you to alerting us that there would be Spanish speakers attending the hearing for the DR. I have forwarded the request for a Spanish language interpreter to the Planning Commission Secretary.

The DR is at the end of the agenda, and therefore the time that it is heard depends on the speed at which the Planning Commission hears items earlier on the agenda. There are 8 items on the regular calendar before the DR calendar. The agenda can be viewed hear:

http://commissions.sfplanning.org/cpcpackets/20180419_cal.pdf

Your husband can attend and present your statement for you, however he would not be given additional time to present. If he has his own separate statement that could not be presented in 3 minutes with your statement, you may want to ask another friend to present your words. If your husband does bring a letter on your behalf, please bring at least 12 copies so it can be distributed to the Commission and staff.

Sincerely,

Ella Samonsky

From: yukako ezoe [mailto:yukakoe@gmail.com]

Sent: Monday, April 16, 2018 8:23 AM

To: Naoki Onodera; Samonsky, Ella (CPC)

Subject: Letter for DR this Thursday.

Hello Ella I'm a residence at 701 Hampshire St. We are having our DR this Thursday 4/19. I will am highly concerned about our home of temporary displacement, and not having our garage space to park our car. My husband is back in town and he plans to attend but since I'm away the expense for me to attend the DR is very costly.

Do you know an approximate time frame to when the DR may happen?

Also if I email you a letter of my concerns for the DR will you be reading the letter for me?
Or do I have to find someone on my hand to read it for me? Can my husband read it for me
and can he have his 2 min of speech?

Can u provide a translator for our Spanish tenant?

Best Yuka

--

Yuka Ezoë

Artist

BahamaKangaroo.com

--

Yuka Ezoë

Artist

BahamaKangaroo.com

--

YUKAKOEZOE.COM

[BAHAMA KANGAROO](#)

[Precita Eyes Mural Arts](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [Samonsky, Ella \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 701 Hampshire Street
Date: Wednesday, April 18, 2018 3:32:50 PM
Attachments: [Sheet A1.0.pdf](#)
[2018-04-04 701 Hampshire Revised Site Permit Drawings \(ID 983204\).pdf](#)
[Original Proposal -701 Hampshire St.pdf](#)

See below:

*Jonas P. Ionin,
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From: Samonsky, Ella (CPC)
Sent: Wednesday, April 18, 2018 12:37 PM
To: CTYPLN - COMMISSION SECRETARY
Cc: Boudreaux, Marcelle (CPC)
Subject: 701 Hampshire Street

Hi Jonas,

One plan sheet (A1.0) is missing from the plan sets included in the packets which were sent to the Commissioners. Please provide them the attached plan sheet A1.0 for reference. I have also attached the original and revised proposal plan sets that include Sheet A1.0.

I have attached:

- Sheet A1.0
- Original plans at 311 Neighborhood Notifications (file name: Original Proposal – 701 Hampshire St)
- Revised plans reflecting post-311 input and further RDG compliance (file name: 2018-04-04 701 Hampshire Revised Site Permit Drawings)

Thanks,

Ella Samonsky, Senior Planner
FLEX Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9112 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street
Date: Wednesday, April 18, 2018 3:22:10 PM
Attachments: [1600 Jackson Tony Vargas comment letter.pdf](#)

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From: Joshua S. Devore [mailto:jdevore@dpf-law.com]
Sent: Wednesday, April 18, 2018 3:16 PM
To: Foster, Nicholas (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Thomas Adams; Louise Mercier
Subject: 1600 Jackson Street

Dear Commissioners, Mr. Ionin and Mr. Foster:

Please see the attached comment letter on behalf of our client, Tony Vargas, and accompanying letter of Keith B. Higgins, PE, TE related to the pending conditional use permit application for 1600 Jackson Street noticed for hearing on April 26.

We appreciate your consideration of the attached and are available for any questions you may have.

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE
DICKENSON, PEATMAN & FOGARTY
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For current wine industry news, visit www.lexvini.com

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From: [Ikezoe, Paolo \(CPC\)](#)
To: richhillssf@gmail.com; [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Cc: [Rodgers, AnMarie \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Cancellation: SB 827 Hearing at the SFPlanning Commission
Date: Wednesday, April 18, 2018 2:20:33 PM

Hello Commissioners,

As you may have heard, SB 827 did not make it through the Senate Transportation and Housing Committee yesterday.

http://stran.senate.ca.gov/sites/stran.senate.ca.gov/files/april_17_votes_packet.pdf

As such we've canceled our proposed item on the bill for your April 26th agenda. I will be sending a separate email to members of the public who have contacted me about this item notifying them of the cancellation as well.

Thank you,

Paolo Ikezoe, Senior Planner
Information & Analysis Group, Citywide Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9137 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Rodgers, AnMarie (CPC)
Sent: Wednesday, April 18, 2018 9:47 AM
Subject: Cancellation: SB 827 Hearing at the SFPlanning Commission

Dear Interested Party,

Now that SB 827 has been rejected in yesterday's state committee hearing, the Planning Commission hearing scheduled for April 26 will be cancelled.

<https://www.nytimes.com/2018/04/17/business/economy/california-housing.html>

AnMarie Rodgers
Director of Citywide Planning

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Direct: 415.558.6395|Reception 415-575-8762
Email: AnMarie.Rodgers@SFGov.org
Web: <http://sf-planning.org/citywide-planning>

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please allow Whole Foods 365 at 1600 Jackson!
Date: Wednesday, April 18, 2018 11:24:13 AM

*Jonas P. Ionin,
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From: Chris Baker [mailto:cbakersf@gmail.com]
Sent: Wednesday, April 18, 2018 11:18 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); Stefani, Catherine (BOS); Peskin, Aaron (BOS)
Subject: Please allow Whole Foods 365 at 1600 Jackson!

Dear Planning Commissioners,

I'm writing as a homeowner who lives around the corner from the proposed Whole Foods 365 proposed for 1600 Jackson Street to express my very strong approval for the project, and my hopes that it will be okayed.

There is a strong need for this type of food market in this neighborhood, particularly for my wife, who has mobility problems. The current markets are too small with not enough variety; the larger markets are too far away.

Just as important, the block is blighted given the years of the vacancy at this location. It's a safety concern to me that my wife and daughters need to continue walk a dim, shadowy block on Polk due the ongoing vacancy.

Please approve this project! Thank you very much.

-Chris Baker
1645 Pacific Ave, Apt 4A
SF, CA 94109

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Whole Foods
Date: Wednesday, April 18, 2018 9:12:32 AM
Attachments: [Planning Commission Case No. 2016-000378CUA 1600 Jackson St..msg](#)
[Reference Case No- 2016-000378CUA 1600 Jackson St..msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc: [Foster, Nicholas \(CPC\)](#)
Subject: FW: Please approve Discretionary Review for 701 Hampshire street Application No. 2017.0124.7741.
Date: Wednesday, April 18, 2018 9:11:09 AM

*Jonas P. Ionin,
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From: Iris Biblowitz [mailto:irisbiblowitz@hotmail.com]
Sent: Tuesday, April 17, 2018 5:57 PM
To: Samonsky, Ella (CPC); Johnson, Milicent (CPC); Rich Hillis; Moore, Kathrin (CPC);
planning@rodneyfong.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Secretary,
Commissions (CPC)
Subject: Please approve Discretionary Review for 701 Hampshire street Application No. 2017.0124.7741.

Dear Planning Commissioners - I'm asking for a Discretionary Review of the construction plans for 701 Hampshire street because it would have a dire effect on the long-time tenants who have been living there. While the rent-controlled tenants may have the theoretical Right To Return when the extensive construction is finished, there is no assurance that they will be able to remain in the city and their neighborhood during the construction, and following the fate of many tenants who have not been able to return to their apartments after construction, they may not actually be able to return (especially if the landlord passes on capital improvements which may make the rent unaffordable). The first question is where will these long-time tenants (some have lived there at least 30 years) move during construction? Given the severe housing crisis, there is no affordable place to go to, temporarily or permanently. I know you've all heard of renoviction, a practice that some landlords have used to get rid of long-term tenants, often seniors with the most affordable rents.

How can you approve the construction of accessory dwelling units which increase the number of rental units in a building while at the same time ignore existing tenants who've lived there for many years? Do you remember Carl Jensen who died in his Noe Valley home as the landlord got approval for renovations? Planning and the Rent Board did not keep track or care about the ill man who was still living there? Something must be done to protect these tenants and all tenants who are in this untenable situation. To make matters worse for 701 Hampshire street, this landlord attempted to evict a long-time tenant after he bought the building (in 2016, I think). There is good reason to be cynical about this landlord and his plans.

As a nurse, I always bring up the health effects that evictions and threat of evictions have on tenants. Worsening diabetes, asthma, signs and symptoms of Parkinson's disease, depression, insomnia, nutrition, anxiety, cardiac disease, and strokes, have all been documented. And sometimes, death.

(I have a list which I can provide, if you'd like.)

Gentrification and greed are bad for our health. They destroy vital support systems and communities. We're watching it happen right now, and have been for several years. It's been estimated that 430,000 people left San Francisco under Mayor Ed Lee's time.

Don't approve the construction plans for 701 Hampshire street. Protect tenants.

Thank you - Iris Biblowitz, RN

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Whole foods
Date: Wednesday, April 18, 2018 9:11:00 AM
Attachments: [CASE-NO 2016-000378CUA. 1600 Jackson street.msg](#)
[365 Whole Foods .msg](#)
[Fwd Case# 2016-000378CUA 365 Whole Foods Letter of Support.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc:
Subject: FW: 739 De Haro
Date: Wednesday, April 18, 2018 9:07:13 AM
Attachments: [180417 - 739 De Haro - Letter in Support of DR Application.pdf](#)

*Jonas P. Ionin,
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From: Mike Montgomery [mailto:michael.montgomery@gmail.com]
Sent: Tuesday, April 17, 2018 7:33 PM
To: Alexander, Christy (CPC)
Cc: Ionin, Jonas (CPC); Secretary, Commissions (CPC); BERRY MINOTT; Chris Cole; Barkley, Alice; Graham, Amanda
Subject: 739 De Haro

Hi Christy,

Thank you for meeting with us yesterday. As we discussed, I have attached a letter to Commissioner Hillis ahead of your internal RDAT review on April 18th outlining the concerns raised in my Discretionary Review request. Hard copies were also delivered to the Planning Department earlier today.

Please let me know if you have any questions.

Thank you,
Michael Montgomery
415-728-3844

From: [Jonin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Reminder: Upcoming Conference
Date: Tuesday, April 17, 2018 12:31:01 PM

*Jonas P. Ionin,
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www.sfplanning.org

From: execdir@planningcommission.org [mailto:execdir@planningcommission.org]
Sent: Tuesday, April 17, 2018 12:28 PM
To: Planning and Community Development
Subject: Reminder: Upcoming Conference

Kindly **forward** this message to all Planning Commissioners and other interested associates. Thank You!

Dear Planning Commissioners:

The California County Planning Commissioners's Association (CCPCA) is a non-profit, 501(c)3 member-based association organized for the purpose of providing education and information to our Planning Commissioners statewide. All Planning Commissioners from participating counties enjoy full membership status in the CCPCA.

Each year we hold a General Conference where not only members , but all Planning Commissioners, Directors, Staff and Other Interested Attendees. are invited to enjoy an informative and entertaining weekend.

As you should have already been made aware, this year's annual CCPCA General Conference is coming up in just three weeks, May4-5, in Shasta County. Registration and reservations continue to be available: there is still time to plan attendance.

This year's Friday conference sessions will provide valuable and enriching information and an enjoyable experience as well. Highlights will include:

Lily Tavassoli, Superfund Project Manager from the Environmental Protection Agency, will deliver a presentation on the Iron Mountain Mine, nine miles north of Redding, which was identified as a source of contaminants to the area water supply in 1981. Ms. Tavassoli will cover the EPA's efforts in Site Cleanup, Brownfields Revitalization, and Emergency Response.

"The Year of Housing" will look at the effects and requirements on nine state Senate and Assembly bills that affect the housing element of your General Plan.

A panel discussion will be presented on the subject of Marijuana Manufacturing.

For a complete conference schedule, check our website at <https://planningcommission.org>

On Saturday, we will embark on a field trip around the Redding area, which will include a tour of the Shasta Dam, as well as a look at a state of the art Cogeneration Plant where wood waste materials from the nearby forest are used, to provide power.

A banquet on Saturday night will feature a keynote speech by Kern County Supervisor Leticia Perez, who is a former Planning Commissioner and was a key participant in the CCPCA. Ms Perez is currently the President of the California Association of Counties. You can read her bio on our website.

Our 2018 President, Patrick Wallner, has volunteered many hours and garnered the support of Shasta County and other organization and individuals in order to produce this conference for the mutual benefit of planning throughout our state. Your two-day registration includes all events and meals. Discount Room Reservations are available at the Redding Sheraton Hotel. Please visit <https://planningcommission.org> today and register to attend.

Thanks for your attention,

Dan Roberts, CCPCA

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CASE-NO: 2016-000378CUA. 1600 Jackson street
Date: Tuesday, April 17, 2018 9:48:44 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

From: Leslie Bull [mailto:leslieabull@gmail.com]
Sent: Tuesday, April 17, 2018 9:17 AM
To: Secretary, Commissions (CPC)
Cc: Leslie Bull
Subject: CASE-NO: 2016-000378CUA. 1600 Jackson street

Dear Commissions Secretary

I'm writing to voice my vote in favor of WF 365 -

There are three key reasons why I'm in favor and encourage the planning commission to vote in favor as well.

1. Our neighborhood contains one of the densest populations in SF, particularly following the many recent additions of new condominium and apartment projects. There are plans for continued development along Van Ness as well Polk and Pacific. We need affordable and walkable options to support the growth of the neighborhood. Currently, I have to drive to Trader Joes or Safeway to buy my groceries. Real Foods is not an option as it is too expensive.
2. I also believe and have talked to many of the local store owners that having a branded store like WF will create more foot traffic and bridge the activity from RH to Polk Gulch ultimately better serving the entire Polk street area. Chestnut Street and Hayes Street both benefit from chain stores helping local, boutique stores to thrive.
3. Sustainability: The building still has over 25 years of building life.

I believe WF would be a good neighborhood partners as they have consistently demonstrated their willingness to listen and make compromises to support moving forward. Examples: Working with the Cheese Board to offer a marketing venue for them to offer their catering services, Working with the jug shop to minimize offerings to allowing higher margin, premium products to be purchased from the Jug shop. Extended offering to make the upstairs a community meeting area.

On a less positive note, it has been VERY concerning that MPNA has not actively polled the residents or all of the local shops. They are misrepresenting their constituents stating they are not in favor.

Thank you for your time and consideration -

Regards,

Leslie A. Bull

1650 Jackson street

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: 1600 Jackson Street, Case NO. 2016-000378CUA
Date: Monday, April 16, 2018 4:11:04 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: scott noble [mailto:scottnoble@yahoo.com]
Sent: Monday, April 16, 2018 4:05 PM
To: Secretary, Commissions (CPC)
Subject: 1600 Jackson Street, Case NO. 2016-000378CUA

City Planning Commission,

Please accept this letter as my STRONG vote in favor of the Whole Foods 365 Store proposed for the empty building site at 1600 Jackson Street.

I have owned a residence at 1650 Jackson Street for 5+ years now. In that time Lombardi's closed it's doors and I've watched my block turn from a vibrant neighborhood center to a center for crime, homeless encampments and disgusting magnet for human waste. We cannot afford to have our block be the home of yet one more vacant building in the midst of the Polk Gulch neighborhood. The majority of my time in my home here has been ruined by the slowing of the progress that was promised when I moved in. Let Whole Foods 365 become a reality and bring back the vibrancy to this area.

I have lived in other neighborhoods where Whole Foods has become a presence (Ocean Avenue) and it was a MASSIVE improvement to the lives of the residents in that area. The approach they have to use of the existing building, the offering of healthy food options in walking distance to our homes is incredible. There should be NO question that we allow them to move forward with their plans to build a market on the site of 1600 Jackson.

Pertaining to the consideration that we should add more housing. I also live one block from Van Ness Avenue where there have been many new buildings constructed along that street. We have an issue of crowded and unavailable services industries in this area now. We don't need more people in this area, we need more reasons to keep this area vibrant as a walkable, useful neighborhood. Please don't push to shut down a wonderful opportunity to serve those of us who already occupy this area in favor of piling more people on top of our already crowded neighborhood. We need groceries, a good responsible tenant to add to our roster existing Polk Gulch businesses.

Regards,

Scott Noble

Resident, 1650 Jackson Street

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Polk Street: Case No. 2016-000378CUA
Date: Monday, April 16, 2018 2:28:52 PM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: Lorri Ungaretti [<mailto:lorrisf@comcast.net>]
Sent: Monday, April 16, 2018 2:24 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); planning@rodneymfong.com; Melgar, Myrna (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: 1600 Polk Street: Case No. 2016-000378CUA

Dear San Francisco Planning Commissioners,

We have been waiting for a few years now, and I hope you can help me. I'm talking about the former Lombardi's site at 1600 Polk Street at Jackson. I completely support the placement of a Whole Foods 365 market in that spot.

We have had almost no place close by where we can buy groceries. (Yes, I know that Real Food Company is just several blocks away, but they are terribly overpriced, have limited stock, and can't really meet most people's needs.)

I have lived at Jackson & Polk for more than 20 years. I came as a younger person; now I am older and have more mobility issues. I would prefer to walk to where I shop, something I frequently do on Polk. Cala (now Trader Joe's) and Whole Foods were at one time completely walkable. I would love to have a place across the street where I can get a quart of milk or some good produce. We now have nothing close by.

I love the fact that Whole Foods doesn't want to add on to the building at 1600 Polk, that it will work with the current building's space. For those people who think the building should be razed and replaced by housing with commercial on the bottom, I suggest they look around this area and see how many, far too many, empty storefronts there already are. If we have to have more housing (and I say we've paid our share to the city over the past 10 years), let people take over the old Big Apple, another grocery store we lost years ago.

Please stop the delay tactics and let us have Whole Foods 365 close by. Thank you.

Lorri Ungaretti
1591 Jackson St. #23, SF 94109

From: [Ionin, Jonas \(CPC\)](#)
To: [Black, Kate \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT ***MAYOR MARK FARRELL ON THE PASSING OF DORIS WARD
Date: Monday, April 16, 2018 2:16:02 PM
Attachments: [4.16.18 Doris Ward.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

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www.sfplanning.org

From: MayorsPressOffice, MYR (MYR)
Sent: Monday, April 16, 2018 2:13 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT ***MAYOR MARK FARRELL ON THE PASSING OF DORIS WARD

FOR IMMEDIATE RELEASE:

Monday, April 16, 2018

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

***** STATEMENT *****
MAYOR MARK FARRELL ON THE PASSING
OF DORIS WARD

“Doris Ward was a fearless political leader who cared deeply about San Francisco and the residents of this city. As the first African American female president of the Board of Supervisors, Doris was a trailblazing presence whose courage and resolve helped inspire countless others to follow in her footsteps.

A lifelong civil rights activist, Doris spent her career fighting for equality and justice. Whether working for the San Francisco Community College District, the Board of Supervisors or the Office of the Assessor-Recorder, Doris brought a compassionate and kind approach to her duties, reflecting the values of the city she served.

San Francisco has lost a respected politician, valued friend and admired community leader. Our thoughts are with Doris' family during this difficult time.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street: 2016-000378CUA
Date: Monday, April 16, 2018 11:11:11 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Chandra Chaterji [mailto:cschaterji@gmail.com]
Sent: Monday, April 16, 2018 11:10 AM
To: Secretary, Commissions (CPC)
Cc: Peskin, Aaron (BOS); Rahaim, John (CPC); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: 1600 Jackson Street: 2016-000378CUA

Members of the Planning Commission
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103

With regards to: 1600 Jackson Street, Whole Foods 365 CU Application

Dear San Francisco Planning Commissioners,

I am a condominium owner and live diagonally across Polk Street from the proposed Whole Foods 365 site at Jackson and Polk. I have lived here for over 26 years. I am writing in support of the Whole Foods 365 application. I believe that a grocery store at 1600 Jackson St is both necessary and desirable.

First, the neighborhood wants such a store. Various surveys of residents in the immediate neighborhood show overwhelming support of such a store. Findings of these surveys have been previously submitted to the Commission. It would seem that overwhelming neighborhood support would make such a store both necessary and desirable.

Second, the neighborhood needs a relatively value priced grocery store with a wide assortment of items. Whole Foods 365 promises just that. News stories about other Whole Foods 365 stores in the country show that this is indeed how the 365 operation is being run--wide, fresh assortment with value prices. None of the other food stores on Polk Street meet the criteria of being value-priced with a wide assortment. And, Amazon's recent purchase of Whole Foods would guarantee that value pricing would remain a guiding principle of the store. Additionally, 365 is Whole Foods' innovative offering for young people. This is very much the up and coming demographic in this neighborhood. (The argument that Polk Gulch senior

citizens should just walk up and down rather steep hills from Polk Gulch to the Trader Joe's and Whole Foods on California Street are ageist, to say the least, and is not considered here.) These facts make the Whole Foods 365 necessary and desirable for the neighborhood.

Third, there is empirical evidence that shows that quality stores such as Starbucks and, to some extent, Dunkin' Donuts, (and, by extension, Whole Foods 365) are good for property values of homes in the vicinity, making it very desirable if not necessary for homeowners like me. (See the economic analysis in Spencer Rascoff and Stan Humphries, *Zillow Talk*, 2016, New York NY: Grand Central Publishing (a division of Hachette Book Group), pages 49-54 and reported by CNN http://money.cnn.com/2015/03/04/real_estate/starbucks-home-values/index.html.)

Fourth, the Whole Foods 365 would rehabilitate and re-use an existing space rather than demolishing it and adding to the pollution and congestion in the neighborhood in the process.

Fifth, quick completion of the Whole Foods 365 is the fastest option to bring life to the corner property that has been vacant for many years now. Completion would bring foot traffic to the area, and, therefore, additional business to existing neighborhood businesses and restaurants.

Yours truly,

Chandra S. Chaterji

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Reasons to support Whole Foods 365
Date: Monday, April 16, 2018 11:08:38 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Ellendchan [mailto:ellendchan@aol.com]
Sent: Friday, April 13, 2018 3:42 PM
To: Secretary, Commissions (CPC)
Subject: Reasons to support Whole Foods 365

Reasons to support Whole Foods 365

- [1600 Jackson St.](#) has been vacant for more than three years. This has led to more crime on Jackson St. and in our building to the point where we have had to install security cameras both inside and out. There has also been a significant increase in the number of homeless encampments on our block.
- We believe in the concept of “15-minute neighborhoods,” where the majority of needed services are within walking distance.
- Whole Foods management has worked extensively with our neighborhood and the SFMTA to mitigate potential problems with increased traffic and deliveries.
- Whole Foods has assured us that there will be no deliveries during San Francisco quiet time – between 10PM and 7AM – and during morning and afternoon rush hours. We also believe that WF365 will be more organized in terms of deliveries than the former Lombardi’s.
- We believe in sustainability and that tearing down a building that has not

outlived its usefulness is wasteful.

- Our neighborhood contains one of the densest populations in San Francisco, particularly following the many recent additions of new condominium and apartment projects. The population is likely to continue growing, as developers are eyeing many large parcels of land on Van Ness as well as at Polk and Pacific (where The Jug Shop is.) Increased services to the neighborhood are necessary to accommodate all of this growth.
- We believe that Whole Foods will serve as an anchor store, attracting more people to Polk St. and increasing the flow of foot traffic to other shops in the area. Chestnut St. is an example of how formula retail stores can co-exist with and even benefit small, independent retail operations.
- There are far too many empty storefronts on Polk St., particularly between Broadway and California Street. If the conversion of Lombardi's to Whole Foods is not allowed, the building will remain another vacant blot on the neighborhood, probably for years to come.
- There are 70 parking spaces available for people who need to drive to the store, meaning that street parking would be minimally affected. We never had a traffic problem with Lombardi's or with the garage currently occupying the space.
- Our neighborhood's population is aging, along with Russian Hill's, and so we need more conveniently located services, in particular a full-service grocery store.
- Since the closure of The Big Apple on Polk St., we are lacking a full-service, affordable grocery store. We are fortunate to have some specialty stores such as The Cheese Shop and Bel Campo Meats but these stores are not full-service and are not affordable for the majority of our neighbors – and are certainly not for everyday use.
- The Middle Polk Neighborhood Association does not represent our

neighborhood even though it presents itself as doing so. MPNA conducts little outreach to the neighborhood and does not allow the great majority of residents to vote on its policies.

- We believe that Whole Foods will continue to make a conscientious effort to insure that its neighbors' needs and interests are met, based on its outreach to local residents thus far.

- Whole Foods 365 plans to open the second floor of [1600 Jackson](#) as a public meeting space, which would be a welcome amenity for the neighborhood.

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CASE NO. 2016-000378CUA, 1600 JACKSON ST
Date: Monday, April 16, 2018 11:08:09 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: PAUL KRETCHMER [<mailto:pkretchmer@mac.com>]
Sent: Friday, April 13, 2018 4:55 PM
To: Peskin, Aaron (BOS); Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: CASE NO. 2016-000378CUA, 1600 JACKSON ST

Planning Commission:

WE ARE STRONGLY IN FAVOR AND IN SUPPORT OF THE WHOLE FOODS 365 MARKET OCCUPYING THE VACANT LOMBARDI SPORTS BUILDING.

My wife and I are seniors and the neighborhood population is aging so we need more conveniently located services, in particular a full-service grocery store. Since the closure of The Big Apple on Polk St., we are lacking a full-service, affordable grocery store. We do have some specialty stores such as The Cheese Shop and Bel Campo Meats but these stores are not full-service and are not affordable for the majority of our neighbors – and are certainly not for everyday use.

The Lombardi Sports building has been vacant for more than three years. This has led to more crime on Jackson St. to the point where we have had to install security cameras both inside and out. In fact my wife was followed home just a few weeks ago and someone tried to force themselves through her into the building.

The Middle Polk Neighborhood Association does not represent our neighborhood even though it says it does. They certainly have never approached us and we have never received any type of correspondence from them.

We had a neighborhood meeting and Whole Foods has assured us that there will be no deliveries during San Francisco quiet time – between 10PM and 7AM – and during morning and afternoon rush hours.

DO THE RIGHT THING AND PLEASE APPROVE THIS PROJECT. IT IS NEEDED.

Paul and Piedad Kretchmer

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Whole Foods
Date: Monday, April 16, 2018 11:07:05 AM
Attachments: [I support having 365 Whole Foods on Polk Jackson.msg](#)
[CASE NO. 2016-000378CUA 1600 JACKSON ST. \(Whole Foods 365 Market Proposal\).msg](#)
[365 opening.msg](#)
[Support for Whole Foods 365 Project.msg](#)
[365 Whole FoodsAmazon proposal.msg](#)
[New Whole Foods on Jackson.msg](#)
[The Conditional Use Hearing before the SF Planning Commission for the Whole Foods 365 grocery store proposed to occupy 1600 Jackson Street has been scheduled for Thursday April 26. The Commission Meeting begins at 100 PM Room 400 City Hall..msg](#)
[Letter of opposition - 1600 Jackson St Amazon Whole Foods Market 365.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Monday, April 16, 2018 11:04:47 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: Nancy Wiltsek [<mailto:nancywiltsek@gmail.com>]
Sent: Sunday, April 15, 2018 11:24 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); Fewer, Sandra (BOS); 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; Dyanna.quizon@sfgov.org; Miller Hall, Ellie (BOS); info@sfmca.org
Subject: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

I am a third generation San Francisco resident and voter and strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. I share many of my neighbors' concerns that if these bills are passed, we would lose local control over planning and housing.

We deserve better solutions to housing problems that are tailored to local needs and not one size fits all.

In my opinion, this is similar to the creation of the SFMTA, which ignores SF residents' needs and desires around transportation planning. These bills would have an even more catastrophic impact on San Francisco's future.

Thank you,

Nancy Wiltsek
3607 Baker
San Francisco

From: [Ionin, Jonas \(CPC\)](#)
To: [Black, Kate \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.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 the Week of April 16, 2018
Date: Monday, April 16, 2018 9:53:34 AM
Attachments: [Commission Weekly Update 4.16.18.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, April 16, 2018 9:44 AM
To: Tsang, Francis
Subject: Commission Update for the Week of April 16, 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

RECEIVED

4.16.18

APR 18 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission – Jonas P. Ionin

I'm writing to voice my vote in favor of WF 365 -
Thank you in advance for your time and consideration -

There are three key reasons why I'm in favor and encourage the planning commission to vote in favor as well.

1. Our neighborhood contains one of the densest populations in SF, particularly following the many recent additions of new condominium and apartment projects. There are plans for continued development along Van Ness as well Polk and Pacific. We need affordable and walkable options to support the growth of the neighborhood. Currently, I have to drive to Trader Joes or Safeway to buy my groceries. Real Foods is not an option as it is too expensive.

2. I also believe and have talked to many of the local store owners that having a branded store like WF will create more foot traffic and bridge the activity from RH to Polk Gulch ultimately better serving the entire Polk street area. Chestnut Street and Hayes Street both benefit from chain stores helping local, boutique stores to thrive.

3. Sustainability: The building still has over 25 years of building life.

I believe WF would be a good neighborhood partner as they have consistently demonstrated their willingness to listen and make compromises to support moving forward. Examples: Working with the Cheese Board to offer a marketing venue for them to offer their catering services, working with the jug shop to minimize offerings to allowing higher margin, premium products to be purchased from the Jug shop. Extended offering to make the upstairs a community meeting area.

On a less positive note, it has been VERY concerning that MPNA has not actively polled the residents or all of the local shops. They are misrepresenting their constituents stating they are not in favor.

Thank you for your time and consideration -
Regards,

Leslie A. Bull
1650 Jackson street
408-888-4603



Cc: Leslie A. Bull

Mayor's Office of Housing and Community Development
City and County of San Francisco



Mark Farrell
Mayor

Kate Hartley
Director

April 12, 2018

Dear 730 Stanyan Neighbor*:

The City and County of San Francisco (the "City") recently purchased the former McDonald's site located at 730 Stanyan. You may be aware that the Mayor's Office of Housing and Community Development ("MOHCD") has future plans to develop the site into affordable housing. Since the development process will take several years, we also plan to create a temporary use for the site until the housing can be built. We're sending you this letter to invite your input on the interim use.

Our first step in the process will be to convene a community meeting, and we've scheduled it for **Thursday, April 26, 2018, 6pm – 8pm, at the Park Branch Library Community Room, 1833 Page Street**. We hope you can join us.

The second step is demolition of the McDonald's building, which must be complete by June 8, 2018, according to the terms of the City's and McDonald's purchase and sale agreement. Through the community process (which will include at least one additional meeting after April 26th), we'll determine the best interim use and work immediately to install it once demolition is complete. We expect that the interim use will be in place for three to five years.

This 3-5 year interim use period is also the "predevelopment" phase for the future affordable housing. During this time, MOHCD will select a developer, work with neighbors to design the building and grounds (including, for example, height, width, and ground floor uses), and finalize the program for the intended residents of the housing (for example, the building may become home to families, seniors, people experiencing homelessness, transitional age youth, middle-income households, or seniors). Our goal is to conclude the planning no later than 2023 and begin construction.

We value the input of all 730 Stanyan's neighbors and look forward to seeing you on April 26th. If you are unable to attend, please feel free to send questions or comments to: Joan.McNamara@sfgov.org

Thanks in advance for your engagement and participation.

Sincerely,

Kate Hartley
Director

*Need help with translation? Please send an email to: Joan.McNamara@sfgov.org.

MOHCD
One South Van Ness Avenue
5th Floor
San Francisco, CA 94103

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First Class Mail
ComBasPrice



U.S. POSTAGE >> PITNEY BOWES



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APR 16 2018

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

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

CVV-85B 94103



David McKenzie
855 Folsom Street #905
San Francisco, CA 94107

RECEIVED

APR 13 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

March 27, 2018

Mr. Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Central SoMa Plan Proposed Community Facilities District
Long-Term Capital Funding For Yerba Buena Gardens Capital Improvements

Dear Mr. Ionin and Honorable San Francisco Planning Commissioners:

Yerba Buena Gardens is the greatest Community and Civic Treasure of Central South of Market!

- 197,250 children from SOMA, the entire City, and tourists delight daily in its wonderful Playground every year, and soon to be expanded with a separate Tot Lot.
- More than 150,000 school children and families visit its Children's Creativity Museum annually and Children's Creativity LeRoy King Carousel
- 87,000 families and San Franciscans of all ages enjoy its popular Ice Rink and Bowling Center each year.
- 146,200 City residents and visitors from around the Nation and the World come each year to its Center for the Arts Gallery and Theater for their extraordinary variety of art installations and live performances.
- 88,000 City residents come annually to its major Civic and Special Events, such as the annual Pistahan Festival and the Celebration of Martin Luther King's Birthday before the stunning fountain named in his honor.
- Just under 100,000 Central City residents and workers enjoy the extensive series of free outdoor musical performances presented by Yerba Buena Arts Gardens Festival in its beautiful Esplanade Park each year.
- And annually more than 25,000 of the Yerba Buena Neighborhood's elders first arrive in the morning during the year for exercise, Tai Chi, or just the solace of this peaceful Gardens.

Due to dissolution of the former Redevelopment Agency, the City will assume ownership of the Gardens and its buildings this year. To ensure that the Gardens will continue to always be the special community and City-resident focused public amenity it has been these last 25 years, the stakeholder organizations of our Yerba Buena Neighborhood have formed the nonprofit The Yerba Buena Gardens Conservancy to

master-lease and operate the Gardens from that point forward. We are now in the process of finalizing the provisions of that master lease with the City's Department of Real Estate.

One absolutely key issue to resolve is long-term funding for the Gardens open spaces and buildings' physical renovation needs over the next 30 years. The Office of Community Investment and Infrastructure has just estimated that amount at \$90,000,000 total, spread out over that time period. Fortunately the existing and anticipated sources of funding for Gardens operations, programs, and renovations are projected to cover most of that amount – about \$70,000,000. But that leaves a significant \$20,000,000 gap with no identifiable source. Both the City and the Conservancy agree it is not fiscally responsible to have no financial plan to cover the full amount needed.

The Central SoMa Plan's proposed Community Facilities District certainly can fill this gap. As a City-owned property, the Gardens will be fully eligible for application of its Mello-Roos funding over coming decades. Our request is that this minimum amount of \$20,000,000 now be included in its projected long-term budget that will be part of the overall Central SoMa Plan to be approved by this Commission, our City Board of Supervisors, and our Mayor.

Sincerely,

A handwritten signature in blue ink, appearing to read "David McKenzie". The signature is fluid and cursive, with a large initial "D" and "M".

David McKenzie

Yerba Buena District Resident and South of Market Childcare Board Member

**JOHN M. MAHONEY
2 MERRILL DRIVE
MORAGA, CA 94556**

RECEIVED

APR 12 2018

**CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC**

April 9, 2018

San Francisco Planning Commission
San Francisco Planning Department
Jonas P. Ionin, Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103

Aaron Peskin
Supervisor, District 3
1 Dr. Carlton Goodlett Place, Rm 244
San Francisco, CA 94102-4689

Re: Case No. 2016-000378CUA,
1600 Jackson Street

Dear Members of the Planning Commission and Supervisor Peskin,

As an owner of a unit in the 1650 Jackson Street building, I am writing in **support** of the application to open a Whole Foods 365 Market ("Whole Foods") at 1600 Jackson Street, Case No. 2016-000378CUA.

Our Russian Hill/lower Pacific Heights neighborhood will benefit from the opening of a full-service market that will serve the needs of our community. The opening of the proposed market is especially needed since the closure of The Big Apple market on Polk Street.

The Whole Foods market will be within walking distance for residents of our building and many of our neighbors. This is important because many of our older neighbors do not own cars or are no longer able to drive. For customers who may need to drive, they will be able to use the 70 space underground parking garage on the premises. The availability of these underground parking spaces will alleviate congestion on Polk, Jackson, and surrounding streets.

For many years I was a resident of the Fontana East at 1000 North Point Street. If there had been a Whole Foods market at 1600 Jackson Street during the time I lived on North Point Street, I would have shopped there for groceries.

Thank you for your attention to this letter. Please feel free to call me at 925-376-3015 or e-mail me at mahoney123@comcast.net if you have any questions or require additional information.

Sincerely,

John M. Mahoney

cc: 1650 Jackson Street Homeowners Association
c/o Chandler Properties

April 14, 2018

SAN FRANCISCO PLANNING COMMISSION
SAN FRANCISCO PLANNING DEPARTMENT
JONAS P. IONIN, COMMISSION SECRETARY
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

REFERENCE CASE NO. 2016-000378CUA, 1600 JACKSON ST.

I AM HADICAPPED AND AM ABLE TO DECLARE THAT I AM IN FAVOR OF HAVING THE 365 WHOLE FOODS
MARKET COME INTO EXISTANCE.

PLEASE MAKE IT HAPPEN.

THANK YOU,



JERRY CHAN
1800 WASHINGTON ST. #514
SAN FRANCISCO, CA 94109-3583

April 14, 2018

SAN FRANCISCO PLANNING COMMISSION
SAN FRANCISCO PLANNING DEPARTMENT
JONAS P. IONIN, COMMISSION SECRETARY
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

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REFERENCE CASE NO. 2016-000378CUA, 1600 JACKSON ST.

I AM REALLY IN FAVOR OF HAVING THE 365 WHOLE FOODS

MARKET COME INTO EXISTANCE.

PLEASE DO VOTE IN FAVOR OF IT.

THANK YOU,

Kimberly Chan

KIMBERLY CHAN
1840 WASHINGTON ST. #303
SAN FRANCISCO, CA 94109-3045

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JONAS P. IONIN, COMMISSION SECRETARY
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

REFERENCE CASE NO. 2016-000378CUA, 1600 JACKSON ST.

I AM REALLY IN FAVOR OF HAVING THE 365 WHOLE FOODS MARKET.

PLEASE MAKE IT A REALITY.

THANK YOU,

Mina Rajput

MINA RAJPUT
1800 WASHINGTON ST. #512
SAN FRANCISCO, CA 94109-3583

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APR 18 2018

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