

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, May 03, 2018 11:48:32 AM
Attachments: [2018_05_03.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Please see attached.

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@rodnevfong.com; [Rich Hillis](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition
Date: Thursday, May 03, 2018 11:14:45 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Matthew Ronan [mailto:matthewkentronan@mac.com]
Sent: Thursday, May 03, 2018 11:09 AM
To: Secretary, Commissions (CPC)
Subject: RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition

5/3/18

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, California 94103
commissions.secretary@sfgov.org

RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street –
Letter of Opposition

Dear Commissioners:

I am writing to oppose the application of Philz Coffee for a conditional use of 2230 Polk Street as a coffee house.

I like Philz coffee, but this area on Polk doesn't need another coffee shop.

I think most San Franciscans don't know how big Philz has gotten. If they did know, there would be a lot more vocal opposition.

Thank you,

Matthew Ronan

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: [Feliciano, Josephine \(CPC\)](#); [Adina, Seema \(CPC\)](#)
Subject: Philz
Date: Thursday, May 03, 2018 10:36:17 AM
Attachments: [Letter of Opposition - Case No. 2017-014693CUA.msg](#)
[Case No. 2017-014693CUA - Letter Of Opposition.msg](#)
[Case No. 2017-014693CUA - Letter of Opposition.msg](#)

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letters of Support - Yerba Buena Gardens Conservancy - Capital Funds from the Central SoMa Plan
Date: Thursday, May 03, 2018 10:24:03 AM
Attachments: [Letter of Support for Yerba Buena Gardens - SF Travel.pdf](#)
[YBGC Letter of Support - Central SoMa Plan - from YBCBD.pdf](#)

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From: Cathy Maupin [mailto:cmaupin@ybcbd.org]
Sent: Thursday, May 03, 2018 8:59 AM
To: Secretary, Commissions (CPC)
Cc: Wertheim, Steve (CPC); Switzky, Joshua (CPC)
Subject: Letters of Support - Yerba Buena Gardens Conservancy - Capital Funds from the Central SoMa Plan

Hi Jonas,

I've attached two more letters of support for capital funds for The Yerba Buena Gardens Conservancy from the Central SoMa Plan. Please let me know if you have any questions.

Thank you,

Cathy

Cathy Maupin
Executive Director
Yerba Buena Community Benefit District
5 Third Street, Suite 914
San Francisco, CA 94103
P: 415-644-0728 x 2
F: 415-644-0751
E: cmaupin@ybcbd.org
W: www.ybcbd.org

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support for Philz Coffee at 2230 Polk Street - Case #2017-014693CUA
Date: Wednesday, May 02, 2018 2:31:51 PM
Attachments: [Letter of Support Philz Coffee - Case #2017-014693CUA.pdf](#)

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From: Carol Ann Rogers [mailto:carolannrogers@prodigy.net]
Sent: Wednesday, May 02, 2018 2:04 PM
To: Secretary, Commissions (CPC)
Cc: Adina, Seema (CPC)
Subject: Letter of Support for Philz Coffee at 2230 Polk Street - Case #2017-014693CUA

Attached please find for distribution to the Planning Commissioners a letter of support from Russian Hill Neighbors for the conditional use by Philz Coffee at 2230 Polk Street. Thank you.

Carol Ann Rogers
President, Russian Hill Neighbors

From: [Ionin, Jonas \(CPC\)](#)
To: [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 \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL, CITY DEPARTMENTS AND GOOGLE WIFI ANNOUNCE DIGITAL EQUITY PROGRAM FOR PUBLIC HOUSING SITES
Date: Wednesday, May 02, 2018 10:09:59 AM
Attachments: [5.2.18 Public Housing Wi-Fi Announcement.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, May 02, 2018 9:55 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL, CITY DEPARTMENTS AND GOOGLE WIFI ANNOUNCE DIGITAL EQUITY PROGRAM FOR PUBLIC HOUSING SITES

FOR IMMEDIATE RELEASE:

Wednesday, May 2, 2018

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

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

**MAYOR MARK FARRELL, CITY DEPARTMENTS AND
GOOGLE WIFI ANNOUNCE DIGITAL EQUITY PROGRAM
FOR PUBLIC HOUSING SITES**

The comprehensive program aims to help those most impacted by the digital divide

San Francisco, CA— Mayor Mark Farrell, City Administrator Naomi Kelly and Google WiFi today announced a comprehensive digital equity program at two public housing sites to provide residents with digital skills training, free high-speed internet access and Google WiFi devices.

“Access to the internet and digital skills are necessary tools for San Francisco residents to compete and thrive in today’s modern society,” said Mayor Mark Farrell. “With over 100,000 San Franciscans who still lack internet access at home, I am working every day to provide equitable solutions for communities and residents who have been left behind by the status quo.”

The Department of Technology, Mayor’s Office of Housing and Community Development, the Office of Economic Workforce Development, the City’s Committee on Information Technology, and the City Administrator’s Office of Digital Equity have been partnering since

January to pilot this digital equity program at the Robert B. Pitts and Hunters Point West public housing sites.

The Office of Digital Equity selected the two housing sites following a needs assessment late last year. Robert B. Pitts is a 203-unit family housing site in the Western Addition and Hunters Point West is a 110-unit family housing site in Bayview-Hunters Point.

Since January, these sites have been receiving the following services:

- Free, high-speed internet access to all residents through a partnership between the Department of Technology and local internet service provider, Monkeybrains.
- Onsite computer labs offering digital literacy classes, workshops on technology topics and internet basics and a program to prepare transitional-age youth for careers in IT.
- Free technology support and hardware repair services.

“As Chair of the Committee on Information Technology (COIT), one of my top priorities has been digital inclusion, and we need both public and private investment to meet this goal,” said City Administrator Naomi Kelly. “I am pleased that public housing residents are the first to benefit from this critical initiative.”

“The Department of Technology supports empowered communities by delivering reliable internet access to secure opportunities for residents and increase positive life outcomes,” said the City Chief Information Officer for San Francisco, Linda Gerull.

Additionally, Google has generously donated 100 Google WiFi devices to help residents connect wirelessly to the internet. The devices are being distributed at each housing site to residents who complete a two-hour training workshop covering internet basics, online safety and web resources for employment, education and health.

"Google continues our effort to give back in communities where we live and work," said Rebecca Prozan, Head of Public Affairs in California for Google. "The donation of Google WiFi devices helps get our neighbors connected and is a step in the right direction as we aim to minimize the digital divide."

In addition to the agencies involved in this program, several additional City departments are actively addressing the digital divide, including the Department of Aging and Adult Services and the San Francisco Public Library. The library is spearheading the upcoming Connect with Tech Week 2018, from May 7 – 12, with a series of events across the city to promote online access and technology skill-building to reduce digital disparities in local communities. The full schedule of more than 60 events and classes is available at sfpl.org/ConnectWithTech.

The ability to access and effectively use digital technology is a vital necessity in today's world. Yet more than 100,000 San Franciscans lack high-speed internet at home and many residents lack basic digital literacy skills, with the city's lowest income residents among the most at-risk.

City efforts are focused on addressing the digital divide to help all residents use technology to achieve the following outcomes:

- Improved education and further access to education opportunities.
Obtaining meaningful employment and access to apply for jobs online.

-
- Accessing health care and health information.
- Accessing government programs and services.
- Finding information and services necessary for daily life.

The Department of Technology, in partnership with Google and various City Departments, will evaluate the program and its outcomes in the summer and expects to consider expanding the program to additional public housing sites with its partners.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition Documents to Proposed Planning Department Historic District Design Guidelines
Date: Wednesday, May 02, 2018 9:39:51 AM
Attachments: [Sec. Int Standards.pdf](#)
[csfnletterrehistoricdistrictsapril2018 \(4\).docx](#)

*Jonas P. Ionin,
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From: pwebber928@aol.com [mailto:pwebber928@aol.com]
Sent: Wednesday, May 02, 2018 8:18 AM
To: Fewer, Sandra (BOS); Stefani, Catherine (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); London.breed@sfgov.org; jane.kim@sfgov.org; Yee, Norman (BOS); Sheehy, Jeff (BOS); hillory.ronen@sfgov.org; Cohen, Malia (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); .dennis.richards@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@gmail.com; planning@rodnefyong.com; Secretary, Commissions (CPC); Rahaim, John (CPC); Joslin, Jeff (CPC); Small, Maia (CPC); Frye, Tim (CPC)
Subject: Opposition Documents to Proposed Planning Department Historic District Design Guidelines

Ladies and Gentlemen,
Attached to this email are two documents, both relating to opposition to the creation by the Planning Department of any new Historic District Design Guidelines: a letter of opposition from Coalition for San Francisco Neighborhoods; and the index for current Federal Guides for Historic Buildings. As you will see, already existing design controls are far more comprehensive than Planning is proposing and its efforts should therefore be stopped.
Paul Webber

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 430 Main 429 Beale Request for Continuance
Date: Tuesday, May 01, 2018 2:51:40 PM
Attachments: [Planning Commission Letter Request for Continuance 430 Main 429 Beale 043018.pdf](#)

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From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Monday, April 30, 2018 3:08 PM
To: Vu, Doug (CPC); Teague, Corey (CPC); Rahaim, John (CPC); Ionin, Jonas (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); 'Andrew Junius'
Subject: 430 Main 429 Beale Request for Continuance

Doug Vu, Neighborhood Planner
2018
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 30,

RE: REQUEST FOR CONTINUANCE
430 Main Street/ 429 Beale Street; Return Hearing Date: May 10,
2018

2014-002033DNX—Downtown Project and Large Authorization

Doug:

I understand that you and Dave Winslow have met with the development team about a possible new design for the project. Obviously the “glazed corridors” approach is not what was recommended and is completely unacceptable to the neighbors.

The development team HAS NOT followed directions and has not come up with a design(s) that reflects the detailed comments made by the Commission following the lengthy deliberations after the marathon hearing on March 29, 2018. Following the hearing and comments from all Commissioners’ present, two overall directions emerged:

1. Elimination of three units at the center of the building from the top 3-4 floors create a “notch” to improve light and air for BayCrest (and the new building);
2. A two-tower design as was the original UDAT and PPA recommendation.

Neither design has been presented and we are now less than ten days before the new hearing date. It is a waste of everyone’s time to go back before the Commission and try to design it on the spot (again) or to hold the same hearing and air out all the same issues. When we return to the Commission it should be with a design that has been reviewed by all and vetted (if not fully agreed upon). There are also some issues which must be addressed for any return to the Commission:

- A. The privately owned, publicly accessible open space (POPOS) at Bay Crest;
- B. The newly enacted (*now applicable* to the project) Urban Design Guidelines;
- C. The Design Review Process Outlined in Section 309.1.

Accordingly, we are requesting a further continuance of this hearing until we see a new design. We requested a meeting with the development team (and perhaps Planning staff can be there as well) without result. We are suggesting a June 7 date. I am copying the Commissioners on this request and hope they might check in and express themselves on our request to avoid another wasted trip to the Commission. It does not make sense to go forward until we receive a design and have time to review and comment on it.

STEPHEN M. WILLIAMS

Stephen M. Williams
1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

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From: [Jonin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [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@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL CELEBRATES 100 YEARS OF SAN FRANCISCO GENERATING CLEAN ENERGY
Date: Tuesday, May 01, 2018 2:05:09 PM
Attachments: [5.1.18 Hetch Hetchy 100 Year Anniversary.pdf](#)

*Jonas P. Ionin,
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Direct: 415-558-6309|Fax: 415-558-6409

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, May 01, 2018 1:30 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL CELEBRATES 100 YEARS OF SAN FRANCISCO GENERATING CLEAN ENERGY

FOR IMMEDIATE RELEASE:

Tuesday, May 1, 2018

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

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

**MAYOR MARK FARRELL CELEBRATES 100 YEARS
OF SAN FRANCISCO GENERATING CLEAN ENERGY**

*City-owned and operated Hetch Hetchy Power system started generating 100 percent
greenhouse gas-free electricity on May 6, 1918*

San Francisco, CA— Today, Mayor Mark Farrell signed a resolution recognizing a historic milestone in the City's ongoing efforts to provide cleaner, greener electricity to San Francisco residents and businesses.

This month marks the 100th anniversary of the City-owned and operated Hetch Hetchy Power System, which has generated and delivered 100 percent greenhouse gas-free hydroelectricity to San Francisco. To honor that historic milestone, Mayor Farrell introduced a resolution proclaiming May 6, 2018 as Hetch Hetchy Power System Centennial Day.

“For a century, San Francisco has been a pioneer in clean energy practices,” said Mayor Farrell. “We can celebrate this achievement, but with such great uncertainty at the federal level when it comes to environmental support, we must double down on our current efforts to be an innovative leader in sustainable energy policies. While we recognize one century of accomplishments, we are plotting out the next 100 years of responsible environmental

stewardship.”

San Francisco has pursued innovative and sustainable energy practices at the same time that the City’s population and economy has experienced unprecedented growth, debunking the falsehood that strong environmental and economic objectives are mutually exclusive. The City has reduced greenhouse gas emissions by 29 percent, while the population has grown by 20 percent and gross domestic product has increased 111 percent.

Last month, Mayor Farrell announced two more ambitious goals for San Francisco—a pledged for the City to be carbon neutral by 2050 and to have 80 percent of trips be taken by sustainable modes by 2030.

The Hetch Hetchy energy systems powers some of the City’s most recognizable landmarks and services, including City Hall, Muni vehicles, the San Francisco Zoo and San Francisco International Airport. It also helps to meet the City’s goal to use 100 percent renewable energy by 2030.

As the City continues to eliminate carbon emissions from its electricity supply, the San Francisco Public Utilities Commission (SFPUC) is empowering residents and businesses with an array of programs and initiatives that make it easy to go green. In addition to clean Hetch Hetchy electricity, the SFPUC also offers San Francisco electricity customers CleanPowerSF, a clean energy partnership with PG&E.

CleanPowerSF is now serving more than 80,000 San Francisco customers with cleaner energy from renewable sources such as wind and solar power. The SFPUC anticipates enrolling all eligible San Francisco customers in CleanPowerSF by July 2019.

“Every new SFPUC power customer is making a real and immediate impact on climate change,” said SFPUC General Manager Harlan L. Kelly, Jr. “We are committed to bringing clean, safe and reliable energy to all San Franciscans.”

The SFPUC is also building a Hetch Hetchy electricity distribution line in the City’s Mission Bay Neighborhood to better connect future customers with Hetch Hetchy clean electricity. Additionally, this year, the SFPUC will bring online four new solar arrays totaling 400 kilowatts in new renewable generation for the City.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1863 Mission Street
Date: Tuesday, May 01, 2018 1:24:37 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: spike [mailto:spikekahn@gmail.com]
Sent: Tuesday, May 01, 2018 12:58 PM
To: Ajello Hoagland, Linda (CPC); Rich Hillis; Melgar, Myrna (CPC); Rodney Fong; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Ronen, Hillary
Subject: 1863 Mission Street

Dear Supervisor Ronen, Planning Commissioners and staff:

1863 Mission developer, Michael Mamone with Corovan LLC is a serial gentrifier, back now before the Commission with yet another project with less than minimum community benefits to the Mission District, where he's already made a fortune.

United to Save the Mission is asking that the developer:

- to build a project that includes benefits to the community in which he is making his profit for himself and his investors
- increase the inclusionary affordable housing by adding additional BMR units or adding federally subsidized housing units through a partnership with Brilliant Corners.
- provide a long term lease for the commercial space at \$2/SF to a community serving business such as a neighborhood non-profit.
- alter the facade of the commercial space to bring the windows more in character with the cultural and architectural context of Mission Street

Mr. Mamone has developed the following projects in the Mission in the past 5 years, this being the 3rd on this one block, all without much, if any, affordable units and no community benefits on any project:

- [200 Dolores Street](#) - 13 luxury units total - paid in lieu fee to not include any affordable
- [1875 Mission Street](#) - 39 luxury units total/6 affordable (15%) - currently uses the commercial space as his development office
- [3420 18th Street](#) - 16 luxury units total - paid in lieu fee to not include any affordable - 1 market rate retail space
- [1801 Mission Street](#) - 17 luxury units total/2 affordable units (11.8%) one of the

lowest to date in the mission - 1 market rate retail space and 1 second floor market rate office space

As Commissioners, you can and must take a stand. This is not a 'by right' property. The developer is asking for items that require conditional use, variances, etc. There needs to be *something* given back to the Mission; we can't sustain any more gentrification by luxury developments without ANY community mitigation efforts on the project. We believe this development, added to 1801 Mission and a future development at 344 14th street, will cumulatively impact the neighborhood and our requests of the developer are necessary to reduce direct and indirect harm to the surrounding working class residents and to preserve the cultural and economic diversity of the neighborhood.

peace,

Spike Kahn
+1 415 935 3641 (USA/WhatsApp)
or 351 919 796 210 (EU)
spikekahn@gmail.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 350-352 San Jose Avenue—Notification of Project Receiving Environmental Review, Case No. 2017-015039ENV
Date: Tuesday, May 01, 2018 1:22:52 PM
Attachments: [calpin050118.docx](#)

*Jonas P. Ionin,
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From: Eddie Stiel [mailto:eddiestiel@yahoo.com]
Sent: Tuesday, May 01, 2018 10:53 AM
To: megan.calpin@gmail.com; Calpin, Megan (CPC); Byrd, Virnaliza (CPC); White, Elizabeth (CPC); Jardines, Esmeralda (CPC)
Cc: SOTF, (BOS); Ethics Commission, (ETH); Cityattorney; Secretary, Commissions (CPC); Johnson, Milicent (CPC); Rodney Fong; Rich Hillis; Moore, Kathrin (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Sheehy, Jeff (BOS); Julian Mark; Inc Mission Local; Laura Waxmann; Tim Redmond; Randy Shaw
Subject: 350-352 San Jose Avenue—Notification of Project Receiving Environmental Review, Case No. 2017-015039ENV

2887 Folsom
Street

San Francisco, CA 94110

May 1, 2018

Megan Calpin

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(By email)

RE: 350-352 San Jose Avenue—Notification of Project Receiving Environmental Review, Case No. 2017-015039ENV

Dear Ms. Calpin:

I have lived in the Mission District since January, 1992; always a renter, twice no fault evicted (OMI-2004, Ellis Act-2005).

My first concern is administrative. The Notification of Project Receiving Environmental Review (NPRER) instructs me to write to you at a @gmail.com email address, even though you work for the San Francisco

Planning Department. The “Planning Application “ tab on the Property Information Page for 350-352 San Jose Avenue contains your @sfgov.org email address, so I am sending this letter to both addresses. It seems wrong that people should correspond to city employees and officials to any email address except @sfgov.org. Likewise, two of the seven Planning Commissioners, Richard Hillis and Rodney Fong, use non-@sfgov.org email accounts for correspondence as Planning Commissioners. Because this issue may impact the Freedom of Information Act and the Sunshine Ordinance, I am sending a copy of this letter to the SF Ethics Commission and to the Sunshine Ordinance Task Force to formally inform those agencies so that they can take appropriate action.

I have three environmental concerns about this proposed project. First, the new construction will cast new shadow on the adjacent Juri Commons public open space. Second, the project does not provide the required number of off-street parking spaces, leading to increased traffic and street parking congestion. Third, the project density is out of scale to the rest of the street and to the specific part of the Mission District.

I also have strong non-environmental objections to this proposed project. Unlike some other NPRER’s I have received, this one does not contain a Planning Department staff contact with whom to discuss non-environmental issues. Accordingly, I am sending a copy of this letter to the other Planning Department employees listed on the above noted “Planning Application” tab--Viralza Byrd, Elizabeth White and Esmeralda Jardines—and to Planning Director John Rahaim and to the Planning Commissioners.

The Planning Department should reject this proposed project out of hand because it unnecessarily destroys perfectly habitable rent-controlled apartments leading to the likely permanent evictions of their current residents. Unlike some similar proposals that would lead to “renovictions”, this one does not combine the existing living space with the proposed new construction. However, the plans show a complete gut rehabilitation of the existing four apartments. All four apartments would undergo complete internal re-orientation. An existing 2 BR becomes a 1 BR, an existing 1 BR becomes a 2 BR, and the other two 1BR’s remain 1BR’s with a total internal remodel of every room. Clearly, the Property Owner and Project Sponsor are not designing the new apartments for the current occupants.

The Rent Ordinance allows for the Temporary Eviction for Capital Improvement (<http://sfrb.org/topic-no-206-temporary-eviction-capital-improvements>) with a standard relocation period of 90 days. At the March 22, 2018 Pre-Application Meeting, Project Sponsor Amir Afifi indicated that the proposed construction period would be 12 to 18 months, subverting the intention of the Rent Ordinance. Also at the meeting, the Property Owner disingenuously stated that he had not considered a solution to this “problem,” which he could avoid if he just left alone the existing apartments. Indeed, the Planning Department should so require.

I read the “Preliminary Project Assessment”, which omits the existence of the current residents. Instead, it focuses on the property rather than on the profound impacts the proposed construction would have on the existing residents; most notably, their likely permanent displacement. The Planning Department has this process all wrong. Your top priority must be to preserve existing rent-controlled apartments and to prevent the eviction, even temporary, of current residents. If 350-352 San Jose Avenue contains developable space allowable under the Zoning Code, then the Project Sponsor and Property Owner can design and build a project without affecting the current apartments and their occupants, once the Planning Department rejects this proposal.

Thank you for letting me share my thoughts with you. I look forward to your consideration of the Environmental Impacts of the proposed development at 350-352 San Jose Avenue and to the Planning Department’s rejection of it.

Sincerely,

Edward Stiel

Cc: John Rahaim, Director, SF Planning Department

SF Planning Commissioners

Supervisor Jeff Sheehy

San Francisco Ethics Commission

Sunshine Ordinance Task Force

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](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES MAY 1 BUDGET WITH SIGNIFICANT INVESTMENTS IN LONG-TERM INFRASTRUCTURE PROJECTS
Date: Tuesday, May 01, 2018 11:10:02 AM
Attachments: [5.1.18 May 1 Budget Investments.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: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, May 01, 2018 11:08 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES MAY 1 BUDGET WITH SIGNIFICANT INVESTMENTS IN LONG-TERM INFRASTRUCTURE PROJECTS

FOR IMMEDIATE RELEASE:

Tuesday, May 1, 2018

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

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

**MAYOR MARK FARRELL ANNOUNCES MAY 1 BUDGET
WITH SIGNIFICANT INVESTMENTS IN LONG-TERM
INFRASTRUCTURE PROJECTS**

*Muni service, Embarcadero Seawall, public library system and clean energy projects
to be supported by proposed budget*

San Francisco, CA— Mayor Mark Farrell today announced significant investments to expand Muni's light-rail fleet, strengthen the Embarcadero Seawall and renovate San Francisco's public libraries.

“While it is important that we address the pressing issues of the present, we must plan responsibly for the future,” said Mayor Farrell. “This budget will ensure that the next generation of San Franciscans has a robust public transit system, infrastructure that is seismically-stable and a library system that fully supports their needs.”

The May 1 budget is released every two years and supports the work of 12 City departments, including the City's four enterprise departments—San Francisco Municipal Transportation Agency, the Port of San Francisco, the San Francisco Public Utilities Commission and the San

Francisco International Airport.

Incorporated in the May 1 Budget are many projects over the next two years that are funded outside of the budget process, through supplemental appropriations and the Municipal Transportation Agency's (SFMTA) capital budget. The May 1 proposal is the first step toward creating a balanced budget, and will be followed by the full budget on June 1, which will include spending plans supported by the General Fund.

Mayor Farrell's May 1 budget includes \$8.2 billion in revenues and expenditures over the next two years. It will enable more than \$3.2 billion in capital investments, including \$135 million in combined operating and capital investments to purchase 40 new light-rail cars for Muni and \$95 million for bike, pedestrian and traffic calming measures.

The budget also includes \$20 million to fully fund the renovation of the Mission branch public library, \$11 million for new a ferry landing in Mission Bay and \$6.35 million for seismic improvements for the Embarcadero Seawall, in anticipation of the \$425 million bond measure to strengthen the waterfront that is slated to go before voters in November.

"San Francisco's waterfront is a backbone for the regional transportation system, an iconic destination, and world renowned for its beautiful public open space, restaurants, family museums, attractions and more," said Port of San Francisco Executive Director Elaine Forbes. "I want to thank our City leadership for prioritizing the funding for the Embarcadero Seawall and the Mission Bay Ferry Landing, infrastructure that will ensure a vibrant and safe waterfront for our future generations."

In addition to the public transit and infrastructure improvements, the Mayor's May 1 budget includes funding plans to support the renovation and expansion of terminals at the San Francisco International Airport and investments to help with the citywide rollout of CleanPowerSF, a clean energy program overseen by the San Francisco Public Utilities Commission.

"CleanPowerSF is already bringing cleaner and more renewable energy to more than 80,000 San Francisco residents and businesses," said SFPUC General Manager Harlan Kelly. "This significant investment will help the SFPUC expand CleanPowerSF citywide and further reduce our City's carbon footprint, which is key to slowing the impacts of climate change. As a City, we are committed to making cleaner, greener energy available to all of San Francisco."

Mayor Farrell will continue to work with the Board of Supervisors, community organizations, residents and businesses to help develop the June 1 budget.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition Letter to Formula Use approval for Lombardi Site at the Corner of Polk and Jackson
Date: Monday, April 30, 2018 2:49:15 PM
Attachments: [Lombardi Ltr. v 6.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: pwebber928@aol.com [mailto:pwebber928@aol.com]
Sent: Monday, April 30, 2018 2:49 PM
To: dennis.richareds@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Millicent.johnson@sfgov.org; Melgar, Myrna (CPC); richhillissf@gmail.com; planning@rodneyfong.ocm; Rahaim, John (CPC); Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Subject: Opposition Letter to Formula Use approval for Lombardi Site at the Corner of Polk and Jackson

Ladies and Gentlemen,
Attached is my opposition letter to a formula retail use of Lombardi site at Polk and Jackson.
Paul Webber
A North Beach Resident

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition
Date: Monday, April 30, 2018 11:34:56 AM
Attachments: [2018-05-10 SF PLANNING RE PHILZ.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Lauren Bohlin [mailto:lauren@saintfrankcoffee.com]
Sent: Monday, April 30, 2018 10:26 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Adina, Seema (CPC); richhillssf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition

Dear Commissioners:

I am writing to oppose the application of Philz Coffee for a conditional use of 2230 Polk Street as a coffee house.

My letter is attached.

Thank you for your time,

Lauren Bohlin
St. Frank Coffee, LLC.
lauren@saintfrankcoffee.com
940-453-3719

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: wholefoods
Date: Monday, April 30, 2018 10:17:22 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Mitchell Bearg [mailto:mbearg@sbcglobal.net]
Sent: Friday, April 27, 2018 2:54 PM
To: richchillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymfong.com;
christine.d.johnosn@sfgov.org; Melgar, Myrna (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC)
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Peskin, Aaron (BOS)
Subject: wholefoods

Hi,

My name is Mitchell Bearg and I attended the hearing for the CUP for the Amazon/Wholefoods space yesterday. I wanted to take the time to thank you all for the patience, thoughtfulness and attentiveness you exhibited last night. I came away from the evening feeling as though you came to a fair conclusion with the information at hand but feel that the evenings events brought up a few issues I would like to share with you.

There were multiple references to how Wholefoods has impacted the neighborhoods and businesses on both Haight Street and 24th Street. I feel that these comparisons are flawed in that prior to being Wholefoods they were Bell/Calla markets. Thus the impact from a brand new grocer of this magnitude on both traffic patterns and to the small businesses is not comparable. A grocer of this size mixed with Amazon will potentially impact our neighborhood in ways we are not prepared for.

Another issue worth mentioning is that we really do not know what Amazon has planned for Wholefoods and I suspect that the people presenting for Wholefoods are also unaware of the future plans of how Amazon will utilize Wholefoods spaces. One can certainly assume that the 2 hour delivery service and the lockers will become a hub of Amazon activity, how will this impact our neighborhood?

Lastly there was a lot of noise that the people opposing the project were not residents of the area and that is just false. Granted there may have been more residents there that supported the project but there were plenty of residents there that also opposed the project along with a number of people that are both business owners and residents.

In the end I think the biggest problem is that we really do not know what Amazons intentions are and without transparency it is impossible to understand the implications. Many communities welcomed Walmart with open arms only to find their communities severely impacted negatively years later, let's not make the same mistake.

Thank you.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: PC 5/3: 1100 Potrero Ave - SUPPORT
Date: Monday, April 30, 2018 10:16:52 AM

*Jonas P. Ionin,
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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Thomas Rogers [mailto:throgers@yahoo.com]
Sent: Sunday, April 29, 2018 7:39 PM
To: richhillissf@gmail.com; planning@rodnevfong.com; Melgar, Myrna (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Vu, Doug (CPC); Secretary, Commissions (CPC)
Subject: PC 5/3: 1100 Potrero Ave - SUPPORT

Planning Commissioners,

With regard to the 1100 Potrero Ave project on your agenda this Thursday:

<http://commissions.sfplanning.org/cpcpackets/2015-003800CUA.pdf>

I live nearby (23rd/Rhode Island) and walk by the subject property often, and I'm in full support of the proposal for reasons including:

- The design is attractive, and the "Design Evolution" plan sheets show how it was improved during the project review process.
- The retention of the unique service station building with cafe/retail-type uses is a key positive, and that definitely justifies the rear yard variance.
- The addition of four new homes on a site that currently has none is wonderful, and I'm excited at the prospect of having new neighbors here.

Thanks for your consideration,
Thomas Rogers

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [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@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Update for the Week of April 30, 2018
Date: Monday, April 30, 2018 9:41:25 AM
Attachments: [Commission Weekly Update 4.30.18.doc](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Tsang, Francis
Sent: Monday, April 30, 2018 9:14 AM
To: Tsang, Francis
Subject: Commission Update for the Week of April 30, 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: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CUA for 2001 Market Street #2017-0000514CUA
Date: Friday, April 27, 2018 12:27:16 PM
Attachments: [April 27.2018 CUA 2001 Market Street.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: 86 Dwellers [mailto:86dwellers@gmail.com]
Sent: Friday, April 27, 2018 11:54 AM
To: RICH HILLIS; Melgar, Myrna (CPC); Rodney Fong; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Tran, Nancy (CPC)
Subject: RE: CUA for 2001 Market Street #2017-0000514CUA

April 27, 2018

San Francisco Planning Commission
C/o Nancy Tran
1650 Mission Street, Suite 400
San Francisco, CA 94103

Via e-mail: nancy.h.tran@sfgov.org

Re: Endorsement of Conditional Use Authorization to establish a Formula Retail Use Genji Sushi

Honorable Planning Commissioners:

The 86 Dwellers Executive Committee has voted to unanimously endorse Genji Sushi conditional-use application.

This use seems particularly appropriate on this vibrant commercial corridor in the central Market Street.

It will serve neighborhood residents and potentially bring more patrons into our community to the benefit of our neighborhood merchants.

Respectfully submitted,

86 Dwellers

Executive Committee



Virus-free. www.avast.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Beyond Chron - 1600 Jackson
Date: Friday, April 27, 2018 11:17:18 AM
Attachments: [Beyond Chron - Will SF Planning Commission Back Housing.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Chris Gembinski [mailto:chrisgembinski@gmail.com]
Sent: Thursday, April 26, 2018 1:20 PM
Cc: Foster, Nicholas (CPC); Secretary, Commissions (CPC); Rahaim, John (CPC)
Subject: Beyond Chron - 1600 Jackson

Please see the attached article written regarding Item #21, 1600 Jackson St.

Thank you,

Chris Gembinski
MPNA Chair
916-300-5704

From: [Secretary, Commissions \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: WHOLE FOODS 365 CONDITIONAL USE HEARING 04-26-2019 CASE 2016-000378CUA
Date: Friday, April 27, 2018 11:17:01 AM
Attachments: [2018-04-26 RC TO SF PLANNING COMM RE WHOLE FOODS CONDITIONAL USE.docx](#)

*Jonas P. Ionin,
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From: Richard Cardello [mailto:richard@cardellodesign.com]
Sent: Thursday, April 26, 2018 1:20 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnefong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); zoning@rhnsf.org
Subject: RE: WHOLE FOODS 365 CONDITIONAL USE HEARING 04-26-2019 CASE 2016-000378CUA

April 26, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103
commissions.secretary@sfgov.org

RE: Case No. 2016-000378CUA HEARING DATE 04-26-2018
WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

Commissioners:

I am speaking in support of the Conditional Use Application to operate a Whole Foods 365 market at the site of the old Lombardi Sports on 1600 Jackson Street at Polk.

My friends and neighbors overwhelmingly want this neighborhood-serving market. There is opposition; some of it is from outside of the area that would be served by this store.

In addition to comparing the numbers of supporters versus the number of opponents, I urge you to consider the implications of the decision you will make tonight: I believe in CHOICE – if you approve this project, customers will have the choice to either patronize this store or not. If you deny the CU, then the public is denied that choice. Approving the CU puts the responsibility on WF365 to be truly NEIGHBORING SERVING if it is to be successful. I believe Whole Foods has demonstrated that they are fully committed to doing so. If they fail in that, they will close.

Please approve the Conditional Use application for WF365.

CCS:
John Rahaim
Director of Planning
john.rahaim@sfgov.org

District 3 Supervisor Aaron Peskin
Aaron.Peskin@sfgov.org

SF Planner assigned to this project
Nicholas.Foster@sfgov.org

RICH HILLIS
Commission President
richhillissf@gmail.com

MYRNA MELGAR
Commission Vice-President
myrna.melgar@sfgov.org

RODNEY FONG
Commissioner
(415) 202-0436
planning@rodneymfong.com

MILICENT A. JOHNSON
Commissioner
milicent.johnson@sfgov.org

JOEL KOPPEL
Commissioner
joel.koppel@sfgov.org

KATHRIN MOORE
Commissioner
kathrin.moore@sfgov.org

DENNIS RICHARDS
Commissioner
dennis.richards@sfgov.org

RUSSIAN HILL NEIGHBORS
zoning@rhnsf.org

Richard Cardello
999 GREEN STREET NO. 903
SAN FRANCISCO CA 94133
richard@cardellodesign.com

From: Richard Cardello
Sent: Wednesday, April 11, 2018 12:40 PM
To: commissions.secretary@sfgov.org
Cc: john.rahaim@sfgov.org; Aaron.Peskin@sfgov.org; Nicholas.Foster@sfgov.org;
richhillissf@gmail.com; myrna.melgar@sfgov.org; planning@rodneymfong.com;
milicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org;
dennis.richards@sfgov.org; zoning@rhnsf.org
Subject: WHOLE FOODS 365 CONDITIONAL USE HEARING 04-26-2019 CASE 2016-000378CUA

April 11, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103
commissions.secretary@sfgov.org

RE: Case No. 2016-000378CUA HEARING DATE 04-26-2018
WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

Dear Planning Commissioners:

I am writing to you, once again, in support of the long-wanted Whole Foods 365 which many are hoping will occupy the already existing 1600 Jackson Street commercial building.

The reasons for this continued support are many. For me, the most compelling reason is: my friends and neighbors overwhelmingly WANT IT! In the context of the Conditional Use hearing, it is both desirable and necessary and it benefits the community.

Also, I have a personal request; when listening to public comments, please consider the addresses of the speakers. My observation is that many opponents of Whole Foods do not live in the actual neighborhood that wants this neighborhood-serving market.

Recently, I heard that Hayes Valley residents were disappointed when their efforts to have a neighborhood-serving market were unsuccessful, due to the anticipated tenant having pulled out. If they want a market, I hope they get one. I would appreciate the same consideration from them, and their support rather than their opposition.

Please approve the Conditional Use application for this project.

Thank you,

Richard Cardello
999 Green Street #903
San Francisco CA 94133

CCS:
John Rahaim
Director of Planning
john.rahaim@sfgov.org

District 3 Supervisor Aaron Peskin
Aaron.Peskin@sfgov.org

SF Planner assigned to this project
Nicholas.Foster@sfgov.org

RICH HILLIS
Commission President
richhillissf@gmail.com

MYRNA MELGAR
Commission Vice-President
myrna.melgar@sfgov.org

RODNEY FONG
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(415) 202-0436
planning@rodneymfong.com

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milicent.johnson@sfgov.org

JOEL KOPPEL
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joel.koppel@sfgov.org

KATHRIN MOORE
Commissioner
kathrin.moore@sfgov.org

DENNIS RICHARDS
Commissioner
dennis.richards@sfgov.org

RUSSIAN HILL NEIGHBORS
zoning@rhnsf.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public Comment Re 1600 JACKSON STREET
Date: Friday, April 27, 2018 11:16:45 AM
Attachments: [AAGA - Public Comment 1600 Jackson St.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Arab Grocers Association [mailto:arabgrocersassn@gmail.com]
Sent: Thursday, April 26, 2018 2:47 PM
To: Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: Public Comment Re 1600 JACKSON STREET

Please see attached public comment.

Best,

The Arab American Grocers Board



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED

APR 26 2018

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

Notice of Availability of an Initial Study

Date: April 25, 2018
Case No.: 2015-014028ENV
Project Title: 3333 California Street Mixed-Use Project
State Clearinghouse No.: 2017092053
Zoning: Residential, Mixed, Low Density [RM-1] District
 40-X Height and Bulk District
Block/Lot: Block 1032/Lot 003
Project Sponsor: Laurel Heights Partners LLC
 Don Bragg, (415) 395-0880
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (415) 575-8733; Julie.Moore@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This notice is to inform you of the availability of the Initial Study for the 3333 California Street Mixed-Use Project, described below. The Planning Department previously determined that this project could have a significant effect on the environment, and required that an Environmental Impact Report (EIR) be prepared. An Initial Study has now been prepared to provide more detailed information regarding the impacts of the proposed project and to identify the environmental issues to be considered in the Draft EIR. The report is available for public review at the Planning Department’s Negative Declarations and EIRs web page (http://www.sf-planning.org/sfcea_docs). CDs and paper copies are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review at the Planning Department’s office on the fourth floor of 1650 Mission Street. (Call (415) 575-8733)

Project Description: The project site is an approximately 10.25-acre parcel in San Francisco’s Presidio Heights neighborhood. The project sponsor, Laurel Heights Partners, LLC, owns the site and leases it to the Regents of the University of California, which uses the site for its University of California San Francisco Laurel Heights Campus. Prior to the project sponsor’s recent acquisition of fee title to the site, the project sponsor had entered into a 99-year pre-paid ground lease with the Regents, the former owner of the site, in 2014. The campus contains a four-story, 455,000-gross-square-foot office building with a three-level, partially below-grade parking garage at the center of the site; a one-story annex building at the corner of California and Laurel streets; three surface parking lots; and landscaping or landscaped open space. The project site does not include the SF Fire Credit Union building at the southwest corner of California Street and Presidio Avenue, which is on a separate parcel. Current uses on the campus are office, research, child care, and parking.

The project sponsor, Laurel Heights Partners, LLC, proposes a mixed-use project for the 3333 California Street site. Under the proposed project, the existing annex building, surface parking lots, and circular garage ramp structures would be demolished. The existing office building would be partially demolished and divided into two separate buildings (Center Buildings A and B), expanded to include new levels, and adapted for residential use. Thirteen new buildings would be constructed in different locations around the site: the Plaza A and Plaza B buildings (residential and retail uses) along California Street between Laurel and Walnut streets; the Walnut Building (office, retail, and child care

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uses) along California Street east of Walnut Street; the Masonic Building (residential uses) along Masonic Avenue; the Euclid Building (residential and retail uses) near the intersection of Euclid and Masonic avenues; the Laurel Duplexes (residential uses) comprised of seven townhomes along Laurel Street; and the Mayfair Building (residential uses) near the intersection of Laurel Street and Mayfair Drive. Overall, the proposed project would include 558 dwelling units within 824,691 gross square feet of residential floor area; 49,999 gross square feet of office floor area; 54,117 gross square feet of retail floor area; a 14,690-gross-square-foot child care center; 428,773 gross square feet of parking with 895 parking spaces; and 236,000 square feet of open areas.

Parking would be provided in four below-grade parking garages and six individual, two-car parking garages serving 12 of the 14 units in the Laurel Duplexes group. New public pedestrian walkways are proposed through the site in a north-south direction between California Street and the intersection of Masonic and Euclid avenues approximately along the line of Walnut Street and in an east-west direction between Laurel Street and Presidio Avenue along the line of Mayfair Drive.

A project variant that would replace the office space in the Walnut Building with residential uses, would add three new residential floors, and would reduce the retail space is also being considered. Under the project variant there would be 186 additional residential units, for a total of 744 residential units within 978,611 gross square feet of residential floor area; no office space; 48,593 gross square feet of retail floor area; a 14,650-gross-square-foot child care center; 435,133 gross square feet of parking with 971 parking spaces; and 236,000 square feet of open areas on the project site.

Anticipated approvals required for the proposed project or project variant include, but are not limited to, the following: adoption of Findings of Consistency with the General Plan and priority policies of Planning Code section 101.1; approval of planning code and zoning map amendments; approval of Special Use District; approval of Conditional Use Authorization/Planned Unit Development; approval of Development Agreement, if applicable; approval of street vacation/dedication associated with the development of Corner Plaza at Masonic and Euclid avenues and the Pine Street Steps and Plaza at the Masonic/Pine/Presidio intersection; approval of sidewalk widening legislation; and adoption of resolution to modify or waive Planning Commission Resolution 4109.

The Planning Department has determined that an EIR must be prepared for the proposed project and project variant. Accordingly, a Notice of Preparation of an EIR and Public Scoping Meeting was issued on September 20, 2017, and a public scoping meeting was held on October 16, 2017. The Planning Department also determined that preparation of an Initial Study would be appropriate to focus the scope of the EIR. Preparation of an Initial Study or EIR does not indicate a decision by the City to approve or to disapprove the project. Prior to making any such decision, the decision makers must review and consider the information contained in the EIR. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project and project variant, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project or project variant.

Further comments on the scope of the environmental analysis to be considered in the EIR are welcomed, based on the content of the Initial Study. Comments are most helpful when they address the environmental analysis itself or suggest specific alternatives and/or additional measures that would better mitigate significant impacts of the proposed project or project variant. In order for your concerns to be considered fully, please submit your comments by 5:00 p.m. on **May 25, 2018**. Written comments on the information and analysis presented in the Initial Study should be submitted to Julie Moore, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to **Julie.Moore@sfgov.org**.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information and analysis presented in this Initial Study that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Julie Moore** at **(415) 575-8733**.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.