

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson St Whole Foods proposal
Date: Thursday, October 04, 2018 10:24:33 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Robert Bluhm [<mailto:robertbluhm84@yahoo.com>]
Sent: Thursday, October 04, 2018 10:19 AM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Milicent (CPC); Foster, Nicholas (CPC)
Subject: 1600 Jackson St Whole Foods proposal

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Re: 2016-000378CUA

Dear Planning Commissioners,

I'm writing to reiterate my strongest support for the WF365 application.

I live on Russian Hill about 6-7 blocks northeast of the proposed grocery. This is well within walking distance for me. My current options usually require a drive for me, either north to the Safeway and TJs at the Northpoint Center, or south to the Whole Foods on Franklin or TJ's on California St.

The frequent very long lines at both the Franklin St WF and TJs suggest exceptionally strong demand for the proposed WF365 store.

The WF365 store would be the single most beneficial action in years to boost foot traffic and make Polk St a really vibrant neighborhood business district.

Thank you again for considering this.

Robert Bluhm
74 Macondray Ln

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Whole Foods
Date: Thursday, October 04, 2018 10:24:30 AM
Attachments: [Fwd Letter in Opposition to CU for 1600 Jackson Street Item 18 on 100418 Agenda.msg](#)
[Opposition to AmazonWhole Foods 365 at 1600 Jackson.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 11 Gladys Street (Case No. 2015-004717-VAR/DRA)
Date: Thursday, October 04, 2018 10:22:13 AM
Attachments: [Dec. of Michael Garavaglia - with exhibits.pdf](#)
[Dec. of Larry Mansbach - with exhibits.pdf](#)
[Variance DR Letter 10.03.18.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sarah Hoffman [mailto:sarah@zfplaw.com]
Sent: Wednesday, October 03, 2018 5:36 PM
To: Secretary, Commissions (CPC)
Cc: Christensen, Michael (CPC)
Subject: 11 Gladys Street (Case No. 2015-004717-VAR/DRA)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon,

Please see the attached correspondence and supporting declarations, submitted by the Discretionary Review requestor in relation to 11 Gladys Street for the above-captioned case. Hard copies will follow by messenger tomorrow.

Best regards,

Sarah Hoffman
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
sarah@zfplaw.com
www.zfplaw.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed 365 in Lombardi's
Date: Thursday, October 04, 2018 10:18:59 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Michelle Callarman [<mailto:mcpolkadot@gmail.com>]
Sent: Wednesday, October 03, 2018 5:38 PM
To: Secretary, Commissions (CPC); HillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Proposed 365 in Lombardi's

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear commissioners,

I work in a small business just a block from the site of the old Lombardi's. I cannot afford to live near my job. I commute from Oakland, which is expensive and time-consuming and very stressful. I know my story is not unusual, I am not asking you to feel sorry for me. But I am asking you to take this rare opportunity of available space in SF to build affordable housing.

I do not want Amazon in the neighborhood that provides my livelihood and provides individuality, warmth and color to SF. Make no mistake, Amazon is the Death Star and has its destructive force pointed directly at already struggling small business.

BUT...if Amazon is opening a 365 in Lombardi's, they must compromise with us (for aren't we compromising by allowing them this foothold in SF?) Amazon must split the building with affordable housing. They will not be allowed to open a 365 if they do not make this compromise. Please stand strong! Stand up to the Death Star! Protect our beautiful city from looking like every other place!

Thank you for considering my heartfelt plea!

Sincerely,
Michelle Callarman

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: core power
Date: Thursday, October 04, 2018 10:18:56 AM
Attachments: [The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter Opposing 1600 Jackson St CU
Date: Thursday, October 04, 2018 10:17:45 AM
Attachments: [oppose.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Peter Maggs [mailto:pmaggs2003@gmail.com]
Sent: Wednesday, October 03, 2018 8:25 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); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Letter Opposing 1600 Jackson St CU

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

Please see the attached letter written by the Middle Polk Neighborhood Association (MPNA), Polk District Merchants Association (PDMA), and United Food and Commercial Workers (UFCW Local 648) regarding [1600 Jackson Street](#).

I think it clearly outlines the opposition against the Conditional Use application and I would like to voice my opposition as a resident of Russian Hill.

Please DO NOT Approve this CU.

Kind Regards,

Peter Maggs

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The community opposes CorePower Yoga on Divisadero
Date: Thursday, October 04, 2018 10:17:19 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Anne Marie Donnelly [<mailto:shortie102000@yahoo.com>]
Sent: Wednesday, October 03, 2018 9:14 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. We want a community-oriented business with integrity, one that values diversity and inclusion.

CorePower Yoga has a history of employee issues:

- Low pay for their workforce that is 85% women.
- Labor issues including settlement for backwages and minimum wage
- \$189 per month membership is unaffordable to our diverse community
- We want a business where we will feel welcome!

We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Anne Marie Donnelly
821 Broderick St. Apt 1

Sent from my iPhone

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: Against 2601 Van Ness plans record no 2018-000908CUA
Date: Thursday, October 04, 2018 10:15:40 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Lynn [mailto:ferrante.lynn@gmail.com]
Sent: Wednesday, October 03, 2018 9:30 PM
To: May, Christopher (CPC)
Cc: Secretary, Commissions (CPC)
Subject: Against 2601 Van Ness plans record no 2018-000908CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I do not support approval of the current plans for RECORD NO. 2018-000908CUA
[2601 Van Ness Avenue](#)

The plans as they exist today are a drastic departure and will have a significant impact on the neighborhood which does not seem to be adequately addressed. Also, inadequate notice was given to the surrounding neighbors.

Lynn Ferrante
1335 Union St
Apt 7
San Francisco CA 94109

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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Hearing Oct. 4th re proposed Whole Foods 365 Every Day Value store in former Lombardi's location
Date: Thursday, October 04, 2018 10:15:20 AM

*Jonas P. Ionin,
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From: Liza Reavis [mailto:lizareavis@yahoo.com]
Sent: Wednesday, October 03, 2018 11:44 PM
To: Secretary, Commissions (CPC)
Subject: Hearing Oct. 4th re proposed Whole Foods 365 Every Day Value store in former Lombardi's location

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Commissioners and to whom it may concern:

I have learned, with considerable dismay, that the former Lombardi's store, a family-owned store for 66 years, and a wonderful supporter of the Polk neighborhood, of which it was a vital contributor, might be turned in to another Whole Foods store. Why? The supposed benefit is to feature their current line of 365 Every Day Products. This is supposed to be the rationale for another location, given that another Whole Foods - and a major store - is situated not a mile away from the proposed new site.

This Polk neighborhood, where I have met and made friendships with family-owned businesses and independent proprietors, has been very dear to me and the reason I have frequented these stores for over 10 years, even though I live in West Portal on the other side of town.

From reviewing the proposal, I see that the Commissioner refuted the initial proposal by Whole Foods, requiring the company to offer affordable housing in this building, which has limitations to its possible renovations. As I understand it, Whole Foods is now including 5 units - each of 450 square feet?!?! Are you kidding? That is the most ridiculous housing proposal I've heard of lately! A mockery in answer to the dire housing shortage this city currently faces.

The tiny houses in Oakland (of different dimensions in square footage) being constructed offer far more than what this multi-billion dollar company, now owned by Amazon, is proposing. In addition, Whole Foods/Amazon, whether operating under the corporate name, or under the 365 Everyday Value brand, carries a VERY large footprint, which threatens the very character and charm of this neighborhood.

I not only seriously disapprove of the project, but I am also quite dismayed the Commissioners have not pushed harder against Whole Foods' initial rebuttal to offer a more thorough and serious proposal. If Whole Foods truly wanted to become a part of this neighborhood, it would have proposed options that fully addressed the concerns of the neighborhood.

Please deny the application as it currently stands.

Sincerely yours,

Liza Reavis
415-665-4950 (home)
415-298-7106 (cell)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: core power
Date: Thursday, October 04, 2018 10:15:02 AM
Attachments: [Disapprove CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)

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 LONDON BREED ANNOUNCES PLAN TO OPEN 1,000 NEW BEDS FOR HOMELESS RESIDENTS
Date: Thursday, October 04, 2018 10:07:12 AM
Attachments: [10.4.18 Shelter Beds.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, October 04, 2018 9:30 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PLAN TO OPEN 1,000 NEW BEDS FOR HOMELESS RESIDENTS

FOR IMMEDIATE RELEASE:

Thursday, October 4, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES PLAN TO OPEN
1,000 NEW BEDS FOR HOMELESS RESIDENTS**

Initiative represents the largest expansion of shelter bed capacity in San Francisco in 30 years

San Francisco, CA — Mayor London N. Breed today announced that San Francisco will open 1,000 new shelter beds for homeless residents, the largest expansion of shelter in the City in 30 years. Mayor Breed plans to have half of the beds open by this coming summer with a goal of having all 1,000 open by 2020.

The beds will become available through a combination of new Navigation Centers and a new type of facility called SAFE Centers, which stands for Shelter and Access For Everyone. SAFE Centers will be larger capacity facilities that incorporate important supportive features from the Navigation Center model. This expansion will meet the temporary shelter bed need as determined by San Francisco's Department of Homelessness and Supportive Housing.

“We need to push ambitious solutions to give people safe options to sleep inside if we are going to see a difference on our streets,” said Mayor Breed. “Allowing people to spend the night outside without shelter is inhumane and unacceptable. This major expansion of new beds

will give us an answer for those who need a place to get off the streets.”

Of the 1,000 new beds, 700 are planned to be available through the development of three SAFE Centers. SAFE Centers will incorporate elements of San Francisco’s Navigation Centers, which allow residents to bring their partners, pets, and belongings with them as well provide support to connect residents with services and permanent housing. SAFE Centers will offer a larger capacity than Navigation Centers, while still maintaining many important features such as being open 24 hours per day, providing case management for residents, and allowing them to bring their partners and possessions.

“Mayor Breed is taking action to help meet the need for shelter in our community,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “We are glad that the City will provide the resources that the data shows are necessary to help more people get off the streets. The Mayor’s data driven decision making will ensure that we invest our resources wisely.”

SAFE Centers will be less capital-intensive on a per-bed basis than Navigation Centers due to their larger capacity and specific service offerings, allowing the City to take in more homeless residents on a nightly basis. The remaining 300 beds will be created in Navigation Centers that are currently either in the planning or development stage.

Mayor Breed is working to open the first 500 beds by Summer 2019, with the remaining 500 beds coming by the end of 2020. Funding for these new shelters will come from already allocated funding in the current year’s budget, new funding in the upcoming two-year budget, and a reprioritization of existing funding.

This Fall, the City will open the first two Navigation Centers supporting this effort – Bayshore Navigation Center (128 beds) in the Bayview and Bryant Navigation Center (84 beds) in SOMA.

The City, through the Department of Homelessness and Supportive Housing, currently offers temporary shelter to 2,500 people per night through traditional shelters, stabilization beds, Navigation Centers and transitional housing. The largest component of these beds are the approximately 1,400 traditional emergency shelter beds.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The community opposes CorePower Yoga on Divisadero
Date: Wednesday, October 03, 2018 3:01:43 PM

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

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

From: Pauli Ojea [<mailto:pauli.d.ojea@gmail.com>]
Sent: Wednesday, October 03, 2018 2:48 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

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Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. We want a community-oriented business with integrity, one that values diversity and inclusion.

CorePower Yoga has a history of employee issues:

- Low pay for their workforce that is 85% women.
- Labor issues including settlement for backwages and minimum wage
- \$189 per month membership is unaffordable to our diverse community
- We want a business where we will feel welcome!

We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Pauli Ojea, neighbor

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Russian Hill / Polk St Whole Foods 365
Date: Wednesday, October 03, 2018 2:35:36 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: Kristen Giacobbe [mailto:kmgiacobbe@gmail.com]
Sent: Wednesday, October 03, 2018 12:03 PM
To: 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); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Russian Hill / Polk St Whole Foods 365

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I have lived at Van Ness and Washington St for 8 years and I support the proposed addition of a Whole Foods 365 at Polk & Jackson wholeheartedly. The Franklin Whole Foods and Trader Joe's nearby are so crowded already and the entire neighborhood could benefit from a new grocery store. I do shop at many of the mom and pop places like Cheese Plus and Belcampo often in addition to Trader Joe and the existing Whole Foods, but for things like household basics and fresh produce, nothing would be more helpful than a Whole Foods 365 within close walking distance of my home. The two nearest Safeways are too far to walk, and Real Foods doesn't offer nearly the selection that any of the other local grocery stores offer (even smaller mom and pop places like Cheese Plus offer a better variety than Real Foods, most often).

Plus, the deterioration of that street corner since Lombardi Sports closed has had a very negative impact on my neighborhood experience - for over a year there were homeless people living in the former doorway of Lombardi's until that was boarded shut, but we need to start re-opening businesses in the many, many abandoned storefronts on Van Ness, Polk St and other areas.

I am disappointed that the Whole Foods approval process was delayed by 6 months to undergo a housing review for a location that never had housing to begin with. We need to work with what we have and focus on improving Polk Street and re-opening abandoned lots to the public with businesses that all of us in the neighborhood will use.

Best,

--

Kristen Giacobbe

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Core Power
Date: Wednesday, October 03, 2018 2:35:30 PM
Attachments: [Opposed to CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[Community Says NO to CorePower Yoga on Divisadero.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: [Pantoja, Gabriela \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter concerning 3939 24th St on Agenda October 4
Date: Wednesday, October 03, 2018 2:34:53 PM
Attachments: [393924thSt.docx](#)

Jonas P. Ionin,
Director of Commission Affairs

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www.sfplanning.org

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

From: Susan Kroll [<mailto:kroll.susan@gmail.com>]
Sent: Wednesday, October 03, 2018 12:30 PM
To: Secretary, Commissions (CPC)
Subject: Letter concerning 3939 24th St on Agenda October 4

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr., Ionin,

Attached is a letter I have written regarding the 3939 24th St. property on the October 4 agenda for the Planning Commission members. I live at 3953 24th St and would appreciate if my letter could be reviewed by the Commission Members. Should you have any questions or concerns please contact me at 415 4234578.

Thank you

Susan Kroll

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of opposition - Amazon Whole Foods 365 at 1600 Jackson St
Date: Wednesday, October 03, 2018 10:49:52 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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-----Original Message-----

From: Kate Chase [<mailto:katechase@me.com>]
Sent: Wednesday, October 03, 2018 7:22 AM
To: Koppel, Joel (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodneymong.com; Rahaim, John (CPC); Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Cc: Peskin, Aaron (BOS); Mayor London Breed (MYR)
Subject: Letter of opposition - Amazon Whole Foods 365 at 1600 Jackson St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I am writing to you today to reiterate my opposition to having a Amazon/WholeFoods 365 store at 1600 Jackson Street.

As someone who has lived and shopped on lower Polk for going on 25-years, I continue to believe that using this location for mixed use with small retail and housing will be of far greater benefit to the neighborhood vs. allowing the giant that is Amazon to come in and change the whole dynamic of one of what we all know is San Francisco's very last unique neighborhood, and not for the better.

I was in attendance as well spoke at the April Conditional Use hearing and was very heartened to witness your debates around the idea that it would be remiss to not use this opportunity to include housing at this location — a decision that would be of greater benefit to more people than just a giant box of a store, and one that will threaten many of the food stores that currently provide jobs and our community with food and grocery.

I appreciate you taking the time to read and consider this letter. I recognize that your job is to think about the city and its needs long term; and with that said, I am hopeful you will deny anything short of a robust mixed use proposal.

Thank you in advance for all your care and consideration to this vote.

Sincerely,

Kate Chase

1335 Filbert Street, #204
SF CA 94109
415-987-3764

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: whole foods
Date: Wednesday, October 03, 2018 10:49:07 AM
Attachments: [Case No. 2016-000378CUA HEARING DATE 10-04-2018 WHOLE FOODS 365 1600 JACKSON AT POLK
CONDITIONAL USE APPLICATION -- OUTSIDE OPPOSITION.msg](#)
[Re 1600 Jackson Street Whole Foods project.msg](#)
[Whole Foods.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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Letter of support Whole Foods 360
Date: Wednesday, October 03, 2018 10:47:54 AM

Jonas P. Ionin,
Director of Commission Affairs

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www.sfplanning.org

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

From: Barbara Conwell [<mailto:barbara.conwell@gmail.com>]
Sent: Monday, October 01, 2018 4:49 PM
To: Secretary, Commissions (CPC)
Subject: Letter of support Whole Foods 360

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing a letter in support of the WF 360 slated for the of Lombardi Sports building on Polk St. I hope it passes soon! We need more grocery stores in the neighborhood.

Sincerely,
Barbara Conwell
1230 Clay ST APT 101
SF

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3939 24th Street; 2018-009337CUA
Date: Wednesday, October 03, 2018 10:47:02 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: Bruce Bowen [mailto:bruce.r.bowen@gmail.com]
Sent: Monday, October 01, 2018 10:28 PM
To: Rich Hillis; Melgar, Myrna (CPC); planning@rodneyfong.com; millicent.johnson@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Carolyn Kenady
Subject: 3939 24th Street; 2018-009337CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Hillis and Members of the Planning Commission:

The Dolores Heights Improvement Club (DHIC) opposes a Conditional Use Authorization (2018-009337CUA) for 3939 24th Street unless the project is modified to include needed housing.

Authorizing retail-only space on a site zoned for mixed-use commercial and residential buildings, on a street filled with mixed use buildings, is inconsistent with City actions and policies that encourage greater density. This site can support numerous residential units and even some BMR dwellings. It would be wasteful to squander the opportunity for developing more housing on this site. Moreover, this is a rare opportunity for adding more homes without displacing current residents.

The Conditional Use Authorization for this project, very near to Dolores Heights, should be rejected unless housing is included on this site.

Sincerely,

Bruce Bowen

Planning and Land Use Committee

Dolores Heights Improvement Club

cc: Carolyn Kenady, Chair, DHIC

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please vote NO on 1600 Jackson Street Conditional Use
Date: Wednesday, October 03, 2018 10:46:31 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: JJ Hanley [mailto:jj@filigreen.com]
Sent: Monday, October 01, 2018 11:35 PM
To: Secretary, Commissions (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Please vote NO on 1600 Jackson Street Conditional Use

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

I'm writing in opposition to the proposed Whole Foods/Amazon at the old Lombardi's located at 1600 Jackson St. The city is managing a housing crisis not a grocery crisis. As an SF resident for 12 years I urge you to Vote NO on the Conditional Use Application.

Thank you,

-JJ

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Whole Foods
Date: Wednesday, October 03, 2018 10:46:28 AM
Attachments: [I support having a Whole Foods at 1600 Polk St..msg](#)
[Letter of SUPPORT - Whole Foods 1600 Jackson CASE 2016-00378CUA.msg](#)
[1600 Jackson Street 2016-000378CUA.msg](#)
[wf365.msg](#)
[Whole Foods 365.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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Polk Street Project Lombardi Sports Building
Date: Wednesday, October 03, 2018 10:44:19 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

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

From: Jo-Ann McDevitt [<mailto:jomcdevitt@yahoo.com>]
Sent: Tuesday, October 02, 2018 11:43 AM
To: Secretary, Commissions (CPC)
Subject: Polk Street Project Lombardi Sports Building

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to voice my huge concern on the Polk Street project in the =
space formerly Lombardi Sports.
It will be a detriment to the neighborhood and small business to have =
the entire building for Amazon.
I very much oppose this and hope you will consider the idea proposed of =
Amazon having just the bottom floor and the rest of the building for =
affordable housing.

Thank you for your consideration.

Jo-Ann McDevitt
1770 Broadway=20
San Francisco=

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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: Whole Foods
Date: Wednesday, October 03, 2018 10:44:10 AM
Attachments: [Yes on Whole Foods 365 on Polk St.msg](#)
[RE 1600 Jackson Opposition.msg](#)
[1600 Jackson Letter of Opposition for hearing on 104.msg](#)
[1044 Jackson amazon Whole Foods .msg](#)
[Letter of opposition - Amazon Whole Foods 365 at 1600 Jackson St.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2601 Van Ness 10-4-18 Commission Case 2018-000908CUAAB/AB 17a-b - Historic Van Ness Corridor
Date: Wednesday, October 03, 2018 10:43:12 AM
Attachments: [2601 Van Ness PlnComm 10-4-18 17a-17b.pdf](#)
Importance: High

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kathleen Courtney [mailto:kcourtney@rhcasf.com]
Sent: Tuesday, October 02, 2018 2:07 PM
To: Commission President Rich Hillis ; Melgar, Myrna (CPC); Commissioner Rodney Fong; Johnson, Millicent (CPC); Commissioner Kathrin Moore; Richards, Dennis (CPC); Koppel, Joel (CPC)
Cc: Secretary, Commissions (CPC); Jamie Cherry RHCA ; Jeff Cheney ; May, Christopher (CPC)
Subject: 2601 Van Ness 10-4-18 Commission Case 2018-000908CUAAB/AB 17a-b - Historic Van Ness Corridor
Importance: High

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Hillis and Commissioners – Attached and below is the Russian Hill Community Association's request that this project be further refined and defined because of its significant impact on what could and still can become the historic Van Ness Corridor. Thank you.
Kathleen

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

October 2, 2018

President Rich Hillis and
Planning Commissioners of the
City and County of San Francisco

Re: **Hearing Date: October 4, 2018 Items 17a and 17b**

NO. 2018-000908CUAAHB/ 2018-000908AHB
2601 VAN NESS AVENUE

President Hillis and Planning Commissioners:

Developments on the Van Ness Corridor should be of interest and concern for all San Franciscans. The Corridor being created now will define San Francisco for a century or more.

For this reason the fact that “The Department finds that the Project is, **on balance**, consistent with the Objectives and Policies of the General Plan” (emphasis added) is an insufficient explanation of the Department’s recommendation. Our City and the Corridor require and deserve more than an “on balance” vote.

Therefore, we respectfully request that the Planning Commission continue review of the proposed development or require the Planning Department address the following points before the project receives approval. This is a mammoth project and its impact needs to be refined and defined:

- 1) Bulk Exception: 1800 Van Ness provides a model for better integration with adjacent buildings and setbacks and sculpting. The corner should be more prominent after the setbacks are added.
- 2) Lack of Loading Dock: A loading dock should be added to prevent on-street congestion due to moves and deliveries given the proximity to 101, commuter shuttles, etc.
- 3) Parking layout and ratios: First, the accessory parking has stackers which makes no sense for commercial use. The so called commercial parking is not segregated from the residential parking which also makes no sense if intended for patrons of the commercial spaces. Thus, if the commission should approve the project a condition of approval should be a limit of 1-3 accessory parking for the business owners only.
- 4) Replace commercial space with residences. Given that this is a primarily residential neighborhood, filling these commercial spaces may be challenging whereas loft style residential units will be occupied.
- 5) Consider 65 foot Home SF. An alternative scheme with 23% bmr now possible under recently enacted legislation may be more feasible because it can take advantage of wood frame construction rather than construction.

We respectfully request that you acknowledge the significance of this proposed project and that it requires additional review and refinement. Please instruct the Planning Department to work with the developers on such an initiative and continue your review until the above issues have been addressed.

Sincerely,

Kathleen Courtney

Chair, Housing and Zoning Committee

Cc: Commissions Secretary; Commissioners Myrna Melgar, Rodney Fong, Milicent A. Johnson, Joel Koppel, Kathrin Moore, Dennis Richards; RHCA Jamie Cherry, Jeff Cheney

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: core power
Date: Wednesday, October 03, 2018 10:42:40 AM
Attachments: [The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[No core power yoga on Divis!..msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[Supporting Whole Foods at 1600 Jackson St..msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[Thank you for standing with the community - No CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)
[The community opposes CorePower Yoga on Divisadero.msg](#)

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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3140 16th hearing continuance
Date: Wednesday, October 03, 2018 10:36:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Commissioners,

Please be advised that we have received a request to continue this matter from your Agends this Thursday to Nov. 15th.

*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: Vu, Doug (CPC)
Sent: Tuesday, October 02, 2018 9:36 AM
To: CTYPLN - COMMISSION SECRETARY
Cc: Sucre, Richard (CPC)
Subject: FW: 3140 16th hearing continuance

Hi Jonas – at the sponsor’s request, can we continue 3140-3150 16th Street from this Thursday to November 15?

Thanks,
Doug

From: Jody Knight <jknight@reubenlaw.com>
Sent: Monday, October 01, 2018 5:53 PM
To: Vu, Doug (CPC) <doug.vu@sfgov.org>; Horner, Justin (CPC) <Justin.Horner@sfgov.org>
Subject: 3140 16th hearing continuance

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Doug, please continue the matter to November 15 for renoticing of both restaurant and nighttime entertainment CU approval. Justin, I believe your analysis always contemplated an events use in addition to restaurant use. However, if you need anything additional from us please let me know. Thanks both.

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
Partner
T. (415) 567-9000
F. (415) 399-9480
jknight@reubenlaw.com
www.reubenlaw.com

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San Francisco, CA 94104

Oakland Office:

456 8th Street, 2nd Floor
Oakland, CA 94607



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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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [McKellar, Jennifer \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [McKellar, Jennifer \(CPC\)](#)
Subject: FW: Errata to the CPE Certificate and CPE Checklist for 1245 Folsom Street (Case File 2015-014148ENV) memorandum
Date: Wednesday, October 03, 2018 10:31:34 AM
Attachments: [Errata to CPE Certificate and Checklist 1245 Folsom St 2015-014148ENV.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: McKellar, Jennifer (CPC)
Sent: Tuesday, October 02, 2018 9:07 AM
To: CTYPLN - COMMISSION SECRETARY
Cc: Sucre, Richard (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Jardines, Esmeralda (CPC)
Subject: Errata to the CPE Certificate and CPE Checklist for 1245 Folsom Street (Case File 2015-014148ENV) memorandum

Good morning,

Would you please distribute the attached *Errata to the CPE Certificate and CPE Checklist for 1245 Folsom Street* memorandum to the Planning Commissioners as supplementary documentation to be included in the Commission packet submitted on September 27, 2018, for the proposed project at 1245 Folsom Street (Case File 2015-014148ENV). This case will be heard by the Commissioners on Thursday, October 4th, 2018.

Please note that the attached errata memorandum contains two text revisions. These revisions do not constitute a modification of the proposed project at 1245 Folsom Street nor do they alter the analysis or conclusions described in the CEQA documentation (CPE Certificate and CPE Checklist) submitted as part of the Commission packet.

Thank you for your assistance,

Jennifer Barbour McKellar, Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8754 | www.sfplanning.org
[San Francisco Property Information Map](#)

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 LONDON BREED ANNOUNCES INVESTMENT TO MAKE NEW HOUSING DEVELOPMENT MORE AFFORDABLE TO VERY LOW-INCOME SENIORS
Date: Wednesday, October 03, 2018 10:25:40 AM
Attachments: [10.2.18 88 Broadway.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, October 02, 2018 12:09 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES INVESTMENT TO MAKE NEW HOUSING DEVELOPMENT MORE AFFORDABLE TO VERY LOW-INCOME SENIORS

FOR IMMEDIATE RELEASE:

Tuesday, October 2, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES INVESTMENT TO
MAKE NEW HOUSING DEVELOPMENT MORE
AFFORDABLE TO VERY LOW-INCOME SENIORS**

Mayor commits funding to make more units affordable to low-income seniors

San Francisco, CA—Mayor London N. Breed today announced an investment of \$1.5 million to make an affordable housing development in the City's Northeast Waterfront more affordable to very low-income seniors.

The 88 Broadway project is a 125-unit family building serving very low-, low-, and middle-income families and the 735 Davis project is a 53-unit building serving formerly homeless, low-income and middle-income seniors. However, the original affordability plan didn't serve another serious need—housing for seniors earning only 30% of area median income (AMI), which is around \$24,000 per year. This additional funding will cut rents in half for 13 units of senior housing, lowering the monthly rent for a one-bedroom apartment from \$1,421 to \$710.

“When we talk about affordable housing we need to take into account that what is affordable to San Franciscans is often very different depending on the neighborhood they live in,” said

Mayor London Breed. “In this case, more than half of seniors living in District 3 make 30% or less of the area median income. With this investment, we can serve very low-income seniors who would otherwise be unable to afford what would still be considered ‘affordable’ housing to others with higher incomes.”

88 Broadway Street and 735 Davis Street are located on adjacent, publicly owned parking lots. The family building is located on Port-owned land and the senior building is located on Public Works-owned land that was transferred to the Mayor’s Office of Housing and Community Development (MOHCD) as surplus. MOHCD is contributing approximately \$50 million total to develop the affordable housing at these two sites. The developer was selected in April 2016 and is a joint venture between BRIDGE Housing Corporation and the John Stewart Company.

“I’m grateful for this collaborative effort with BRIDGE Housing, the John Stewart Company, the Port of San Francisco, and the Department of Public Works to make this unique and deeply affordable project possible,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Both projects include active ground floor commercial uses, including a childcare facility, café and restaurant. The sites will be connected by a “mid-block” pedestrian passageway that will be open to the public. Construction is expected to begin in the spring of 2019.

“We’re proud to be partnering on these developments, which are a rare opportunity to bring a much-needed range of affordability to the neighborhood,” said BRIDGE Housing President and CEO Cynthia Parker. “The City’s additional commitment will help some of our most vulnerable community members, effectively preventing homelessness and, for the seniors, enhancing their ability to thrive independently.”

“The John Stewart Company is thrilled to be part of this important project,” said John Stewart, Founder and Chairman of the John Stewart Company. “When we learned that District 3 has a higher number of low-income seniors than other San Francisco districts, we worked with the Mayor’s Office to ensure that more very low-income seniors could be accommodated. With a mix that now better reflects the needs of the community, from the very lowest incomes to the missing middle, we are excited to be working towards a 2019 construction start.”

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Opposition
Date: Wednesday, October 03, 2018 10:22:02 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: Miller Hall, Ellie (BOS)
Sent: Tuesday, October 02, 2018 3:41 PM
To: lynne newhouse segal; Rahaim, John (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com; Foster, Nicholas (CPC); Ionin, Jonas (CPC); StefaniStaff, (BOS); Stefani, Catherine (BOS); Gallagher, Jack (BOS)
Cc: Middle Polk Neighbourhood Association; Greg Scott; jmohanna@me.com
Subject: RE: 1600 Jackson Opposition

Hi All –

Lynne – thank you for you for forwarding this to our office. I have Jack copied here from our office who is our lead on all matters related to Lan Use. He will make sure to pass this message to Supervisor Stefani and is available for follow up.

Please let us know anything you need from our end in the meantime.

Best,

Ellie Miller Hall

Legislative Aide to District 2 Supervisor Catherine Stefani
City & County of San Francisco
415-554-7752

From: lynne newhouse segal [mailto:lynnnewhousesegal@gmail.com]
Sent: Tuesday, October 02, 2018 3:18 PM
To: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; jonas.ionin@sfgov.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Cc: Middle Polk Neighbourhood Association <moe@middlepolk.org>; Greg Scott <lgscca@icloud.com>; jmohanna@me.com

Subject: 1600 Jackson Opposition

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Pacific Heights Residents Association (PHRA) joins Mid Polk Neighborhood Association and Polk District Merchants Association in opposition to Conditional Use Authorization for formula retail use by Amazon/Whole Foods Market 365. PHRA supports more housing at this address.

Thank you for your consideration.

Lynne Newhouse Segal

VP, PHRA

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: PLEASE APPROVE 365 MARKET ON POLK STREET!
Date: Monday, October 01, 2018 3:25:59 PM

*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: Judi Basolo [mailto:jbasolo@comcast.net]
Sent: Monday, October 01, 2018 3:10 PM
To: Secretary, Commissions (CPC)
Cc: RichHillisSF@gmail.com; Melgar, Myrna (CPC); Johnson, Milicent (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: PLEASE APPROVE 365 MARKET ON POLK STREET!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I live in the neighborhood at Jones and Clay and I also work in the neighborhood at California and Van Ness and we really need a real amazing supermarket in our area like 365 can offer us. Been hoping this project would culminate for years now.

The last time you vetoed this project so many people who don't reside in our neighborhood showed up at the commission meeting and I'm concerned that they should not be intruding on what WE neighbors want or don't want in OUR neighborhood. Please listen to us, the people who reside/work in this neighborhood, the people who are desirous of this great 365 store to be in our neighborhood, the people who are the ones who support our neighborhood.

Thank you and if I were not on a business trip this Thursday I'd be at the Thursday meeting to expound my 2 minutes on why this project should go forth.

Sincerely,
Judi Basolo
1247 Jones Street
San Francisco, CA 94109

415-730-5111

From: [Secretary, Commissions \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2016-000378CUA HEARING DATE 10-04-2018 WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION
Date: Monday, October 01, 2018 2:54:35 PM
Attachments: [2018-10-01 RC TO SF PLANNING COMM RE WHOLE FOODS CONDITIONAL USE.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: Richard Cardello [mailto:richard@cardellodesign.com]
Sent: Monday, October 01, 2018 2:40 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); zoning@rhnsf.org; Rob.Twyman@wholefoods.com
Subject: Case No. 2016-000378CUA HEARING DATE 10-04-2018 WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

October 1, 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 10-04-2018
WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

Commissioners:

I am in support of the above captioned Conditional Use Application.

I have long been impressed by the Planning Commission's commitment to serving the citizens of San Francisco, which is why I am appealing to you to consider their needs and wishes regarding the proposed Whole Foods 365 hoping to occupy the existing vacant former Lombardi Sports building at Jackson and Polk Streets.

My friends and neighbors overwhelmingly want this neighborhood-serving market.

It seems that most of the opposition 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: 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.

I have attended several Planning Commission hearings and have watched very many of SFTV. The dedication of you Commissioners to serving the people of San Francisco is clear. You tirelessly struggle with housing issues, competing interests, codes, etc. I am sure you were not fooled by the disingenuous proposal by the opposition to “build a new building with a market below and housing above” since recent legislation would make that impossible. Prior proposed legislation to ban formula retail at this location met with tremendous protest by impacted neighbors and has been tabled. I believe we have this unique opportunity to provide a much wanted market at this location and the Planning Commission would best serve the public by approving the original CU Application.

My understanding is that WF365 and the building’s owner clearly heard the Planning Commission’s desire for a housing component on the site. If WF365 and the property owner are able to accommodate some housing using the existing building, even at the expense of the optimum potential of the market, I believe the Planning Commission will be compelled to approve this CU application WITHOUT THE NEED FOR FURTHER PROCESS.

Very truly yours,

RICHARD CARDELLO

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@rodneyfong.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

Rob Twyman
Rob.Twyman@wholefoods.com

RHN DZLU
zoning@rhnsf.org

RICHARD CARDELLO
999 GREEN STREET NO. 903
SAN FRANCISCO CA 94133

T 415.923.5810
richard@cardellodesign.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: FW: Call to Action - 1600 Jackson 10/4 Planning Commission Meeting
Date: Monday, October 01, 2018 1:41:37 PM

*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: Todd David [mailto:todd@sfhac.org]
Sent: Monday, October 01, 2018 12:29 PM
To: Secretary, Commissions (CPC); HillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Cc: Corey Smith; Moe Jamil
Subject: Fwd: FW: Call to Action - 1600 Jackson 10/4 Planning Commission Meeting

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Dept Commissioners and Staff:

The communication below incorrectly states that the SF HAC is opposed to Whole Foods moving in to 1600 Jackson Street. While we originally opposed this project, we moved to a neutral position after extensive discussions with the project sponsor where it was demonstrated to HAC that housing does not pencil at this sight given the current inclusionary levels and impact fees. I stated our neutral position during public comment the last time this project was before the Planning Commission.

While we would love to see housing on the site, we do not believe forcing groups to agree to economically infeasible projects makes any sense. Given the current costs of building housing in SF (ie construction costs, financing, inclusionary, impact fees. . .), we are discovering that many housing projects are economically infeasible.

Given that housing is not an economic option on this sight, HAC has no opinion as to whether Whole Foods or any other use is appropriate. As previously stated, we are neutral on this issue.

Feel free to reach out to me with any questions or clarifications.

Todd David

[<image003.jpg>](#)

1600 Jackson Update - Housing
not Amazon/Whole Foods

DATE: THURSDAY, OCTOBER 4TH

**TIME: COMMISSION MEETING
BEGINS 1:00PM**

[10/4/18 Planning Commission
Agenda](#)

LOCATION: CITY HALL, ROOM 400

MPNA along with several other well-respected neighborhood, merchant, and community organizations have called for Housing over Retail at 1600 Jackson Street and not an Amazon/Whole Foods which represents an antiquated land use and will destroy our unique merchant corridor.

These organizations include:

Polk District Merchants Association

Lower Polk Neighbors

Council of District Merchants

Coalition of San Francisco
Neighborhoods

Chinatown Community Development
Center

San Francisco Housing Action Coalition

Van Ness Corridor Neighborhoods
Council

Local 648 United Commercial Food
Workers

The Jug Shop

Le Beau Market

Real Foods Company

Cheese Plus

Cathedral Hill Neighborhood Association

North Beach Business Association

Sierra Club

SF Transit Riders

and many more...

<image002.jpg>

<image002.jpg>

**DATE: THURSDAY, OCTOBER
4TH**

**TIME: COMMISSION
MEETING BEGINS 1:00PM**

We still need your help please
stand up for our local merchants
and for smart housing policy by
letting the Planning Commission
know that you OPPOSE the
conditional use application of
Amazon/Whole Foods at 1600
Jackson.

We will really need a big turn out
at public comment and continue
to send your letters of opposition
to:

Commissions.secretary@sfgov.org

Commission President Hillis -

HillisSF@gmail.com

Commissioner Melgar

- myrna.melgar@sfgov.org


Commissioner Fong -

planning@rodneyfong.com

Commissioner Johnson

- milicent.johnson@sfgov.org
Commissioner Koppel -
joel.koppel@sfgov.org
Commissioner Moore -
kathrin.moore@sfgov.org
Commissioner Richards -
dennis.richards@sfgov.org
Director Rahim -
John.Rahaim@sfgov.org
Planner -
Nicholas.Foster@sfgov.org

Thank you,
MPNA Board of Directors



Middle Polk Neighborhood Association,
PO Box 640918, San Francisco, CA 94164-0918

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<image002.jpg>

<image002.jpg>

Sent by chris@middlepolk.org in collaboration with

<image005.jpg>

[Try it free today](#)

--

Todd David 杜德偉
Executive Director | San Francisco Housing Action Coalition
95 Brady Street, San Francisco, CA 94103

Office (415) 541-9001 | Cell (415) 373-8879

Email: todd@sfhac.org | Web: sfhac.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposing 1600 Jackson St CU
Date: Monday, October 01, 2018 1:41:25 PM
Attachments: [MPNA.PDMA.UFCW Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Drakari Donaldson [mailto:drakaridonaldson@gmail.com]
Sent: Monday, October 01, 2018 1:05 PM
To: Secretary, Commissions (CPC)
Cc: RichhillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Koppel, Joel (CPC); Johnson, Millicent (CPC)
Subject: Opposing 1600 Jackson St CU

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

Please see the attached letter written by the Middle Polk Neighborhood Association (MPNA), Polk District Merchants Association (PDMA), and United Food and Commercial Workers (UFCW Local 648) regarding [1600 Jackson Street](#).

I think it clearly outlines the opposition against the Conditional Use application and I would like to voice my opposition as a resident of Russian Hill.

Please DO NOT Approve this CU.

Kind Regards,

--

Drakari Donaldson
General Manager
Bullitt Bar & Grill
1859 Larkin St
Apt 201

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.Wolfram@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 LONDON BREED ANNOUNCES FUNDING FROM FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY HOMELESS SAN FRANCISCANS
Date: Monday, October 01, 2018 1:15:43 PM
Attachments: [10.1.18 Affordable Housing Vouchers Funding.pdf](#)

*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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www.sfplanning.org

From: MayorsPressOffice, MYR (MYR)
Sent: Monday, October 01, 2018 12:27 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING FROM FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY HOMELESS SAN FRANCISCANS

FOR IMMEDIATE RELEASE:

Monday, October 1, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES FUNDING FROM
FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY
HOMELESS SAN FRANCISCANS**

*San Francisco Housing Authority awarded \$1.78 million, the largest allocation of any region
in the country*

San Francisco, CA – Mayor London N. Breed today announced that San Francisco has been awarded \$1.78 million for housing vouchers by the U.S. Department of Housing and Urban Development (HUD), which will house 99 chronically homeless adults with disabilities.

The funding is part of \$98.5 million that was awarded by HUD to 285 housing authorities nationwide to provide permanent affordable housing to nearly 12,000 additional non-elderly people with disabilities. San Francisco received the largest allocation of any of the authorities receiving funding.

“This funding is an incredible opportunity to bring 99 San Franciscans with disabilities off of our streets and into housing,” said Mayor Breed. “We are in the midst of a housing crisis that is having a dramatic effect on our low-income population and increasing homelessness in our

City. Funding like this is critical to providing paths out of homelessness for people who need help.”

The housing assistance is provided through HUD’s Section 811 Mainstream Housing Choice Voucher program, which provides funding to housing agencies to assist non-elderly persons with disabilities who are transitioning out of institutional or other separated settings; homeless; or at risk of becoming homeless.

”We are excited to partner with the Housing Authority to help end homelessness for some of the most vulnerable individuals experiencing homelessness in our community,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “We look forward to working closely with the Housing Authority to quickly deploy these vouchers and get them into the hands of the people who need them most.”

The San Francisco Housing Authority will administer the vouchers. The Department of Homelessness and Supportive Housing will work to identify participants through the Coordinated Entry System and will be contracting with a non-profit to provide housing locator services to ensure that voucher holders are housed quickly. The Coordinated Entrance System has signed up 2,114 individuals since August, surpassing its initial goal of 2,000 sign-ups by the end of October.

“The San Francisco Housing Authority is grateful to have received the largest Mainstream Voucher award in the Nation from the US Department of Housing and Urban Development,” said Barbara Smith, Executive Director of the San Francisco Housing Authority. “As a result of developing a strong application in partnership with our City and nonprofit partners, we will collectively move 99 San Franciscans who are currently homeless, at-risk of homelessness, leaving institutional settings or at risk of institutionalization into their own stable homes.”

The application for this funding was submitted by the Department of Homelessness and Supportive Housing and the San Francisco Housing Authority.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street Whole Foods project
Date: Monday, October 01, 2018 11:51:39 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: Yvette Cuca [mailto:ycuca@yahoo.com]
Sent: Monday, October 01, 2018 11:41 AM
To: Secretary, Commissions (CPC); richhillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: 1600 Jackson Street Whole Foods project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am writing in favor of the proposed Whole Foods 365 project at 1600 Jackson Street, at the corner of Polk. I am in favor of the proposal for a number of reasons.

First, this building has been empty for a number of years already. Although there have been several proposals for the space, none have been found to be acceptable to everyone in the neighborhood. Instead, we now have a huge empty space that is dragging down the entire area around it.

Second, housing is obviously an important consideration for the city, but there have been more than a few new, large apartment buildings that have been built in the surrounding area in the past couple of years. The existing housing needs supporting services, including grocery stores.

Third, I believe the rationales for not building on top of the existing building, and not tearing down the building to create something new are reasonable. No one in the neighborhood wants more years of construction on Polk Street right after the entire block has undergone extensive and disruptive renovation (and not with all the current construction on Van Ness). In addition, this site is on the top of the hill, and I don't think we should build a tall apartment building on the top of a hill, where it will tower over everything around it.

Third, the other food stores nearby are generally specialty stores (The Cheese Shop, The Jug Shop). Even Real Foods is relatively specialized in comparison to what the Whole Foods 365 stores will sell. I completely understand the concern from the owners of these businesses, but I believe that even though a Whole Foods may initially take business from some of the smaller

stores, it will ultimately raise the entire neighborhood, and bring in more people and more shoppers for everyone. For my family, having the Whole Foods will mean not driving my car to Safeway.

Thank you for your consideration.

Sincerely,
Yvette Cuca
ycuca@yahoo.com
1425 Vallejo Street (between Polk and Larkin)

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: [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [PEARSON, AUDREY \(CAT\)](#); [Tugbenyoh, Mawuli \(MYR\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: RE: CPC Calendars for October 4, 2018
Date: Monday, October 01, 2018 11:35:12 AM
Attachments: [20181004_closedsession_corr.pdf](#)
[20181004_closedsession_corr.docx](#)

Commissioners,
Please disregard the previous email. The right CORRECTED Agenda is attached. Apologies for any confusion.

*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: Ionin, Jonas (CPC)
Sent: Monday, October 01, 2018 11:14 AM
To: Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); planning@rodneymong.com; Rich Hillis
Cc: CTYPLN - SENIOR MANAGERS; STACY, KATE (CAT); JENSEN, KRISTEN (CAT); PEARSON, AUDREY (CAT); Tugbenyoh, Mawuli (MYR); CTYPLN - COMMISSION SECRETARY
Subject: RE: CPC Calendars for October 4, 2018

Commissioners,
Attached is a CORRECTED Agenda for your Closed Session.

*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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From: Ionin, Jonas (CPC)
Sent: Friday, September 28, 2018 1:32 PM
To: Dennis Richards (dennis.richards@sfgov.org); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Myrna Melgar; planning@rodneymong.com; Rich Hillis
Cc: CTYPLN - SENIOR MANAGERS; STACY, KATE (CAT) (Kate.Stacy@sfcityatty.org); JENSEN, KRISTEN (CAT); PEARSON, AUDREY (CAT); Tugbenyoh, Mawuli (MYR); CTYPLN - COMMISSION SECRETARY
Subject: CPC Calendars for October 4, 2018

Commissioners,
Attached are your Calendars for October 4, 2018.

Please note, that the Closed Session will begin at noon.

Enjoy the weekend,

*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: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: Whole Foods
Date: Monday, October 01, 2018 11:18:20 AM
Attachments: [Support for Whole Foods on Jackson and Polk Streets.msg](#)
[Fwd Whole Foods 365 Conditional Use Permit Meeting October 4 2018.msg](#)
[SUPPORT for Whole Foods 365 Polk St..msg](#)
[104 Hearing Whole Foods 365.msg](#)
[Whole Foods store at 1601 Jackson st..msg](#)
[Whole food 365.msg](#)
[Whole Food 365- support.msg](#)
[Whole Foods CUP Hearing 10418.msg](#)
[Whole Foods 365 - support.msg](#)
[Whole Foods CUP Hearing 10418.msg](#)
[Oppose Whole Foods on Polk St..msg](#)
[Letter Opposing 1600 Jackson St CU.msg](#)
[2016-000378CUA 1600 JACKSON STREET.msg](#)
[Letter Opposing 1600 Jackson St CU.msg](#)
[Fwd Letter Opposing 1600 Jackson St CU.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Falciano, Josephine \(CPC\)](#)
Subject: FW: 1418 Diamond Street - Bldg Permit App 2012.07.31.6173 - Response to DR - for 10.4.18 Meeting
Date: Monday, October 01, 2018 11:13:42 AM
Attachments: [1418 Diamond St Drawings Public Hearing 10-4-2018.pdf](#)
[1418 Diamond DR Response Form 092418.pdf](#)
[Response to Discretionary Review.pdf](#)
[1418Diamond 1 IntroLorraineSonn.pdf](#)
[1418Diamond 1 IntroLorraineAiken.pdf](#)
[2012-07-31-6173 NOPDR Resp Drawings 5-17-2018.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.sfpplanning.org

From: Jason Kaldis [<mailto:jason@jkaldisarchitect.com>]
Sent: Friday, September 28, 2018 6:18 PM
To: Secretary, Commissions (CPC)
Subject: 1418 Diamond Street - Bldg Permit App 2012.07.31.6173 - Response to DR - for 10.4.18 Meeting

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Jonas Ionin,

I just became aware of the policy to include you in the email (below) that I sent to each Commissioner earlier this week by email (9.25.18) to send to you so it becomes part of the packet/public record.

Also, the revised plans, at this writing may have been inadvertently omitted from the packet preparation by planning staff.

I don't know if including them here corrects the omission or is appropriate to distribute in this manner.

If the Commission needs hard copies (15), we can FedEx them to you on Monday for a Tuesday receipt so that you can distribute them per your procedure.

The packet number is 2015-009945DRP for 1418 Diamond Street (a single family Discretionary Review hearing.

Sincerely,

Jason Kaldis, Architect
Agent for the Project sponsors/owners: Rita and Dennis Shamlian, 1418 Diamond Street

Begin forwarded message:

> From: Jason Kaldis <jason@jkaldisarchitect.com>
> Subject: 1418 Diamond Street - Bldg Permit App 2012.07.31.6173 - Response to DR - for 10.4.18 Meeting
> Date: September 25, 2018 5:56:35 PM PDT
> To: Richhillissf@gmail.com, myma.melgar@sfgov.org, planning@rodnevfong.com, milicent.johnson@sfgov.org, joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org
> Cc: "David Winslow@sfgov.org Winslow" <david.winslow@sfgov.org>, "Natalia (CPC) Kwiatkowska" <natalia.kwiatkowska@sfgov.org>
> Bcc: "matt@jkaldisarchitect.com Wong" <matt@jkaldisarchitect.com>, "Dennis E. Shamlian" <drdshamlian@gmail.com>
>
> Dear Planning Commissioner Members:
>
> My apologies. I inadvertently missed the publishing deadline yesterday for the following documents (attached herein) to be distributed as part of your PC packet for the 10.4.18 Planning Commission meeting:
>
> Response To Discretionary Review Form 5.24.18
>
> Attached statement to DR form 5.24.18
>
> 3D images of original RDAT reviewed proposal - 5.8.18
> (see end of email for 3 attachments)
>
> 3D images of revised RDAT proposal following RDAT meeting - prepared for 8.22.18 mediation per appellant concerns
> (see end of email for 3 attachments)
>
> Following the 6.11.18 public notice, we became aware of a neighbor's objections that we had not previously been aware nor considered since this neighbor had not attended the Neighbor Meeting (we later learned she had been in hospital during that time frame) and the neighbor's lot is not contiguous to the subject lot. We called and spoke with the neighbor to understand her concerns and address them and later texted and emailed her the entire project plans and a 3D image of the project from her vantage point, prepared by us, using a photograph she provided to us by text. Our outreach and explanation of the plans did not relieve her objection.
>
> The appellant's principle objection stems from her intensely held belief and insistence that the request for an elevator to serve the existing roof and a proposed improvement of roof deck is a prelude to an addition of a 4th story of living space. The appellant is mistaken. The applicant has no plans, no designs, no application for a 4th story addition. The application clearly presents what IS being applied for (which has taken a very long time to arrive at, addressing concerns of the two immediate neighbors, using story poles to preview the addition to the rear, and receiving no objections from them as a result) and it does not include any enclosed usable area above the roof of the existing 3rd story.
>
> Letters to the immediate neighbors that record and outline the revisions we made (prior to the public notice of 6.11.18) to the design to address their concerns are attached herein:
>
>
> Neither immediate neighbor had any objections when the project was finally publicly noticed on 6.11.18.
>
> I have contacted the neighbor to the south in 2 emails to alert her to the reduction in scope of the roof appurtenance and the request for the usable roof deck and alteration and legalization of the existing accessory dwelling. She has not made any objections to these further revisions at this writing.
>
> We met with the appellant in an attempted mediation at the City Planning offices with David Winslow hosting, and in spite of further proposed modifications to minimize the elevator enclosure and associated roof appurtenances, the appellant's objections remain. Nevertheless, we pared the roof appurtenance down to the minimum that would enclose an elevator that could provide universal access to each level of the home, including the roof. As a result of those modifications, the RDAT team leader again recommends approval of the application as modified and submitted in your PC packet for the 10.4.18 meeting.
>
> The attached Response to Discretionary Review PDF (that didn't make it into the packet) provides detailed answers to the three questions posed by the DR form.
>
> The enclosure of an elevator to serve the roof level is permitted by Planning Code Section 260(b)(1)(B) by exemption from the height limit since the proposed elevator area is both less than 20% of the roof area AND the entire height of the 9'-6" elevator shaft enclosure is less than the allowable 35 feet height limit at the location proposed. This Section allows the elevator enclosure to EXCEED the allowable height limit (exempting the top 10 feet of the feature), although this application does not propose or require such. Further Section 260(b)(1)(B) Interpretation from 10/89 clarifies that the exempted elevator shaft enclosure shall not include any usable floor area.
>
> The elevator is situated about mid-depth of the existing house footprint front to back and has been minimized in height to the practical limit that would accommodate the winding drum equipment above the cab and below a flat, wood framed roof and minimized the footprint to provide an elevator shaft clear hoistway of only 48" square.
>
> The elevator provides universal access and reasonable accommodation for the owners, their guests, and a potential future tenant of the proposed accessory dwelling to have access to the roof as usable open

space.

- >
- > The elevator provides a secure by-pass access from garage to roof for a gardener to maintain the rear yard by way of a ship's ladder from roof to rear patio and garden without requiring entry to either primary dwelling or accessory dwelling.
- >
- > There is no possible adverse impact from this very small roof appurtenance. There are thousands of roof appurtenances throughout the residential districts of the City that enclose stairs, elevators, light wells, and small penthouses. The footprint and height of the elevator shaft enclosure has been minimized to receive a winding drum, 4 stop elevator. If the appearance of the elevator shaft enclosure requires modification, the applicant would consider any suggestions.
- >
- > We offered the appellant the opportunity to suggest exterior treatments of the elevator shaft enclosure during the mediation, including living green wall, integrally colored cement fiber board, and in the end, when no preference was stated, we opted to present a smooth, stucco finish that would match other elements of the remodel and addition, and present the most texturally neutral appearance that would stand out the least during the day, when viewed from uphill properties.
- >
- > The remainder of the design-reviewed application has no objections from neighbors or the appellant. We addressed other neighbor concerns over a rather protracted design development calendar and that design effort resulted in no other objections or objectors - and as a result, has been recommended for approval by the RDAT team leader, David Winslow.
- >
- > We ask that you uphold the Planning Staff approval.
- >
- >
- > 3D images of original RDAT reviewed proposal - 5.8.18
- >



>
>



>
>



>
>
> Design following 5.8.18 RDAT meeting with a passive solar venting column with south facing skylights and north facing exhaust vents
>



>
>



>
>
> For your reference, the attached below were the 5.17.18 plans that were associated with the public notice of 6.11.18 that the appellant objected to:
>
>
> The project plans were subsequently modified as a result of planning staff comments and in consideration of the objecting neighbor, and those plans, including context photos and 3D images, are in your PC packet for the 10.4.18 meeting.
>
> I understand the agendas for your meetings are VERY long. I appreciate your public service and hope that the graphic and narrative submittals help you understand the project that has been recommended for approval by the RDAT Team Leader.
>
> If you have any questions before the Public Hearing, I can be reached at the below contacts.
>
>
> Sincerely,
>
> Jason
>
> JASON KALDIS, Architect (Lic. C22085)
> Jason Kaldis Architect, Inc.
> 1250 Addison Street, Studio 210
> Berkeley CA 94702
> 510-549-3584 phone

> 510-549-3574 fax
> jason@jkaldisarchitect.com
>
>
>

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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Letter Opposing 1600 Jackson St CU
Date: Monday, October 01, 2018 11:05:12 AM
Attachments: [MPNA,PDMA,UFCW Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Susannah Bard [<mailto:shbard@gmail.com>]
Sent: Monday, October 01, 2018 9:56 AM
To: Secretary, Commissions (CPC)
Subject: Fwd: Letter Opposing 1600 Jackson St CU

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

Please see the attached letter written by the Middle Polk Neighborhood Association (MPNA), Polk District Merchants Association (PDMA), and United Food and Commercial Workers (UFCW Local 648) regarding [1600 Jackson Street](#). Please do NOT approve this CU.

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: *** STATEMENT *** MAYOR LONDON BREED ON THE VETO OF AB 186
Date: Monday, October 01, 2018 10:33:50 AM
Attachments: [9.30.18 AB 186 Vetoed.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Sunday, September 30, 2018 8:35 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE VETO OF AB 186

FOR IMMEDIATE RELEASE:

Sunday, September 30, 2018

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE VETO OF AB 186

Today Governor Jerry Brown vetoed Assembly Bill 186, which would have allowed San Francisco to open safe injection sites under a three-year pilot program. The bill was authored by Assemblymember Susan Eggman (D-Stockton) and co-authored by Senator Scott Wiener (D-San Francisco).

“I’m disappointed that the Governor has vetoed this important public health bill. Safe injection sites save lives. If we are going to prevent overdoses and connect people to services and treatment that they badly need to stop using drugs in the first place, we need safe injection sites. If we are going to stop the drug use we see in public every day and get the needles off our streets, we need proven public health solutions. We have seen these sites work in cities in other countries, and we know they not only save lives, but they can save our city money by reducing costs for health care and emergency services. Despite this veto, we will still continue to work with our community partners on trying to come up with a solution to move this effort forward. I want to thank Assemblymember Eggman and Senator Wiener for their leadership in pushing this through the Legislature, and we will continue to work together on fighting the opioid crisis in our city.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#)
Subject: FW: Casa dei Bambini School, 2401 Taraval Street, September 27, 2018 Meeting, Item B.8
Date: Friday, September 28, 2018 12:07:18 PM
Attachments: [LET to Planning Commission re Case dei Bambini.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
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From: Alex Merritt [<mailto:amerritt@sheppardmullin.com>]
Sent: Thursday, September 27, 2018 11:27 AM
To: Secretary, Commissions (CPC)
Cc: Pantoja, Gabriela (CPC); Carlos Balzaretto
Subject: Casa dei Bambini School, 2401 Taraval Street, September 27, 2018 Meeting, Item B.8

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached is correspondence on behalf of Casa dei Bambini related to item B.8 on today's Planning Commission agenda. Please forward this correspondence to the Planning Commissioners and include it in the file for the project. We will bring hard copies to distribute at the meeting.

Thank you.

Alexander L. Merritt
415.774.2976 | direct
415.403.6089 | direct fax
amerritt@sheppardmullin.com | [Bio](#)

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
Four Embarcadero Center, 17th Floor
San Francisco, CA 94111-4109
415.434.9100 | main
www.sheppardmullin.com

Attention: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 2918 Mission Street's use of State Density Bonus
Date: Friday, September 28, 2018 12:06:41 PM

*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: Gus Hernandez [mailto:gushernandez1@gmail.com]
Sent: Thursday, September 27, 2018 12:47 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Ajello Hoagland, Linda (CPC); Secretary, Commissions (CPC)
Subject: Opposition to 2918 Mission Street's use of State Density Bonus

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

Where is the Base Density Calculation for this project?

2918 Mission is a state-analyzed density bonus project, meaning that it is receiving a density bonus. However, the state density bonus was never meant to apply to zoning districts where there are no density regulations to begin with, like NCTs. This is a double dip in density deregulation.

In San Francisco, we have the Planning Code to guide us on how to calculate a density bonus for a state-analyzed project. **This calculation was never included in the application for 2918 Mission.**

Planning Code Section 206.5 gives specific instructions on how to demonstrate that you qualify for a height bonus under the Analyzed State Density Bonus program.

**SEC. 206.5. STATE RESIDENTIAL DENSITY BONUS PROGRAM:
ANALYZED.**

(5) Waiver or Modification of Height Limits. Analyzed Projects may request a waiver of the applicable height restrictions if the applicable height limitation will have the effect of physically precluding the construction of a Housing Project at the densities or with the Concessions or Incentives permitted by subsection (c)(4). Analyzed Projects may receive a height bonus as of right of up to twenty feet or two stories, excluding exceptions permitted per Section 260(b), if the applicant demonstrates that it qualifies for a height waiver through the following formula:

Step one: Calculate Base Density and Bonus Density Limits

Calculate Base Density (BD), as defined in **Section 206.2**.

Bonus Density Limit (BD): ED multiplied by 1.XX where XX is the density bonus requested per Section 206.5 of this Code (e.g. 7%, 23%, 35%), not to exceed 1.35, the maximum density bonus available by this Section.

SEC. 206.2. DEFINITIONS.

“Base Density” is lot area divided by the maximum lot area per unit permitted under existing density regulations (e.g. 1 unit per 200, 400, 600, 800, or 1000 square feet of lot area). Calculations that result in a decimal point of 0.5 and above are rounded to the next whole number.

How State Density Bonus would work under density regulations

Prior to the rezoning of Mission Street into an NCT, it was an NC3 district. NC3 districts have density regulations, generally, 1 unit per 600 square feet of lot area. The lot area for 2918 Mission is 11,653 sq ft, and under the previous NC3 zoning, the formula would be **$11,653 / 600 = 19.4216667$ or 19 units**. That would be the **base density**.

The bonus density would then be calculated:

$$19 \times 1.35 = 25.65 = \mathbf{26 \text{ units}}$$

This would be the **bonus density limit** - you couldn't build more than 26 units under the previous zoning (the state density bonus is 7 units in this example).

However, NCT districts do not have density regulations, so you can't even begin to calculate base density per the San Francisco Planning Code.

11,653 / 0 = ?

The hypothetical "base density" project has 55 units.

Where is the calculation for base density for this project. How was the bonus density determined?

We have a prescriptive Planning Code that defines how to calculate base density. Why should any project be exempt from following the Planning Code to determine the actual density bonus? If any project can use the state density bonus, then the Planning Code must be amended to provide a way to calculate the bonus density limit.

Thank you,

Gus Hernandez
Co-Chair
Affordable Divis

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: [Weissglass, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Public Comment Re: Agenda Item #2 (619 DIVISADERO STREET)
Date: Friday, September 28, 2018 12:06:30 PM
Attachments: [AAGA - Public Comment 2 9-27-18.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Arab American Grocers Association (AAGA) [mailto:ArabGrocersAssn@gmail.com]
Sent: Thursday, September 27, 2018 3:30 PM
To: Secretary, Commissions (CPC)
Subject: Public Comment Re: Agenda Item #2 (619 DIVISADERO STREET)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Commission
September 27, 2018

Re: Agenda Item #2 (619 DIVISADERO STREET)

Honorable Commissioners,

We are writing today in support up the Naser Family and their seeking lease of the space at 619 Divisadero st. The Naser family immigrated in the 1970s, and began their work I the retail food business. They served the community of Divisadero Street since 1992 and for over 25 years. They brought healthy food to an area that did not have many healthy food options at the time and have committed their lives to serve the community and watch it evolve. They worked every day of the week without any days off and developed lifelong friendships with community members. Almost two and a half years ago they were forced to close their business, Health Haven, due to the opening of boutique full scale grocery stores that they were not able to compete with. Three families depended on our business for survival. After closing their business, they were hoping to retire and lease the building. Instead they have dealt with the stress of no income and no stability while depleting what is left of our savings waiting on a viable lease. This has lasted two and a half years while paying the mortgage, taxes, insurance and home association fees for our empty space. They have tried leasing the space to numerous tenants, including local retailers but have faced difficulties due to demand of high cost tenant improvements i.e. commercial kitchens, etc. Finally, CorePower Yoga responded amicably to the offer to rent the space the Naser family grew excited as they wanted to continue their legacy of providing nourishing services to the corridor.

This sheds light on a bigger problem of lack of resources to support small businesses and small property owners in hard-to-reach, immigrant communities who are looking to transition

their business, succession planning or need vacancy/leasing support.

We encourage you to support this item.

Best,

The Arab American Grocers Association (AAGA)

From: [Secretary, Commissions \(CPC\)](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of 2918 Mission St project
Date: Friday, September 28, 2018 12:06:00 PM

*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: Patrick _ [mailto:patrick_m_public@hotmail.com]
Sent: Thursday, September 27, 2018 5:06 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: Support of 2918 Mission St project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commissioners,

I live less than a block away from 2918 Mission St. Although I'll never be able to afford to buy one of them, these condos are vitally important to increase the housing supply. This block of Mission St has numerous businesses that will benefit from an influx of new residents. Additionally, since the location is near BART and numerous bus lines, many of the new residents will be able to use transit instead of driving.

I urge you to approve this project today.

PH

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to Conditional Use Authorization for 3939 24th Street
Date: Friday, September 28, 2018 12:05:34 PM
Attachments: [3939 24th Street - NNC Opposition to CUA.pdf](#)

*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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www.sfplanning.org

From: Ozzie Rohm [mailto:ozzierohm@sbcglobal.net]
Sent: Friday, September 28, 2018 11:03 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Pantoja, Gabriela (CPC); Noeneighborhoodcouncil Info
Subject: Opposition to Conditional Use Authorization for 3939 24th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Hillis and Members of the Planning Commission,

Please see the attached letter from Noe Neighborhood Council in opposition to the proposed project at 3939 24th Street

Sincerely,

Ozzie Rohm

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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW ALLOWING SAN FRANCISCO TO STRENGTHEN CONSERVATORSHIP LAWS
Date: Friday, September 28, 2018 10:49:57 AM
Attachments: [9.27.18 SB 1045 Signing.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: Thursday, September 27, 2018 3:16 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW ALLOWING SAN FRANCISCO TO STRENGTHEN CONSERVATORSHIP LAWS

FOR IMMEDIATE RELEASE:

Thursday, September 27, 2018

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

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

**GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW
ALLOWING SAN FRANCISCO TO STRENGTHEN
CONSERVATORSHIP LAWS**

*Mayor Breed vows to move quickly to implement new legislation, help severely mentally ill
and addicted San Franciscans receive the care they need*

San Francisco, CA – Governor Jerry Brown today signed SB 1045 into law, which allows for strengthened conservatorship laws in San Francisco, Los Angeles, and San Diego counties in order to better treat individuals suffering from severe mental illness and addiction issues.

Following the signing, Mayor London N. Breed announced plans to move forward implementing the legislation in San Francisco.

“The status quo is unacceptable—it is not humane to allow San Franciscans struggling with severe mental illness and addiction to continue to suffer on our streets,” said Mayor Breed. “I have been a longtime supporter of strengthening our conservatorship laws and I look forward to moving quickly to implement this legislation at the local level so we can start providing care to those in need. I want to thank Senator Wiener for his steadfast leadership on this issue

and Governor Brown for signing this important bill into law.”

SB 1045 creates a five-year pilot program allowing for strengthened conservatorship laws that focus on providing housing and wraparound services for people suffering from mental health and substance use issues. Individual counties can choose to vote to opt-in to the program. In order to be considered for conservatorship, an individual must be suffering from both mental health and substance use issues that have resulted in multiple 5150 holds, in which they are held for psychiatric evaluation.

“San Francisco needs every tool we can get to help people who can’t help themselves get off our streets and into care,” said Supervisor Rafael Mandelman. “I want to thank Governor Brown and our statewide leaders for pushing ahead with this important legislation, and I look forward to leading on local implementation with the Mayor and working with my colleagues on the Board to change our conservatorship laws here in San Francisco.”

Under SB 1045, County officials must go before a judge to prove that an individual is in need of conservatorship. Provided there are no other viable alternatives, the individual can be placed under conservatorship for up to one year, with the ability to petition monthly for a hearing for release.

###

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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Letter for Happy Vape, 1963 Ocean Avenue - Case# 2018-001018CUA - 10-4-18
Date: Friday, September 28, 2018 10:46:02 AM
Attachments: [President Richard Hillis.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: Campbell, Cathleen (CPC)
Sent: Thursday, September 27, 2018 5:31 PM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: Support Letter for Happy Vape, 1963 Ocean Avenue - Case# 2018-001018CUA - 10-4-18

From: Ronald Xie [<mailto:xie.ronald@gmail.com>]
Sent: Thursday, September 27, 2018 5:22 PM
To: Campbell, Cathleen (CPC)
Subject: Support Letter for Happy Vape, 1963 Ocean Avenue - Case# 2018-001018CUA - 10-4-18

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Katy,

Please accept this support letter written by me on behalf of Happy Vape SF and their application for the extension of operational hours.

Please feel free to contact me with any questions.

Thank you,

-Ronald Xie
Store Manager
415-816-7712

From: [Starr, Aaron \(CPC\)](#)
To: [Butkus, Audrey \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); ["richhillssf@gmail.com"](#); [Melgar, Myrna \(CPC\)](#); ["planning@rodnevfong.co"](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [planning@rodnevfong.com](#)
Subject: RE: Follow-Up on Affordable Housing in SALI District from 9/27 CPC Hearing
Date: Thursday, September 27, 2018 4:55:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Just as further clarification, only amendment 2 required re-referral back to the Planning Commission.

Thanks,

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: Butkus, Audrey (CPC)
Sent: Thursday, September 27, 2018 3:48 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; 'richhillssf@gmail.com'; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; 'planning@rodnevfong.co'; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; planning@rodnevfong.com
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Subject: Follow-Up on Affordable Housing in SALI District from 9/27 CPC Hearing

Dear Commissioners,

This afternoon, Aaron Starr briefed you on some changes that have been introduced to the Ordinance which will allow 100% affordable housing on undeveloped and surface parking lot parcels in the SALI District (Board File No. 180364, Case # 2018-006287PCA/MAP). Below is a summary of these two changes and their purpose in more detail:

Change 1: Remove the term “structure” where quoted and replace with the term “building”. It came to our attention that the word “structure” can include billboards and general advertising signs. As written when you considered this legislation on July 12th, this would prevent any lot with a billboard or general advertising sign to be considered for 100% affordable housing, even if the rest of the sight is undeveloped.

Change 2: 100% affordable housing would be allowed on any parcel in the SALI which is over 15,000

square feet in size, which contains a surface parking lot use, *and* has a building on the site that does not exceed 800 square feet in size. The reason for this new exemption is to allow one particular site, which Tipping Point is considering for this program, to remain eligible. The site is currently a surface parking lot with a billboard and a small bail bonds building. The building is not a historic resource. There are only two parcels total in the district to where this may apply, and the site described above is one of them.

If you have any questions or concerns please let me know. I will be out of the office this Friday and next Monday therefore Aaron Starr can also be available for your inquiries.

Thank you for your consideration.

Sincerely,

Audrey Butkus

Senior Planner, Legislative Affairs

San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103

Direct: 415.575.9129 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: [Butkus, Audrey \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#); ["richhillissf@gmail.com"](#); [Melgar, Myrna \(CPC\)](#); ["planning@rodneymong.co"](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [planning@rodneymong.com](#)
Cc: [Starr, Aaron \(CPC\)](#)
Subject: Follow-Up on Affordable Housing in SALI District from 9/27 CPC Hearing
Date: Thursday, September 27, 2018 3:48:13 PM

Dear Commissioners,

This afternoon, Aaron Starr briefed you on some changes that have been introduced to the Ordinance which will allow 100% affordable housing on undeveloped and surface parking lot parcels in the SALI District (Board File No. 180364, Case # 2018-006287PCA/MAP). Below is a summary of these two changes and their purpose in more detail:

Change 1: Remove the term "structure" where quoted and replace with the term "building". It came to our attention that the word "structure" can include billboards and general advertising signs. As written when you considered this legislation on July 12th, this would prevent any lot with a billboard or general advertising sign to be considered for 100% affordable housing, even if the rest of the sight is undeveloped.

Change 2: 100% affordable housing would be allowed on any parcel in the SALI which is over 15,000 square feet in size, which contains a surface parking lot use, *and* has a building on the site that does not exceed 800 square feet in size. The reason for this new exemption is to allow one particular site, which Tipping Point is considering for this program, to remain eligible. The site is currently a surface parking lot with a billboard and a small bail bonds building. The building is not a historic resource. There are only two parcels total in the district to where this may apply, and the site described above is one of them.

If you have any questions or concerns please let me know. I will be out of the office this Friday and next Monday therefore Aaron Starr can also be available for your inquiries.

Thank you for your consideration.

Sincerely,

Audrey Butkus
Senior Planner, Legislative Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9129 | www.sfplanning.org
[San Francisco Property Information Map](#)