

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Chandler, Mathew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Supreme's Planning Dept. Hearing  
**Date:** Thursday, October 25, 2018 10:38:14 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Paul Barrera [mailto:paul@somapilipinas.org]  
**Sent:** Thursday, October 25, 2018 10:35 AM  
**To:** Julien Cahn; Taylor Jordan  
**Cc:** desi danganan; Cancino, Juan Carlos (BOS); Santoro, Patrick (ECN); Rivas, Jorge (ECN); Ponce De Leon, Diana (ECN); Torres, Joaquin (ECN); Secretary, Commissions (CPC); Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Raquel Redondiez  
**Subject:** Re: Supreme's Planning Dept. Hearing

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Julien & Taylor

Thanks for this, and glad to hear your group is looking to collaborate with the Filipino community.

In good faith, we'll refrain from asking for a delay at the Planning hearing on October 25.

But again, this is with the tacit understanding and contingent upon SOMA Pilipinas and Supreme meeting as soon as possible (if not this afternoon) to lay out our agreements for a formal, written MOU.

Again, we won't be able to meet before the hearing, but Desi, our Economic Development Chair will reach out with a time for a meet-up later in the afternoon -- if he has not already.

Thanks again Julien. Hope you're enjoying the City.

- P

Le mer. 24 oct. 2018 à 18:06, Julien Cahn <[julien.cahn@supremenewyork.com](mailto:julien.cahn@supremenewyork.com)> a écrit :

Hi Paul and Desi

I'm sorry for the miscommunication, it was never with the intent to not respond.  
Just arrived in SF and would love to meet with you tomorrow before the hearing if you can  
(staying at THE PROPER)  
We are fully committed to be great community partners and neighbors, just want to do it  
right.

In regards to all the great suggestions you made, we are interested in exploring how we can  
best work together to support Youth Culture  
and the local community. Best approach I believe is for us to sit down and build together in  
the most authentic way possible.

Let me know when would be best for a phone call or coffee?  
Sorry again for the miscommunication

Regards

Julien Cahn

On Oct 24, 2018, at 16:23, Paul Barrera <[paul@somapilipinas.org](mailto:paul@somapilipinas.org)> wrote:

Taylor and Julien,

After repeated inquires from Desi and I about your interest in partnering with the SOMA Pilipinas Filipino Cultural District  
and Supreme's history of working with Community-Based Organizations, we've come to an impasse due to the lack of  
response on your end.

That said, we're prepared to recommend to the SF Planning Department a delay of Supreme's conditional use permit.

In response to initial contact from Supreme New York, our Cultural District has offered Supreme a variety of ways to  
collaborate with the Filipino community in San Francisco, from youth internships, to joining our future merchant  
association, to activating Stevenson Alley with us.

It's important to our community that all new businesses, especially Formula Retail (which tends to dwarf and push out  
smaller, locally-owned businesses – something that has repeatedly happened to the South of Market community),  
seeking exemptions to the planning code demonstrate a good faith commitment to be good neighbors if they are going to  
economically benefit from being in the Cultural District that our people have cultivated and called home for more than a  
century.

Please let me know if questions.

Paul Barrera  
SOMA Pilipinas  
Community Engagement

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Sanchez, Diego \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Prohibiting Employee Cafeterias  
**Date:** Thursday, October 25, 2018 10:01:30 AM  
**Attachments:** [Employee Cafe Signed DPH 10 25 18.pdf](#)

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Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Patil, Sneha (DPH)  
**Sent:** Thursday, October 25, 2018 9:59 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC); Rahaim, John (CPC); Fosdahl, Patrick (DPH)  
**Subject:** Prohibiting Employee Cafeterias

Dear Members of the Planning Commission and Director Rahim,

Please see attached supplemental information regarding item #14 on today's Planning Commission agenda.

Patrick Fosdahl, SFDPH Assistant Director of Environmental Health, will be present at today's meeting should you have any questions.

Thank you,  
Sneha

Sneha Patil, MPH  
Director, Office of Policy and Planning  
San Francisco Department of Public Health  
[sneha.patil@sfdph.org](mailto:sneha.patil@sfdph.org) | 415-554-2795

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto: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 AND FIRE COMMISSION PRESIDENT ANNOUNCE FRAMEWORK FOR SELECTING NEW FIRE CHIEF  
**Date:** Thursday, October 25, 2018 9:52:14 AM  
**Attachments:** [10.24.18 Fire Chief Hiring Framework.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Mayors Press Office, (MYR)  
**Sent:** Wednesday, October 24, 2018 7:05 PM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND FIRE COMMISSION PRESIDENT ANNOUNCE FRAMEWORK FOR SELECTING NEW FIRE CHIEF

**FOR IMMEDIATE RELEASE:**

Wednesday, October 24, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED AND FIRE COMMISSION  
PRESIDENT ANNOUNCE FRAMEWORK FOR SELECTING  
NEW FIRE CHIEF**

*Open process to be held in which Fire Commission will seek, interview, and present Mayor Breed with qualified candidates from which to choose*

**San Francisco, CA** – Mayor London N. Breed and the Fire Commission today unveiled the framework for the selection of a new Fire Chief, with Commission President Ken Cleaveland officially outlining the details at today's Fire Commission meeting.

At the next Commission meeting, to be held on Wednesday, November 14, the Commission will vote and adopt the hiring plan for the selection of a new Fire Chief. The hiring plan will include a 21-day public application period to seek out a range of diverse candidates for the role. The Department of Human Resources will vet candidates for minimum qualifications, and the Commission will commence interviews of candidates through the winter with the goal of presenting Mayor Breed with applicants from which to choose by the end of January or early February of next year. Mayor Breed will then decide who will serve as the next Fire Chief.

“I am looking forward to a thorough process to find the most qualified person to serve as our next Fire Chief,” said Mayor Breed. “While anyone may apply, I feel strongly that whoever I choose must have a comprehensive understanding of the unique aspects of San Francisco, from our dense corridors to the ever-present threat of earthquakes. Our next Fire Chief must be ready on day one.”

“The process to decide the next Fire Chief is one of the most important tasks for which our Commission is responsible,” said Fire Commission President Ken Cleaveland. “We will engage in a comprehensive vetting process so that Mayor Breed has all the information she needs to make an informed decision on this critical role.”

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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](#); [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 \*\*\* MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO SUPPORT PEOPLE OF ALL GENDER IDENTITIES  
**Date:** Thursday, October 25, 2018 9:51:42 AM  
**Attachments:** [10.25.18 Gender Identities Directive.pdf](#)

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*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:** Mayors Press Office, (MYR)  
**Sent:** Thursday, October 25, 2018 7:05 AM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO SUPPORT PEOPLE OF ALL GENDER IDENTITIES

**FOR IMMEDIATE RELEASE:**

Thursday, October 25, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE  
TO SUPPORT PEOPLE OF ALL GENDER IDENTITIES**

*In wake of Trump Administration's attack on transgender and non-binary people, Mayor Breed issues directive to expand gender and self-identifiers on City forms and applications, and provide gender identity training for City employees*

**San Francisco, CA** – Mayor London N. Breed today announced an Executive Directive to expand gender and self-identifiers on all City forms and applications when asking for demographic information and to provide gender identity training for City employees. The Directive comes in the wake of plans by the Trump Administration to roll back recognition of transgender people under federal civil rights laws. In addition to this Directive, Mayor Breed will work to introduce legislation to ensure that this recognition is protected permanently.

“President Trump’s attempts to erase the identities of trans and non-binary people and strip them of access to critical services and fair treatment under the law is unconscionable,” said Mayor Breed. “Here in San Francisco, we stand in strong support of our transgender and gender non-conforming residents. This Executive Directive is about celebrating the diversity of our communities and building a more inclusive City for all.”

Based on California’s data on transgender populations, an estimated 6,120 San Franciscans identify as a gender that is different from the one assigned at birth. While there is currently no San Francisco data on transgender communities, this is likely an underestimate given San Francisco’s crucial role in trans and LGBTQI history and culture worldwide. Trans and nonconforming communities are often forced to make choices on City and County of San Francisco forms and applications that do not accurately reflect their gender identity or gender expression. The Directive will provide the City with inclusive administrative forms and applications that lift up all identities, allowing people to more broadly choose how they self-identify when demographic information is collected.

“We are grateful for the Mayor’s support and partnership on this directive to assure that all residents are counted and seen as their full authentic self. As our communities are under constant attack by the Federal Administration, in San Francisco we will make sure that no one in our city will be erased,” said Clair Farley, Director of the Office of Transgender Initiatives. “It is in San Francisco’s best interest that transgender and gender non-binary community contributions are recognized and that everyone has the opportunity to live full and healthy lives. We hope that this directive will inspire cities and states across the country to take a stand against these hateful attacks on our communities.”

Since 2017, the City has practiced using expanded definitions of sexual and gender identity across six City departments that provide direct services to the community: Department of Public Health; Mayor’s Office of Housing and Community Development; Department of Human Services; the Department of Aging and Adult Services; the Department of Children, Youth and their Families; and the Department of Homelessness and Supportive Housing. The Sheriff’s Department has also taken important steps to allow individuals to self-identify, and has instituted Gender Awareness training as an integral part of its practices.

This Directive will extend this practice to all departments that collect demographic information during the course of licensing, permitting, or other administrative, business or service functions, thereby officially recognizing the breadth of the identity spectrum within our City.

Any forms already in print that do not conform with the requirements of this Directive will be allowed to be exhausted, but any new printing shall comply with the new gender-inclusive requirements.

“It is such a relief that in this corner of the world we are safe and will continue to be protected. My fear is for my community that doesn’t have as much access as we do in San Francisco,” said Evie Taborsmith, a local community member and SF LGBT Center volunteer. “This step by the City is a win for us all because it gives us hope for the future.”

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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Chandler, Mathew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Supreme's Planning Dept. Hearing  
**Date:** Thursday, October 25, 2018 9:50:57 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Paul Barrera [mailto:paul@somapilipinas.org]  
**Sent:** Wednesday, October 24, 2018 4:23 PM  
**To:** Taylor Jordan; Julien Cahn  
**Cc:** desi danganan; Santoro, Patrick (ECN); Rivas, Jorge (ECN); Ponce De Leon, Diana (ECN); Torres, Joaquin (ECN); Cancino, Juan Carlos (BOS); Secretary, Commissions (CPC); Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Raquel Redondiez  
**Subject:** Supreme's Planning Dept. Hearing

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Taylor and Julien,

After repeated inquires from Desi and I about your interest in partnering with the SOMA Pilipinas Filipino Cultural District and Supreme's history of working with Community-Based Organizations, we've come to an impasse due to the lack of response on your end.

That said, we're prepared to recommend to the SF Planning Department a delay of Supreme's conditional use permit.

In response to initial contact from Supreme New York, our Cultural District has offered Supreme a variety of ways to collaborate with the Filipino community in San Francisco, from youth internships, to joining our future merchant association, to activating Stevenson Alley with us.

It's important to our community that all new businesses, especially Formula Retail (which tends to dwarf and push out smaller, locally-owned businesses – something that has repeatedly happened to the South of Market community), seeking exemptions to the planning code demonstrate a good faith commitment to be good neighbors if they are going to economically benefit from being in the Cultural District that our people have cultivated and called home for more than a century.

Please let me know if questions.

Paul Barrera  
SOMA Pilipinas  
Community Engagement



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No on Penthouse Club extended hours.  
**Date:** Thursday, October 25, 2018 9:30:59 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Michele Hennessey [mailto:mmhennessey1@gmail.com]  
**Sent:** Wednesday, October 24, 2018 4:32 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** No on Penthouse Club extended hours.

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

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow.

Thank you,

Michele Hennessey  
550 Battery Street @1703  
San Francisco, CA 94111  
[mmhennessey1@gmail.com](mailto:mmhennessey1@gmail.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: BCNA COMMENTS - NO on 4am @ 412 Broadway  
**Date:** Thursday, October 25, 2018 9:30:58 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** dianataylor50@gmail.com [mailto:dianataylor50@gmail.com]  
**Sent:** Wednesday, October 24, 2018 4:37 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Perry, Andrew (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)  
**Subject:** BCNA COMMENTS - NO on 4am @ 412 Broadway

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

The Barbary Coast Neighborhood Association (BCNA) joins the Telegraph Hill Dwellers, Golden Gateway Tenants Association, and 455 Vallejo Street Homeowners Association to **OPPOSE** extension of Penthouse Club hours to 4 am.

We strongly support planning staff's recommendation to **DISAPPROVE** this application.

We have written to oppose the previous applications and have met with the representatives of the Penthouse Club owners. Our concerns are chronicled in previous letters the Planning Commission.

**None of our concerns have been addressed by the Club owners.**

Our neighborhood—along the Broadway corridor to the Embarcadero and Jackson Square to the Embarcadero—is significantly impacted by noise and activity after the current 2 am closing time.

- Patrons of Broadway area Clubs have spilled into surrounding residential areas with residents experiencing intrusive and intimidating encounters; cars race down Broadway and some congregate in parking lots and along streets on lower Broadway with music blaring.
- Noise on the Broadway to Embarcadero race-track between midnight-2am has been increasing. The noise generated by intoxicated crowds, loud voices, foul language, car horns, music from open club doors, police bullhorns or sirens, and bottle recycling is relentless; quieting down only after 2:00 AM.
- From a public health perspective, there is a question of a second wave of traffic noise down Broadway at 4am that is more problematic physiologically than even the 2am closing. It's

much harder to get back to sleep if awakened at 4am when the normal circadian rhythm begins to be stimulated than at the 2am time.

We do not believe the Planning Commission should consider this application without RESULTS from a comprehensive, community-engaged evaluation plan that involves an adequate baseline period of data collection.

- Require an established set of evaluation metrics that have been vetted by the neighborhood groups and include SFPD input on outcome and enforcement measures.
- A comprehensive plan must include a baseline period of data collection with the a priori agreed upon evaluation indicators including a community survey and active input from SFPD on multiple factors (e.g., expanded neighborhood impact, economic, police workload, crime statistics, traffic, enforcement of no-alcohol after 2am).

Sincerely,

Diana Taylor

*President, Barbary Coast Neighborhood Association*

*Residence: 640 Davis St., Unit 13 (at Broadway)*

*San Francisco, CA 94111*

*(415) 517.6926*

<http://www.bcnasf.org/>

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO, NO, no re Penthouse club FOUR (4) a.m.  
**Date:** Thursday, October 25, 2018 9:30:56 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Lee Robbins [mailto:leerobbins@sonic.net]  
**Sent:** Wednesday, October 24, 2018 7:10 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO, NO, no re Penthouse club FOUR (4) a.m.

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

PLEASE don't do this. I and my neighbors HATE the idea that you may let these people (who already been cited and closed for violations in the past) stay open until FOUR a.m. It's bad enough that the motorcycles and drunk customers leave at 2 am and often wake us up, cause disturbances on the streets and have traffic accidents. It's worse that they may be allowed to stay open til 4 a.m; there seems no justification for this other than greed by the owners and violations of our neighborhood standards. In addition issues of alcoholism, particularly binge drinking, make the consequences still worse. PLEASE PAY ATTENTION to your citizens and voters and do not allow this (including not on a "temporary" basis).e

As for "testimony" at previous hearings I understand that it was stocked with their employees; I ask you, if YOUR boss "asked" you to testify at a hearing would you (could you) refuse?— such testimony should not be taken seriously. It's my understanding that actually many bar and restaurant employees do NOT want late hours which will force them to lose more sleep or risk being fired. Meanwhile I and others who would like to testify at your hearing can't be there have because we need to go to work — something that the 4 am closing would seriously disturb.

Please DON'T.

*Lee Robbins* Cell: 415-713-1341

- **NOTE:** [LeeRobbins@post.harvard.edu](mailto:LeeRobbins@post.harvard.edu) is my **PERMANENT** email address
- please use this in your address book as I may change ISPs and their email addresses from

*time to time; note auto-reply goes to [LeeRobbins@Sonic.net](mailto:LeeRobbins@Sonic.net) (my current ISP) which is OK but may be changed sometime.*

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Late Hours for Bars/No sleep for residents  
**Date:** Thursday, October 25, 2018 9:30:55 AM

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*Jonas P. Ionin,  
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1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Ray [mailto:rayheh@aol.com]  
**Sent:** Wednesday, October 24, 2018 5:03 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Cc:** folbergtaylor@comcast.net  
**Subject:** Fwd: Late Hours for Bars/No sleep for residents

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

Dear Fellow San Franciscans-

As a residents along the Broadway corridor, we, along with hundreds of other residents, do not see the need for bars to remain open past 2:00pm. If they are open longer, it just means that the likelihood of more intoxicated drivers will be significantly increased. That would be dangerous for the community and the city. The likelihood of greater noise in the waning hours of the normal nighttime would also be unhealthy for residents.

We see no need to extend the hours other than greed or contributions to the politicians that make our laws and regulations.

It would be refreshing if the citizens were listened to instead of listening to money.

Cathie & Ray Hehman  
640 Davis St., #12

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Information Packet for 10/25 CPC Hearing - 412 Broadway (2017-015181CUA)  
**Date:** Thursday, October 25, 2018 9:29:58 AM  
**Attachments:** [2017-015181CUAc1.pdf](#)

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**From:** Perry, Andrew (CPC)  
**Sent:** Wednesday, October 24, 2018 4:43 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** Information Packet for 10/25 CPC Hearing - 412 Broadway (2017-015181CUA)

Good afternoon Commissioners,

Attached please find an informational packet for your consideration re: 412 Broadway (2017-015181CUA), scheduled to be heard under tomorrow's regular CPC agenda. The police call data from SFDEM arrived this Monday, after packets would have otherwise been printed and delivered to you, which is why materials were not previously sent last week. I will bring printed copies of the attached file to the hearing tomorrow as well.

Apologies for any confusion,

**Andrew Perry, Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case # 2018-008620CUA  
**Date:** Thursday, October 25, 2018 9:24:01 AM  
**Attachments:** [CBD Support 20181024.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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** David Troup [mailto:david@troup.net]  
**Sent:** Wednesday, October 24, 2018 7:55 PM  
**To:** richhillissf@gmail.com  
**Cc:** Secretary, Commissions (CPC); Andrea Aiello; Chandler, Mathew (CPC)  
**Subject:** Case # 2018-008620CUA

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

Please find attached a letter from the Duboce Triangle Neighborhood Association in support of the above-referenced project.

Mr. Ionin, we would appreciate it if you could see that this gets to all of the Commissioners prior to the 11/8 hearing.

Thanks very much!

David Troup  
DTNA Land Use Chair



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2831-2833 Pierce Street, San Francisco, CA: :Building Permit Application No. 2018.04.26.7450  
**Date:** Thursday, October 25, 2018 9:23:31 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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tim Macauley [mailto:[timmacsf@gmail.com](mailto:timmacsf@gmail.com)]  
**Sent:** Wednesday, October 24, 2018 8:09 PM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
**Cc:** Stefani, Catherine (BOS); Secretary, Commissions (CPC); Winslow, David (CPC)  
**Subject:** 2831-2833 Pierce Street, San Francisco, CA: :Building Permit Application No. 2018.04.26.7450

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

**Re: 2831-2833 Pierce Street, San Francisco, CA: :Building Permit Application No. 2018.04.26.7450**

Dear Mr. Hillis,

My wife and I own and reside in 2839 Pierce Street, Unit 2 (Middle level of three unit building) and I am writing to express our deep concern related to the negative impact we believe the proposed project at 2831-2833 Pierce Street will have to our property and to the immediate neighborhood.

Our property is located adjacent and due west of 2381-2833 Pierce Street. My wife and I have owned and resided in the property for 16 years, with the addition of our 11 year old daughter and 8 year old son along the way who both attend St. Vincent de Paul school nearby in Cow Hollow.

As 30+ year residents of the Cow Hollow neighborhood, we are hopeful the Planning Commission will consider the concerns shared here by our family along with the concerns expressed by other longtime neighbors.

Our specific concerns:

**Building Height:**

The proposed height of the new structure has a significant negative impact to our

property's vista view, light and privacy.

Below is the current vista view from our unit looking East directly towards 2831-2833 Pierce (2831/33 is the building in center of picture with "shed" on roof). This is our only vista view and a source of significant light.

The proposed height of the new building obliterates this vista view and light.

Related, the proposer submitted renderings to neighbors that are clearly out of scale, do not accurately reflect the height nor location of our property and surrounding properties relative to theirs. The renderings also misrepresent our unit's window locations and number of windows. These shared renderings inaccurately depicted the view, light and privacy impact and the proposer has been unwilling to erect requested story poles/similar.



**Building's rear extension towards our property:**

The proposed expansion in building depth to the west greatly exceeds the depth of all adjacent buildings on the same block. This expansion negatively impacts our property's privacy and light. It also includes decks directly facing our property which will come with an increase in noise and greatly reduce existing privacy. It also greatly reduces the current mid-block open space.

**Scale of building and removal of two rent controlled units for one large single family home:**

The proposed project converts 2 units of approximately 2000 square feet each with an 8000 square foot structure. Despite the proposer's claims, the proposed structure appears intended for use as a single family home. This is apparent from even a layman's review of their plans. This is out of character with the neighborhood and effectively drops a "McMansion" into an immediate neighborhood consisting primarily of modestly sized 1000-2000 square foot units or single family homes consistent in size with the existing structure they intend to double in size. It also removes needed housing stock from the neighborhood.

I have attended multiple meetings with the proposers of this project and expressed my concerns. In conjunction with multiple neighbors, we have asked them to consider modifications to their plans. To date they have been unwilling to do so.

Thank you for your consideration as you evaluate this project.

Sincerely,  
Tim Macauley  
2839 Pierce Street  
Unit 2  
San Francisco, CA 94123  
[timmacsf@gmail.com](mailto:timmacsf@gmail.com)

cc: Jonas Ionin, David Winslow, Supervisor Catherine Stefani

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No on extended hours at the Penthouse  
**Date:** Thursday, October 25, 2018 9:23:12 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Abu Farukh [<mailto:abufarukh@comcast.net>]  
Sent: Wednesday, October 24, 2018 9:54 PM  
To: richhillissf@gmail.com; [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Melgar, Myrna (CPC); Secretary, Commissions (CPC); Perry, Andrew (CPC); Richards, Dennis (CPC); Johnson, Milicent (CPC); Moore, Kathrin (CPC)  
Subject: No on extended hours at the Penthouse

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

Dear Commissioners,

Please do not extend the hours of the Penthouse club beyond its current closing time of 2:00 am. I live near the Broadway area where this and other clubs are located. I am concerned about additional drunken and lewd behavior that would occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will apply too.

Thank you for your consideration.

Abu Farukh  
640 Davis street  
SF CA 94111

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Extension of Hours: A Mistake for Residents  
**Date:** Thursday, October 25, 2018 9:23:09 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Cap Caplan [<mailto:cap@allcapsonline.com>]  
Sent: Thursday, October 25, 2018 12:16 AM  
To: Secretary, Commissions (CPC)  
Subject: Extension of Hours: A Mistake for Residents

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

Commissioners:

>>> What is the problem for which extension of Penthouse hours is the solution?

>>>

>>> I'd like to know.

>>>

>>> What we can know are the problems that "Yes" will exacerbate.

>>>

>>> • There are already inebriated persons on sidewalks, yards, and grounds in nearby residential neighborhoods. Fortunately, I live farther away. But what about those who don't?

>>>

>>> • People (including me) are uncomfortable and try to avoid the area starting late at night. But what about those who work in and out of the location and have no choice?

>>>

>>> I try to frequent a small business, a lovely Chinese restaurant on Broadway. I don't go alone. How many more patrons will flood the area with the promise of extended hours?

>>>

>>> • If this extension of hours is granted, how many more clubs will stand before you next....and at what cost?

>>>

>>> Please represent the people affected and vote "No."

>>>

>>> Cap Caplan

>>> Resident

>>> Telegraph Hill

>>>

>>> Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to the Penthouse Club's request for extended hours  
**Date:** Thursday, October 25, 2018 9:22:51 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Segol Genevieve [mailto:genevievesegol@gmail.com]  
**Sent:** Wednesday, October 24, 2018 11:15 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO to the Penthouse Club's request for extended hours

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

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that this extension will create. Customers are already drunk by 2 am; enough is enough.

Furthermore, if the Penthouse Club gets the extension others will request the same privilege, which you will be hard pressed to deny.

Thank you for your consideration,

Genevieve Segol  
455 Vallejo Street  
San Francisco  
[genevievesegol@gmail.com](mailto:genevievesegol@gmail.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please vote against the Penthouse Club hours extension  
**Date:** Thursday, October 25, 2018 9:22:41 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Matt Braithwaite [mailto:matt@braithwaite.net]  
**Sent:** Thursday, October 25, 2018 6:16 AM  
**To:** Melgar, Myrna (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** Please vote against the Penthouse Club hours extension

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

Dear Commissioners,

Please do not extend the hours of the Penthouse Club past 2AM. Everybody who lives in the neighborhood, as I do, knows that Broadway has nightlife. But we're also used to that nightlife settling down at a reasonable hour. If the Penthouse Club stays open until 4AM, others will follow, and it seems likely this will increase the number of drunken yahoos wandering the streets in the wee hours.

Broadway doesn't need later hours. It needs more trees, like Columbus has, and a few nice places to balance out the seedy ones.

Thank you for reading.  
-Matt Braithwaite



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Cc:**  
**Subject:** FW: Oppose extended open hours on Broadway-agenda Oct. 25  
**Date:** Wednesday, October 24, 2018 3:04:35 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Judith Robinson [mailto:[judyrobo@pacbell.net](mailto:judyrobo@pacbell.net)]  
**Sent:** Wednesday, October 24, 2018 2:56 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Oppose extended open hours on Broadway-agenda Oct. 25

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

*Judith Robinson  
562 B Lombard Street  
San Francisco, California 94133-7057  
415 788 9112*

22 October, 2018

TO: San Francisco Planning Commission e-mail: [Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)  
FROM: Judith Robinson, Telegraph Hill Resident  
RE: Oppose extended hours on Broadway for Penthouse Club – Oct. 25 agenda

I strongly oppose extending closing time from 2 a.m. to 4 a.m., proposed by the Penthouse Club on Broadway.

It is my understanding that the Planning Department has recommended against the proposed extension of open hours.

We in the neighborhood see no justification for such an extension, which further aggravates ongoing problems attendant to such commercial activities on that neighborhood corridor.

Approving an extension of open hours would be a precedent that other businesses would advocate, increasing problems in that area late at night.

Please vote against such an extension of open hours.

Thank you for considering my views. I am a long-time property owner on Telegraph Hill.

cc: Mayor London Breed  
Supervisor Aaron Peskin  
Telegraph Hill Dwellers



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Broadway Penthouse Club  
**Date:** Wednesday, October 24, 2018 1:53:16 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Maud Hallin [mailto:maudhallin@gmail.com]  
**Sent:** Wednesday, October 24, 2018 11:44 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** Broadway Penthouse Club

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

## **NO on Hours Extension!!**

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

More hours will be a magnet for more of the same.

If Penthouse gets the extension, others will follow.

Thank you,

Maud Hallin, 455 Vallejo, San Francisco, CA 94133

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CHA 2831-33 Pierce Street Planning Commission Letter 10.24.18  
**Date:** Wednesday, October 24, 2018 1:53:06 PM  
**Attachments:** [CHA 2831-33 Pierce Street PC Letter 10.24.18.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Brooke Sampson [mailto:brookesampson@yahoo.com]  
**Sent:** Wednesday, October 24, 2018 1:49 PM  
**To:** Secretary, Commissions (CPC); Winslow, David (CPC)  
**Cc:** kent.penwell@db.com; chrismcmahon02@gmail.com; dfrattin@reubenlaw.com; deborah@holleyconsulting.com; sullam@aol.com; Geoff Wood; Cynthia Gissler; Nancy Leavens; Lori Brooke  
**Subject:** CHA 2831-33 Pierce Street Planning Commission Letter 10.24.18

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

Dear Mr. Ionin, Planning Commission Secretary, and Mr. Winslow, Planner:

Please accept the attached letter from the CHA Zoning Committee for the **2831-33 Pierce Street** DR Hearing on November 8, 2018 with the following Case No.s:

**Case No. 2018-006138DRP-04**  
**Case No. 2018-006138DRP-03**  
**Case No. 2018-006138DRP-02**  
**Case No. 2018-006138DRP**  
**VAR Case No 2018-006138VAR**

Thank you,  
Brooke Sampson  
Cow Hollow Association Zoning Committee

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Subject:** FW: GGRA Letter Regarding Prohibiting Employee Cafeterias Within Office Space/2018-010552PCA  
**Date:** Wednesday, October 24, 2018 11:09:23 AM  
**Attachments:** [Cafeteria Ban Planning 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Gwyneth Borden [mailto:[gwyneth@ggra.org](mailto:gwyneth@ggra.org)]  
**Sent:** Wednesday, October 24, 2018 11:00 AM  
**To:** Ionin, Jonas (CPC); [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
**Cc:** Safai, Ahsha (BOS); Peskin, Aaron (BOS); Sanchez, Diego (CPC); Starr, Aaron (CPC); Chhavi Sahni  
**Subject:** GGRA Letter Regarding Prohibiting Employee Cafeterias Within Office Space/2018-010552PCA

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

Please see our letter for Item 14 on Thursday's Planning Commission calendar. Chhavi Sahni from our team will be at the hearing to answer any questions and will also speak to the item.

Best,  
Gwyneth

--

Gwyneth J. Borden  
Executive Director  
Golden Gate Restaurant Association  
The Mills Building  
220 Montgomery Street, Suite 990  
San Francisco, CA 94104  
p (415) 781-2459  
f (844) 270-1769  
e [gwyneth@ggra.org](mailto:gwyneth@ggra.org)  
[www.ggra.org](http://www.ggra.org) @ggrasf  
[www.eatdrink-sf.com](http://www.eatdrink-sf.com) @eatdrinksf  
[www.sfrestaurantweek.com](http://www.sfrestaurantweek.com) #SFRW  
@gwynethb

From: [Secretary, Commissions \(CPC\)](#)  
To: [Catherine Jungblut \(CPC\)](#)  
Subject: [File: 950 Lombard Street \(aka 950-948 Lombard per SFPPM\) and 841 Chestnut Street](#)  
Date: Wednesday, October 24, 2018 11:04:25 AM  
Attachments: [img\\_2288.png](#)  
[img\\_2294.png](#)  
[img\\_2295.png](#)  
[img\\_2310.png](#)

James P. Smith  
Director of Commission Affairs  
Planning Department/City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6000/Fax: 415-558-6400  
[jsmith@sf.gov](mailto:jsmith@sf.gov)  
[www.sfdirect.com](http://www.sfdirect.com)

From: Schut [mailto:mschutt@rblglobal.net]  
Sent: Wednesday, October 24, 2018, 10:08 AM  
To: Tam, Tina (CPC); Sanchez, Scott (CPC); Kirby, Alexandra (CPC); Foster, Nicholas (CPC)  
Cc: richhill@yaho.com; Mages, Myra (CPC); moorewhan@jva.com; Kozepi, Joel (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); planning@rodreyfong.com; Rahaim, John (CPC); Isnin, Jonae (CPC); Secretary, Commissions (CPC)  
Subject: 950 Lombard Street (aka 950-948 Lombard per SFPPM) and 841 Chestnut Street

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

Dear Staff and Commissioners,  
Good morning.  
Below are four photos taken from SF Curbed website of the before and after of this property.  
If you want to see more comparisons please search the Lombard Street address and the Chestnut Street address individually for the SF Curbed articles and other info.  
The Chestnut Street address has an article from 2012.  
In the current articles for the Lombard Street address the property is referred to as a "home".  
I have two questions:  
1. Is there a second unit on this site per the Commission's decision of August 2017?  
2. If there is a second unit does the unit meet the Code definition of a unit, whether the Building Code or the Planning Code?  
(For example, the web article about 950 Lombard mentions an outdoor kitchen. Would that outdoor kitchen be Code compliant for a second unit?)  
Please consider this query a complaint.  
Thank you and have a good day.  
Georgia Schuttish

8:09 PM Tue Oct 23

sf.curbed.com

69%











Sent from my iPad

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ANOTHER POINT - 412 Broadway Hours Extension  
**Date:** Wednesday, October 24, 2018 10:49:37 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Wednesday, October 24, 2018 10:37 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Fwd: ANOTHER POINT - 412 Broadway Hours Extension

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

----- Forwarded message -----

**From:** **Stan Hayes** <[stanhayes1967@gmail.com](mailto:stanhayes1967@gmail.com)>  
**Date:** Wed, Oct 24, 2018 at 10:32 AM  
**Subject:** ANOTHER POINT - 412 Broadway Hours Extension  
**To:** Rich Hillis <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>, <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>, <[planning@rodnevfong.com](mailto:planning@rodnevfong.com)>, <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>, <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>  
**Cc:** <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>, Peskin, Aaron (BOS) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>

Commissioners -

Another point...

Don't be misled by claims that extension of Penthouse hours to 4 am will allow a "cooling off" period for drinkers by shutting off liquor sales at 2 am.

SB 905 (Wiener) would have authorized SF and eight other cities to extend drinking hours to 4 am. Though it passed both houses of the legislature, it was vetoed by Governor Brown. It may well pass again and be signed into law next year by the new governor (Gavin Newsom?).

Then, the hours extension before you will become a drinking extension to 4 am as well.

In his veto message, Governor Brown said: "...we have enough mischief from midnight to 2 without adding two more hours of mayhem."

We agree. We hope you do, too.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Subject:** FW: Comment Letter re: Employee Cafeteria Ban. Agenda Item 2018-010552PCA  
**Date:** Wednesday, October 24, 2018 9:55:48 AM  
**Attachments:** [SF Caf Ban Testimony- 10%2F25.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Matthew Middlebrook [mailto:matt.middlebrook@airbnb.com]  
**Sent:** Wednesday, October 24, 2018 9:18 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Comment Letter re: Employee Cafeteria Ban. Agenda Item 2018-010552PCA

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

Please accept these comments in opposition to the proposed employee cafeteria ban

--

Matt Middlebrook  
Public Policy  
888 Brannan Street  
San Francisco, CA 94103

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: PLEASE DO NOT EXTEND PENTHOUSE CLUB HOURS OF OPERATION  
**Date:** Wednesday, October 24, 2018 9:54:49 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Rich Shavelson [mailto:richs@stanford.edu]  
**Sent:** Wednesday, October 24, 2018 9:43 AM  
**To:** richhillissf@gamil.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Cc:** Rich Shavelson  
**Subject:** PLEASE DO NOT EXTEND PENTHOUSE CLUB HOURS OF OPERATION

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

Dear Commissioners,

I understand you are entertaining a request to extend the hours of the Penthouse Club beyond its current closing time. Please DO NOT.

I live near the affected Broadway area. Extending the hours will only magnify already existing problems such as drunken behavior in the neighborhood, especially at night. I am concerned with family and friends as we walk to or from dinner or a show through the neighborhood; it can be quite intimidating. Increasing the hours of operation will only make the problems worse.

Thank you,

Richard J. Shavelson  
Margaret Jacks Professor of Education &  
I. James Quillen Dean (Emeritus)  
Stanford University  
650-326-4450  
[richs@stanford.edu](mailto:richs@stanford.edu)  
<https://www.ipal-rd.com/>  
<http://www.informalscienceevaluation.org/>

<http://educationassessmentlab.weebly.com/>

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto: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 BREED AND KEVIN DURANT CHARITY FOUNDATION UNVEIL NEWLY-RENOVATED HUNTERS POINT YOUTH PARK  
**Date:** Wednesday, October 24, 2018 9:13:13 AM  
**Attachments:** [10.23.18 KDCF Hunters Point Youth Park.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Mayors Press Office, (MYR)  
**Sent:** Tuesday, October 23, 2018 3:31 PM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED AND KEVIN DURANT CHARITY FOUNDATION UNVEIL NEWLY-RENOVATED HUNTERS POINT YOUTH PARK

**FOR IMMEDIATE RELEASE:**

Tuesday, October 23, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR BREED AND KEVIN DURANT CHARITY  
FOUNDATION UNVEIL NEWLY-RENOVATED HUNTERS  
POINT YOUTH PARK**

*Public-private partnership with Warriors star to provide state-of-the-art open space for  
hundreds of Bayview youth and families*

**San Francisco, CA**— Mayor London N. Breed today announced the launch of a public-private partnership with the [Kevin Durant Charity Foundation](#) (KDCF) as part of the Mayor's HOPE SF initiative in Bayview-Hunters Point.

In connection with “Build It and They Will Ball,” a signature KDCF program, Golden State Warriors star Kevin Durant and Mayor Breed are partnering to increase access to high-quality basketball facilities and open spaces for underprivileged youth and their families in Bayview-Hunters Point. Today's grand re-opening of the Youth Park Court, which was completely transformed over a four-week period, is a gift from the [Kevin Durant Charity Foundation](#), [Good Tidings Foundation](#), [Alaska Airlines](#), and [the San Francisco Foundation](#), the first of its kind led by KDCF in San Francisco.

“I grew up in public housing that desperately needed to be rehabilitated, which is why I am a

strong supporter of HOPE SF,” said Mayor Breed. “But as we rebuild our affordable housing in San Francisco, it is important that we also create community spaces for children and families. This partnership with Kevin Durant and local organizations will help support our efforts to create safe, high-quality open spaces for generations to come.”

“I’m always looking for ways to give back in the Bay Area and beyond,” said Durant. “As the Kevin Durant Charity Foundation continues to expand our work, we are excited to provide not only Bayview-Hunters Point with newly-renovated courts but the entire community with a place to play ball and have fun.”

A public-private partnership led by Mayor Breed, the San Francisco Foundation, and Enterprise Community Partners, the [Partnership for HOPE SF](#) is the nation’s first large-scale community development effort to rebuild public housing into vibrant, inclusive, mixed-income communities without displacement of original residents. A total of 2,500 housing units will be rehabilitated and rebuilt as part of HOPE SF, helping to benefit the residents of the Hunters View, Alice Griffith, Sunnydale and Potrero Hill communities. The City has made an initial \$86 million investment in the HOPE SF Hunters View community, and the non-profit Kevin Durant Charity Foundation has committed the financial and in-kind resources necessary to revitalize Youth Park Basketball Courts, a San Francisco Unified School District (SFUSD) property, as part of the partnership vision for inclusive, safe, open spaces in the Hunters View neighborhood.

“Today, we proudly demonstrate that we put our resources where they are most needed,” said Supervisor Malia Cohen. “High-quality wellness and recreational activities in our most underserved neighborhoods have transformative long-term impacts on children, families and communities. This is an incredible and promising partnership for the future health of our city.”

“This partnership with the Kevin Durant Charity Foundation at Youth Park will provide an anchor for the community, bringing together hundreds of people from all backgrounds who live in the immediate vicinity to finally have a safe, high-quality, open space to come together,” said HOPE SF Director Theo Miller. “We are fulfilling a long-awaited promise to our communities through this extraordinary partnership.”

“Whenever we have the opportunity to work with a community partner to improve environments for our young people we want to make sure we do whatever is necessary to make it happen,” said Dr. Vincent Matthews, Superintendent of SFUSD. “We are truly thankful to the Kevin Durant Charity Foundation for working with SFUSD to enrich the lives of San Francisco youth.”

Beginning in December, San Francisco Education Fund, Bayview YMCA, Young Community Developers, Boys & Girls Clubs of San Francisco (BGCSF), and The San Francisco Recreation and Parks Department will each support programs at the Hunters Point Youth Park.

“It’s amazing to finally see change coming to West Point,” added 17-year old high-school senior and Hunters View resident Kierre Garret. “Growing up, I felt isolated and segregated from the rest of the city in terms of financial opportunities, parks, and connections. Now with the rebuild finally happening, and partnerships like the one today with Kevin Durant, we residents can finally feel and be a part of the changing San Francisco that was long overdue.”

###





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON MINIMUM COMPENSATION ORDINANCE AGREEMENT  
**Date:** Wednesday, October 24, 2018 9:10:10 AM  
**Attachments:** [10.23.18 MCO.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Mayors Press Office, (MYR)  
**Sent:** Tuesday, October 23, 2018 5:55 PM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON MINIMUM COMPENSATION ORDINANCE AGREEMENT

**FOR IMMEDIATE RELEASE:**

Tuesday, October 23, 2018

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

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED ON MINIMUM COMPENSATION  
ORDINANCE AGREEMENT**

*Today, Mayor London N. Breed, the Board of Supervisors, and labor leaders reached an agreement to increase wages for some of San Francisco's lowest paid workers, in-home supportive care workers and nonprofit workers under City contracts.*

“At a time when our city is becoming more expensive to live in, I am proud that we were able to work collaboratively with labor leaders and the Board of Supervisors to provide this much needed wage increase to some of San Francisco’s lowest paid workers. These individuals serve many of our most vulnerable - our senior and disabled populations - and ensure critical support services continue to be available for our residents. It is important that they receive a fair wage so they can continue to do this essential work and remain a part of our communities.”

###

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2831-33 Pierce St. Project  
**Date:** Wednesday, October 24, 2018 9:09:32 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Zach Trap [mailto:ztrap14@gmail.com]  
**Sent:** Tuesday, October 23, 2018 4:03 PM  
**To:** richhillissf@gmail.com  
**Cc:** Stefani, Catherine (BOS); Secretary, Commissions (CPC); Winslow, David (CPC)  
**Subject:** 2831-33 Pierce St. Project

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

Dear Mr. Hillis,

(Cc: Jonas Ionin, Catherine Stefani, David Winslow)

My name is Zachary Trap and I live at 2839 Pierce St Unit #1 (Lower Level). My building is located behind 2831-33 due south west. I want to express my concern over the project and how I believe the project as currently proposed will negatively impact my unit. After review of the project documents, it has become clear that the future building as designed will dramatically decrease the already minimal amount of natural light my unit receives. This is troublesome not only for my day-to-day lifestyle, but also from a financial aspect as I believe this will severely decrease my property value. An additional concern I have is the amount of privacy my unit will have after the project is complete. The extension of the building west will put the rear of the building fearfully close to my front porch/entrance. This raises concerns of high noise levels, intrusion, visibility, odor, artificial light pollution, and access. The reduced privacy again strikes fears of reduced property value as the secluded nature of my unit is what drew me to purchase it in the first place.

I hope you take my concerns into consideration as you make your decision on the project.

Thank you,

Zachary Trap

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Penthouse Club - Missing SF Entertainment Permit - Extension of Hours?  
**Date:** Wednesday, October 24, 2018 9:09:03 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** StripClub Media [mailto:stripclubmedia@gmail.com]  
**Sent:** Tuesday, October 23, 2018 6:55 PM  
**To:** Peskin, Aaron (BOS); Falzon, Dave (POL); Lazar, David (POL); Yep, Paul (POL); Matthias, Steve (POL); Weiland, Maggie (ADM); Scott, William Chief (POL); Justin.Gebb@abc.ca.gov; Secretary, Commissions (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Jaimerena, John (POL); Cohen, Emily (HOM)  
**Subject:** Penthouse Club - Missing SF Entertainment Permit - Extension of Hours?

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

To Whom It May Concern:

North Beach neighbors and businesses work diligently for the safety and beautification of their neighborhood. This email is to voice out the honest opinions of the community. Furthermore, your help, cooperation and support are very much appreciated.

On October 25<sup>th</sup>, 2018 at 1pm at City Hall, Commission Chambers, Room 400, the SF Planning Department Hearing for Penthouse Strip Club extension of hours until 4am will be held. A very important decision.

SF COMMISSIONS - PENTHOUSE ITEM NO. 16

[http://commissions.sfplanning.org/cpcpackets/20181025\\_cal.pdf](http://commissions.sfplanning.org/cpcpackets/20181025_cal.pdf)

**PLACE OF ENTERTAINMENT PERMIT:**

Penthouse DO NOT HAVE a Place of Entertainment Permit even though they have DJ and Amplified Music which is not under the jurisdiction of the SF Entertainment Commission.

While all the other bars and clubs in the neighborhood are regulated by the SF Entertainment Commission except for the Strip Clubs. It's about time that ALL Strip Clubs get their proper permits which they can afford to pay. This New Modification is needed before Penthouse gets an Extension

of Hours nuntil 4am.

The Hustler Club is already operating until 4am weekends one block away on Kearny of which Eight Strip Clubs are concentrated in the three blocks of Broadway/Kearny/Columbus in North Beach. Please DO NOT APPROVE their request.

### **CREDIT CARD FRAUD:**

In 2017, a couple of the Strip Clubs on Broadway were a center of investigations for the numerous complaints of misconduct and credit card fraud from their past clients to NBC reporters. There are over 30 complaints from their customers and still counting. (see videos)

May 2017 – NBC Bay Area News – Fraud Complaints

<https://www.nbcbayarea.com/news/local/Prosecutors-Say-Theyve-Hit-a-Wall-in-Strip-Club-Investigation-Even-as-Complaints-of-Fraud-Increase-422048504.html>

February 7, 2017 NBC News – Patrons Complaints

<https://www.nbcbayarea.com/news/local/SF-Strip-Club-Patrons--413081593.html>

February 8, 2017 SF Gate – Police Investigation

<https://www.sfgate.com/bayarea/article/Police-investigating-four-SF-strip-clubs-credit-10917966.php>

### **LABOR LAW VIOLATIONS:**

Strip Club Dancers or Entertainers are NOT PAID MINIMUM WAGE. This too has to change. The Dancers complain that they must pay the Management a certain fluctuating Stage fee to be put on the stage. The Dancers also have to share their tips with the Management sometimes not making enough money. Strippers are afraid to speak up because they signed a release not to have a lawsuit or class action suit against the clubs. (see articles)

May 2017 – Déjà vu to Pay Strippers

<https://www.freep.com/story/news/local/michigan/2017/05/05/nude-dancers-deja-vusettlement/101322808/>

Dec 2004 - Strippers Complaints

<http://articles.latimes.com/2004/dec/19/local/me-stripper19/2>

### **TIME-DELAYED EXPLOSIVE:**

In November 18, 2013, Joe Carouba's Nephew and Employee, Mr. Ryan Schutz who was working for BSC Management as a Manager at that time for Centerfold put a "M-60 Explosive" in front of the building located at 435 Broadway/Montgomery across from Penthouse while pedestrians were walking. This horrible incident was investigated by the San Francisco Police Department and Federal Bureau Investigations. The Judge found Mr. Ryan Schutz guilty and was put on a three-year probation. Mr. Schultz nor Mr. Carouba have not paid restitutions for any and all damages incurred by the victims or neighbors. This tragic incident s was just put under the carpet and now resurfaced for this hearing.

November 18, 2013 – ABC 7 News – Bomb by Strip Club Manager

<https://abc7news.com/news/only-on-7-sfpd-bust-bomb-making-operation/9364/>

April 2014 - Marina Times – Bombing on Broadway

<http://www.marinatimes.com/2014/03/missing-in-action-where-were-the-telegraph-hill-dwellers->

[after-broadway-bombing/](#)

October 2018 – Hue Nightclub Recent Article confirming the Broadway Bomb

[www.kqed.org/arts/13842227/singled-out-inside-sfpds-years-long-effort-to-kill-a-north-beach-nightclub](http://www.kqed.org/arts/13842227/singled-out-inside-sfpds-years-long-effort-to-kill-a-north-beach-nightclub)

**TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT:**

(TBCBD) was formed by Mr. Joe Carouba who also invested \$100,000.00 per year to protect and control the neighborhood boundaries where his Eight (8) Strip Clubs are located. The other property owners who also contributes money and others are not happy with what transpired with TBCBD and other businesses suffered.

**DONATIONS:**

Mr. Joseph Carouba, BSC Management donates money to various local non-profit organizations and select politicians. What is the hidden agenda?

<https://www.pressreader.com/usa/san-francisco-chronicle/20160824/282218010207920>

<https://www.modernluxury.com/san-francisco/story/can-the-lap-dance-king-de-sleaze-broadway>

[http://sfist.com/2016/08/24/scott\\_wieners\\_state\\_senate\\_campaign.php](http://sfist.com/2016/08/24/scott_wieners_state_senate_campaign.php)

<http://www.sfweekly.com/news/stripper-toy-drive-to-proceed-without-a-hitch/>

**OPPOSED GROUPS:**

*Barbary Coast Neighborhood, Golden Gate Tenants Association, Chinatown Development Community District, Broadway Neighbors Association, Concerned Broadway Dwellers, North Beach Citizens, North Beach Dwellers, Telegraph Hill Dwellers Association, John Yehall Chin Elementary School and On Lok Senior Housing.*

**ALL of the above groups are opposing Penthouse's request for an extension due to safety, security and added police responsibilities on the 300 thru 500 blocks of Broadway.**

**We thank you ALL for your support!**

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No on hours extension on Broadway!  
**Date:** Wednesday, October 24, 2018 9:08:17 AM

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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: Gabrielle Durana [<mailto:gabrielledurana@gmail.com>]  
Sent: Tuesday, October 23, 2018 11:18 PM  
To: richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
Subject: No on hours extension on Broadway!

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

Dear Commissioners,

Please do not extend the hours of the Penthouse club beyond its current closing time of 2:00 am. I live near the Broadway area where this and other clubs are located. I am concerned about additional drunken and lewd behavior that would occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will apply too.

Thank you for your consideration.

Gabrielle Durana  
640 Davis street, #26  
San Francisco CA 94111

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Prohibiting cafeterias in offices planning code amendment  
**Date:** Wednesday, October 24, 2018 9:08:05 AM  
**Attachments:** [Case #2018-010552PCA.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Henry Karnilowicz [mailto:occexp@aol.com]  
**Sent:** Tuesday, October 23, 2018 11:32 PM  
**To:** Secretary, Commissions (CPC)  
**Cc:** Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Rahaim, John (CPC); Peskin, Aaron (BOS); Safai, Ahsha (BOS)  
**Subject:** Prohibiting cafeterias in offices planning code amendment

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

Dear Secretary Ionin,

Please distribute the attached letter to the commissioners.

Thank you.

**Henry Karnilowicz**  
President  
San Francisco Council of District Merchants Associations

2443 Fillmore Street #189  
San Francisco, CA 94115  
415.420.8113 cell  
415.621.7583 fax



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m.  
**Date:** Wednesday, October 24, 2018 9:07:31 AM  
**Attachments:** [image.png](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Mark Haber [mailto:markhaber@gmail.com]  
**Sent:** Wednesday, October 24, 2018 8:34 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m.

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



Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m.

I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

More hours will be a magnet for more of the same.

If Penthouse gets the extension, others will follow.

Thank you,  
Mark Haber

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO TO EXTENDED HOURS FOR PENTHOUSE CLUB  
**Date:** Tuesday, October 23, 2018 2:45:34 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** myemail [mailto:mbracer1@gmail.com]  
**Sent:** Tuesday, October 23, 2018 2:45 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO TO EXTENDED HOURS FOR PENTHOUSE CLUB

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

Dear Commissioners,  
Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. There is no reason a club should be open past 2AM. I urge you to also call for more police presence in our neighborhood on the weekends and at night time.  
More hours will be a magnet for more of the same.  
If Penthouse gets the extension, others will follow.  
Thank you,  
John Miller

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Cc:**  
**Subject:** FW: NO on hours extention  
**Date:** Tuesday, October 23, 2018 2:37:47 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** L Johns [mailto:[ljohns@metacosmos.org](mailto:ljohns@metacosmos.org)]  
**Sent:** Tuesday, October 23, 2018 2:22 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** NO on hours extention

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

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I'm in North Beach close enough to the Broadway area to be concerned about problems that already occur and additional as the night gets even longer. If Penthouse gets the extension, other clubs on Broadway will demand. Thanks for saying no. Lucy Johns SF CA

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Penthouse Club Hours Extension Request  
**Date:** Tuesday, October 23, 2018 1:44:08 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Patti Shavelson [mailto:pattiws@gmail.com]  
**Sent:** Tuesday, October 23, 2018 1:40 PM  
**To:** richhillissf@gamil.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** Penthouse Club Hours Extension Request

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond it's current closing time. I live near the Broadway area and there are already issues with drunken behavior in the neighborhood, especially at night. Extending the hours will only magnify the problems. Walking home at night can be quite scary and longer hours will only make the problems worse. Would you want this in your neighborhood?

Thank you,

Patti Shavelson

--

Patti Shavelson

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m.  
**Date:** Tuesday, October 23, 2018 1:43:59 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** [buznzmgmt@aol.com](mailto:buznzmgmt@aol.com) [mailto:[buznzmgmt@aol.com](mailto:buznzmgmt@aol.com)]  
**Sent:** Tuesday, October 23, 2018 1:28 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m.

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow. Thank you,

John Matulac  
733 Front St Unit 210  
SF., CA 94111

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m  
**Date:** Tuesday, October 23, 2018 1:43:54 PM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** buznmgmt@aol.com [mailto:buznmgmt@aol.com]  
**Sent:** Tuesday, October 23, 2018 1:30 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

More hours will be a magnet for more of the same.

If Penthouse gets the extension, others will follow.

Thank you,

Edith C Matulac  
733 Front St Unit 210  
SF., CA 94111

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Hours Extension  
**Date:** Tuesday, October 23, 2018 1:43:47 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Adi & Mitra Choudri [mailto:Choudri4@comcast.net]  
**Sent:** Tuesday, October 23, 2018 1:30 PM  
**To:** Koppel, Joel (CPC)  
**Cc:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Hours Extension

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

Dear Commissioners,  
Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway(actual on the third floor on top of Broadway) across from this area where it and other clubs are located, and I am concerned about the additional problems that could occur. I cannot open my windows at night.  
More hours will be a magnet for more of the same.  
If Penthouse gets the extension, others will follow.  
Thank you,

Adi & Mitra Choudri

455 Vallejo Street



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Hours Extension!!  
**Date:** Tuesday, October 23, 2018 12:57:19 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Esther Sim [mailto:wooli.sim@gmail.com]  
**Sent:** Tuesday, October 23, 2018 12:26 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Hours Extension!!

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

It's bad enough establishments like this is scattered across Broadway. More hours will be a magnet for more of the same type of behavior.

If Penthouse gets the extension, others will follow. No good can come from extending the hours.

Thank you,  
Esther & Justin Lau

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Subject:** FW: Case Number 2018-010552PCA (Employee Cafeterias)  
**Date:** Tuesday, October 23, 2018 12:19:54 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Ian Lewis [mailto:[ilewis@unitehere2.org](mailto:ilewis@unitehere2.org)]  
**Sent:** Tuesday, October 23, 2018 12:07 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Case Number 2018-010552PCA (Employee Cafeterias)

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

Dear Commissioners:

I write to oppose legislation before you this Thursday that would prohibit or limit employee cafeterias in office buildings.

Our union represents thousands of foodservice workers at universities, offices, airports, hospitals, hotels, and tech campuses in San Francisco and throughout the Bay Area. When these jobs are union, workers can begin to afford living in San Francisco, can take their families to the doctor, can count on regular wage increases and can plan to retire with dignity.

The proposed ordinance targets a segment of the food service industry where workers actually have a chance to organize into a union without the risk of retaliation by their employers. While this opportunity isn't afforded to every worker in every employee cafeteria – as it should be – the companies operating these cafeterias are much more likely to ensure a fair process for unionization than free-standing restaurants.

By banning or disincentivizing such workplaces – and instead privileging free-standing restaurants and catering companies – the City and County of San Francisco would set back our efforts to improve the conditions of working people in food services industry. Proponents of this ordinance—members of the Golden Gate Restaurant Association—by and large do not create good living wage jobs, with health care and pensions, that keep working people in San Francisco. A cook at a non-

union restaurant can count on making the city minimum wage of \$15 an hour and possibly have some money set aside by their employer in a healthcare spending account. A unionized cafeteria worker at Facebook or USF earns anywhere between \$3 and \$8 more per hour, covers their entire family on top-quality health insurance, and can depend on a pension when they retire.

The most urgent question facing our city – in Central SoMa and beyond – is how to create good quality working class jobs that allow people to sustain their families in the face of growing income inequality. This ordinance sets that cause backward. We urge you to oppose it.

Sincerely,

Ian Lewis  
Research Director  
UNITE HERE Local 2  
209 Golden Gate Avenue  
San Francisco, CA 94102  
m. 415-608-3875

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Demolished Willis Polk on market for \$45,000,000  
**Date:** Tuesday, October 23, 2018 12:17:52 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Kathleen Courtney [mailto:kcourtney@rhcasf.com]  
**Sent:** Tuesday, October 23, 2018 12:14 PM  
**To:** Commission President Rich Hillis ; Melgar, Myrna (CPC); Commissioner Rodney Fong; Johnson, Milicent (CPC); Koppel, Joel (CPC); Commissioner Kathrin Moore; Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC); Courtney Damkroger; Mike Buhler; Jamie Cherry RHCA ; Jeff Cheney RHCA; Ozzie Rohm; Georgia Schuttish ; John Borruso ; Chris Bigelow  
**Subject:** Demolished Willis Polk on market for \$45,000,000

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

Dear President Hillis and Planning Commissioners,

The Russian Hill Community Association called the demolition of the Willis Polk residence to your attention last year. And to the Board of Supervisors.

There was a \$400,000 penalty assessed for the illegal demolition of a historic resource.

It is now on the market for \$45,000,000. To note and be aware of how San Francisco's history is being hijacked by developers. <https://sf.curbed.com/2018/10/22/18010400/san-francisco-most-expensive-home-house-sale-location>

It is incumbent upon the City – the Planning Department, DBI and the Commissions – to fulfill its responsibility as the guardian of the City's resources.

The Willis Polk residence is the most egregious example of the exploitation of the demolition process. But it is only the most prominent example. Demolitions of our housing stock are happening every day.

The Planning Commission can help lead the way to more sensitive and sensible policies. We urge

you to be open to new plans, policies, legislation that will assist us in protecting our City. Thank you for your consideration, Kathleen

Kathleen Courtney  
Chair, Housing & Zoning Committee  
Russian Hill Community Association  
[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com)  
(c) 510-928-8243

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Hours Extension!!  
**Date:** Tuesday, October 23, 2018 11:58:40 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Jenna Morabito [mailto:jmorabito@valorep.com]  
**Sent:** Tuesday, October 23, 2018 11:56 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Hours Extension!!

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow.

Thank you,  
Jenna Morabito

Jenna Morabito  
Executive Assistant to Antonio Gracias

**Valor Equity Partners**

875 N. Michigan Ave.

Suite 3214

Chicago, IL 60611

[312.568.4757](tel:312.568.4757) office

[jmorabito@valorep.com](mailto:jmorabito@valorep.com)

[Valor Email Disclaimer](#)



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: No Extended Hours for Bars and Strip Clubs in North Beach!  
**Date:** Tuesday, October 23, 2018 11:21:41 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Termeh Yeghiazarian [<mailto:termeh.yeghiazarian@gmail.com>]  
Sent: Tuesday, October 23, 2018 11:19 AM  
To: Termeh Yeghiazarian  
Subject: No Extended Hours for Bars and Strip Clubs in North Beach!

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

Hello Planning Commissioners,

I have lived in North Beach since 1991 and have witnessed the deterioration of a safe, family friendly, community service oriented neighborhood to one that primarily aims to provide services and entertainment to visitors, drug dealers and alcoholics, majority of whom do not live in the neighborhood.

Sure, North Beach has always been a party place, the strip clubs, bars and restaurants are a part of the neighborhood's history and demographic fabric. My neighborhood has always been a favorite stop for food and drinks. The area is densely populated, there are schools within few feet of strip clubs and bars, and everyone understands that accepting the "seedy" element on Broadway is a part of living in this neighborhood.

However, in the past fifteen years, the planning commission has mainly sided with businesses and by doing so set itself against the residents in North Beach. As a result, through decision making that is insensitive to the wellbeing of the residents, increase in liquor licenses, and issuing ill advised building permits, your department has systematically helped the deterioration of the neighborhood into one that is unsafe to live in.

As a female relying mainly on public transportation, I used to feel completely safe walking alone in my neighborhood at any hour. We used to hang out in our favorite bar or cafe at night and mingle with other locals who also enjoyed hanging out in a colorful and charming place that felt like home. These days I avoid walking through the allies or walking alone at night. We generally avoid hanging out in the neighborhood specially on weekends because we hardly ever run into any local residents, and the seedy aspect of Broadway has now extended up Grant Ave, Vallejo, Green, Union, and Columbus. Where before there was the occasional police activity in these areas, now it's become an ongoing scene. Constant police sirens have become the usual background noise. Trash and smell of alcohol, defecation and piss a common experience.



As you well know, any decision you make regarding late night operation hours will have a ripple effect, setting off other businesses with similar requests. It also has a ripple effect within the fabric of community and the neighboring communities, with the potential to damage quality of life, endangering lives, and shifting the demography.

I ask you to reject extended club hours on Broadway or anywhere in North Beach. We've had enough!

Thank you,  
Termeh Yeghiazarian

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO Extension for Penthouse Club!!!  
**Date:** Tuesday, October 23, 2018 11:21:21 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Dean Sereni [mailto:dean@deansereni.com]  
**Sent:** Tuesday, October 23, 2018 10:46 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO Extension for Penthouse Club!!!

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

Dear Commissioners,

I urge you to NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. San Francisco already has an issue keep our streets safe and clean. This is not the direction or location for allowing a business to be open until 4AM>

If Penthouse gets the extension, others will follow and we neighbors will certainly continue to fight this horrible idea until it is stopped.

Thank you,  
Dean Sereni

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Hours Extension!!  
**Date:** Tuesday, October 23, 2018 11:21:15 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Natalie Annin [mailto:nannin.vitech@gmail.com]  
**Sent:** Tuesday, October 23, 2018 10:37 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Hours Extension!!

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

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow.

Thank you,  
Natalie Annin

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Penthouse Club, 412 Broadway  
**Date:** Tuesday, October 23, 2018 11:21:09 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Powkatz [mailto:powkatz@gmail.com]  
**Sent:** Tuesday, October 23, 2018 10:19 AM  
**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:** Penthouse Club, 412 Broadway

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

Dear Commissioners,

I am writing to respectfully request that you keep the 2am closing hours of the Penthouse Club at 412 Broadway.

In the 30 years I have been a North Beach Resident, I've seen countless incidences of violence and disturbances in this stretch of Broadway. A friend of mine who lives a block away has often had her doorway used as a toilet by loud, drunken revelers heading back to their cars.

If Penthouse gets an extension of their closing hours to 4am, all the other bars and clubs in the area will ask for the same, and the frequent problems will increase. Our police force has enough problems to handle with their limited resources.

Thank you for your consideration.

Judith Powell

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Protect/respect neighbors: VOTE NO on Penthouse hours extension to 4 a.m.  
**Date:** Tuesday, October 23, 2018 11:20:54 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Judy Irving [<mailto:films@pelicanmedia.org>]  
Sent: Tuesday, October 23, 2018 10:10 AM  
To: richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
Subject: Protect/respect neighbors: VOTE NO on Penthouse hours extension to 4 a.m.

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

Dear Planning Commissioners,

Residents work; we cannot all attend your mid-afternoon meetings. Do not take this as compliance.

You can choose to plan for the strip clubs (their owners and employees), or you can plan for the San Francisco residents who live near those clubs and already suffer a barrage of bad behavior due to that proximity.

Here are some reasons why you should choose to make planning decisions for the people who live in this neighborhood, like I do:

1. Broadway runs through an ESSENTIALLY RESIDENTIAL area. Telegraph Hill runs straight up from Broadway, and most streets within a block or two of the Penthouse Club house residents.
2. The strip clubs' employees are pushing you for "more hours." The residents are fighting for their quality of life, for peace and quiet at night. Which is more important to you, as a planner for the city of San Francisco?
3. If the Penthouse is granted this extension of hours, more clubs will be standing in line to get their own extensions, and soon we will have drunk and hung-over customers wandering around our streets all night. Is this a good idea?
4. If the hours of the Penthouse and no doubt many other clubs are extended, what do you think will happen to the drinking hours? That's a slippery slope too.

Please vote NO!

Thank you,

Judy Irving  
237-E Greenwich

Producer/Director  
“The Wild Parrots of Telegraph Hill”

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: PENTHOUSE EXTENSION OF HOURS  
**Date:** Tuesday, October 23, 2018 11:20:50 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** StripClub Media [mailto:stripclubmedia@gmail.com]  
**Sent:** Tuesday, October 23, 2018 9:50 AM  
**To:** Melgar, Myrna (CPC); richhillissf@gmail.com; planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Subject:** PENTHOUSE EXTENSION OF HOURS

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

Dear Commissioners:

This letter is to voice our opinion regarding Penthouse Extension of Hours until 2am since we were not able to attend the last hearing. How can Penthouse apply for an extension if in the first place they DO NOT have an Entertainment License Permit? This is very unfair since they are in violation of their permits.

PLACE OF ENTERTAINMENT PERMIT: For decades, Penthouse which has amplified music DO NOT HAVE a Place of Entertainment Permit which is not under the jurisdiction of the SF Entertainment Commission. While all the other bars and clubs in the neighborhood are regulated by the SF Entertainment Commission except for the Strip Clubs. It's about time that the Strip Clubs get their proper permits.

MINIMUM WAGE: The Strip Club Dancers complain that they must pay a Stage fee to be able to dance on the stage. At the end of the shift, the dancers have to share their tips with the Management. Dancers have to sign an agreement that we are not allowed to have a class action suit or lawsuit against the Strip Club.

May 2017 = <https://www.freep.com/story/news/local/michigan/2017/05/05/nude-dancers-deja-vu-settlement/101322808/>

Dec 2004 - Strippers Complaints = <http://articles.latimes.com/2004/dec/19/local/me-stripper19/2>

NEIGHBOR'S QUIET ENJOYMENT: Penthouse staff claims it is an upscale club, however, they still attract some shady clients and the neighbors who by are all fast asleep who are entitled to a quiet enjoyment.

Top of Broadway Community Benefit District (TBCBD) was formed by Mr. Joe Carouba to protect and control the boundaries where his Eight (8) Strip Clubs are located. The other property owners and businesses in this TBCBD are not happy with what has transpired. Mr. Carouba had managed to control the TBCBD and due to these other businesses nearby were badly affected.

TIME-DELAYED EXPLOSIVE: In November 18, 2013, Joe Carouba's Nephew and Employee, Mr. Ryan Schutz who was working for BSC Management as a Manager at that time for Centerfold put a "TIME-DELAYED EXPLOSIVE" in front of the building located at 435 Broadway/Montgomery across from Penthouse. This horrific incident was investigated by the San Francisco Police Department and Federal Bureau Investigations. The Judge found Mr. Ryan Schutz guilty and was put on a three-year probation. Mr. Schultz nor Mr. Carouba have not paid for any damages by the victims. (see videos of ABC-7 and KTVU-2).

November 18, 2013 – ABC 7 News – Bomb by Strip Club Manager

= <https://abc7news.com/news/only-on-7-sfpd-bust-bomb-making-operation/9364/>

April 2014 - Marina Times – Bombing on Broadway

= <http://www.marinatimes.com/2014/03/missing-in-action-where-were-the-telegraph-hill-dwellers-after-broadway-bombing/>

October 2018 – Hue Nightclub Recent Article Broadway Bomb

= [www.kqed.org/arts/13842227/singled-out-inside-sfpds-years-long-effort-to-kill-a-north-beach-nightclub](http://www.kqed.org/arts/13842227/singled-out-inside-sfpds-years-long-effort-to-kill-a-north-beach-nightclub)

CREDIT CARD FRAUD: In 2017, a couple of the Strip Clubs owned by Joe Carouba were a center of investigations for the numerous complaints of misconduct and credit card fraud from their past clients to NBC reporters.

February 7, 2017 NBC News – Patrons Complaints

= <https://www.nbcbayarea.com/news/local/SF-Strip-Club-Patrons--413081593.html>

February 8, 2017 SF Gate – Police Investigation

= <https://www.sfgate.com/bayarea/article/Police-investigating-four-SF-strip-clubs-credit-10917966.php>

May 2017 – NBC News – Fraud = [https://www.nbcbayarea.com/news/local/Prosecutors-Say-](https://www.nbcbayarea.com/news/local/Prosecutors-Say-Theyve-Hit-a-Wall-in-Strip-Club-Investigation-Even-as-Complaints-of-Fraud-Increase-422048504.html)

[Theyve-Hit-a-Wall-in-Strip-Club-Investigation-Even-as-Complaints-of-Fraud-Increase-422048504.html](https://www.nbcbayarea.com/news/local/Prosecutors-Say-Theyve-Hit-a-Wall-in-Strip-Club-Investigation-Even-as-Complaints-of-Fraud-Increase-422048504.html)

DONATIONS: The Strip Clubs are getting a lot of favorable treatment. Mr. Joseph Carouba, BSC Management donated money to various local organizations and select politicians. This seems like a "Pay to Play all the way". This is a very sad hidden revelation but unequivocally true happening now in North Beach.

OPPOSED GROUPS: ***Telegraph Hill Dwellers Association, Barbary Coast Neighborhood, Golden Gate Tenants Association, Chinatown Development Community District, Broadway Neighbors Association, Concerned Broadway Dwellers, North Beach Citizens, North Beach Dwellers, Broadway Merchants, John Yehall Chin Elementary School and On Lok Senior Housing are ALL opposing Penthouse's request for an extension due to safety, security and added police responsibilities on the 300 thru 500 blocks of Broadway.***



THANK YOU FOR YOUR SUPPORT!

Sincerely,

STRIP CLUB MEDIA

-

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Office Development Annual Limitation Program - Update  
**Date:** Tuesday, October 23, 2018 9:53:05 AM  
**Attachments:** [Office Allocation Stats \(2018 10 19\).pdf](#)

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FYI

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Teague, Corey (CPC)  
**Sent:** Friday, October 19, 2018 11:11 AM  
**To:** Teague, Corey (CPC)  
**Subject:** SF Office Development Annual Limitation Program - Update

All Interested Parties,

The SF Office Development Annual Limitation Program tracking sheet, **as of October 19, 2018**, is attached. It will be available on our website shortly (<http://www.sf-planning.org/index.aspx?page=3254>). Please let me know if you have any questions.

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1369-1371 Sanchez Case No. 2015-007765DRP. Building Permit 2015.0819.47.09 regarding Planning Enforcement # 2018-011345  
**Date:** Tuesday, October 23, 2018 9:41:38 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** SchuT [mailto:schuttishtr@sbcglobal.net]  
**Sent:** Monday, October 22, 2018 9:05 AM  
**To:** Berger, Chaska (CPC)  
**Cc:** Tam, Tina (CPC); Gordon-Jonckheer, Elizabeth (CPC); Sanchez, Scott (CPC); richhillissf@yahoo.com; Melgar, Myrna (CPC); mooreurban@aol.com; Koppel, Joel (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); planning@rodnevfong.com; Ionin, Jonas (CPC); Sue Hestor; Rahaim, John (CPC); Watty, Elizabeth (CPC)  
**Subject:** Re: 1369-1371 Sanchez Case No. 2015-007765DRP. Building Permit 2015.0819.47.09 regarding Planning Enforcement # 2018-011345

Dear Chaska,  
Good morning and thank you for your speedy reply.  
I understand the situation.  
Have a good day.  
Georgia

Sent from my iPad

On Oct 22, 2018, at 8:52 AM, Berger, Chaska (CPC) <[chaska.berger@sfgov.org](mailto:chaska.berger@sfgov.org)> wrote:

Good morning, Ms. Schuttish,

Thank you for your email and including the attachments. The original site permit that approved the project (no. **2015.08.19.4709**) has been suspended to allow the Planning Department and DBI the necessary time to review the full scope of work that was undertaken at the property beyond what was approved. In response to the enforcement case, a revision permit (no. **2018.0822.8032**) was submitted to convey the work that exceeded the approved permit. Elizabeth Gordon-Jonckheer and I met with DBI, the architect, and the contractor at the property to gain an understanding of the current conditions. The Planning Department is currently reviewing the revision permit and working with DBI to confirm the full scope of work. If it is determined that demolition occurred per

317, the project sponsor will be required to apply for a Conditional Use Authorization. We are diligently working on this and will have a determination relatively soon we hope.

Thank you for your attention to this, and please feel free to contact me anytime about the status of this project.

Kind regards,  
Chaska

**Chaska Berger, Planner**  
**Zoning and Compliance Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9188 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Saturday, October 20, 2018 9:44 AM  
**To:** Berger, Chaska (CPC) <[Chaska.Berger@sfgov.org](mailto:Chaska.Berger@sfgov.org)>  
**Cc:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Gordon-Jonckheer, Elizabeth (CPC) <[Elizabeth.Gordon-Jonckheer@sfgov.org](mailto:Elizabeth.Gordon-Jonckheer@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); Melgar, Myrna (CPC) <[Myrna.Melgar@sfgov.org](mailto:Myrna.Melgar@sfgov.org)>; [mooreurban@aol.com](mailto:mooreurban@aol.com); Koppel, Joel (CPC) <[Joel.Koppel@sfgov.org](mailto:Joel.Koppel@sfgov.org)>; Johnson, Milicent (CPC) <[Milicent.Johnson@sfgov.org](mailto:Milicent.Johnson@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [planning@rodnevfong.com](mailto:planning@rodnevfong.com); Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>  
**Subject:** Fwd: 1369-1371 Sanchez Case No. 2015-007765DRP. Building Permit 2015.0819.47.09 regarding Planning Enforcement # 2018-011345

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

Dear Ms. Berger,  
Good morning.  
I have attached an email and photos from April 2017 just prior to the Discretionary Review hearing for this project at 1369-1371 Sanchez Street.  
The original Site Permit is now under review by Planning Enforcement as case #2018-011345ENF.

Also currently there is a revision to the original Site Permit #201508194709 which was the Permit before the Commission when they took DR in June 2017.

The "revision" Permit is # 201808228032 and is for the removal and replacement of the front stairs. And it also mentions "revised demolition analysis" and removal of back stairs.

According to the DBI tracking this new permit is under review by Planning and is in response to the NOV #201882681 which was issued by DBI in Summer 2018.

In my April 26, 2017 email below, I raised several questions about the plans including about these front stairs and the floor plates location.

Here is my question now:

How will this new permit revision affect Planning's Enforcement Action and is this project a Demolition either per the Building Code and/or Section 317 Tantamount to Demolition which would now require a CUA from the Commission?

I understand that these Enforcement cases are time consuming and complicated and I appreciate your work.

Thank you very much.

Sincerely,

Georgia Schuttish

Sent from my iPad

Begin forwarded message:

**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

**Date:** April 26, 2017 at 12:46:41 PM PDT

**To:** "[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)" <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>

**Cc:** sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Subject: 1369-1371 Sanchez Case No. 2015-007765DRP. Building Permit 2015.0819.47.09**

Dear Elizabeth:

Good afternoon.

I am writing about some discrepancies in the plans that are before the Planning Commission tomorrow. Sorry for the late email, but I really only just noticed it.

I was looking at the Rendering of the project which is on page 91 of the packet and it seemed to me that the garage looks lower than it is now and as it is conveyed on the West Elevation.(front or Sanchez Street facade). I don't know if that is the problem but I did discover something else.

I counted the steps to the front doors and as they exist now and if you go down to Sanchez Street and count them, there are 9 steps. And there are 9 risers...However if you look at the West Elevation of the existing building (E) the plans show 10 steps and 10 risers.

I have attached two photos, one which is from the packet and one that I took this morning, which by my count both photos show 9 steps and 9 risers, not 10.

From both the Elevation and the Rendering I cannot tell how many steps

and risers there will be on the altered facade of the new building.

I then looked closer at the West Elevation and I saw another discrepancy.

I have attached the sheet from the plans and put a red square around the area. This is where the line representing what I assume is the the floor plate on the upper level meets the outline of the peaked roof on the adjacent house on the right of the sheet. There is a difference in how this is represented on the (E) from the (N). I don't know if this is a drafting error or a suggestion that the floor plate is actually different....the Section sheets from the plans note that the floor plate is to remain in existing configuration and it does appear that way from the Section sheets.

However, what I see on the West Elevation is that the two sets of lines intersect in different places...they intersect in one place in the (E) and a slightly different place in the (N). It is almost imperceptible if you just look at the Plan sheet printed out on letter size paper, but if you can blow it up on your machine, I think you can see what I mean.

Since I was writing about the discrepancy in the number of steps, which is a little obvious, I thought I would mention this second apparent discrepancy as well, which is not so obvious.

Thank you.

Sincerely,

Georgia

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto: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 AND FIRE CHIEF JOANNE HAYES-WHITE ANNOUNCE TRANSITION PLAN  
**Date:** Tuesday, October 23, 2018 9:38:31 AM  
**Attachments:** [10.22.18 Fire Chief.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Mayors Press Office, (MYR)  
**Sent:** Monday, October 22, 2018 3:20 PM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND FIRE CHIEF JOANNE HAYES-WHITE ANNOUNCE TRANSITION PLAN

**FOR IMMEDIATE RELEASE:**

Monday, October 22, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED AND FIRE CHIEF JOANNE HAYES-WHITE ANNOUNCE TRANSITION PLAN**

*Chief Hayes-White will retire after a thorough search for a replacement is completed*

**San Francisco** – Today Mayor London N. Breed and Fire Department Chief Joanne Hayes-White announced that Chief Hayes-White will retire from the San Francisco Fire Department. Chief Hayes-White will continue to serve as Fire Chief while a comprehensive search for her replacement is undertaken in order to ensure a smooth transition to her eventual successor.

“I want to thank Chief Hayes-White for her decades of service in our Fire Department, where she worked admirably to maintain the safety and security of the people of San Francisco,” said Mayor Breed. “During her nearly fifteen years as Chief, I worked with her as a Fire Commissioner, as a member of the Board of Supervisors, and now as Mayor to strengthen and improve the Department. I also want to thank her for working collaboratively to ensure that we have stability as we work to select a new Fire Chief. While we identify and select a new Chief, Chief Hayes-White can continue to focus on what matters most to all of us – keeping our residents and visitors safe.”

“My time serving as Chief of the Department has been a distinct honor and has been

incredibly rewarding,” said Chief Hayes-White. “I am proud to have advanced health, wellness, and safety initiatives in our workplaces, and in partnership with the San Francisco Firefighters Cancer Prevention Foundation. I am most gratified that we are one of the most diverse Fire Departments in the world, which adds profound benefits to the ease of our service delivery to the community. As someone born and raised in this great City, I remain proud to serve the Fire Department and the City and County of San Francisco and look forward to assisting Mayor Breed with the transition of a new Fire Chief.”

Chief Hayes-White was appointed Fire Chief by Mayor Gavin Newsom in 2004. During Chief Hayes-White’s tenure, she advanced the Department into the 21<sup>st</sup> Century through the use of new technology, tools and equipment and reshaping the provision of prehospital care through the reconfiguration of the EMS Division. She also restored promotional examinations, which led to greater operational efficiency, member satisfaction and accountability.

Hayes-White, a San Francisco native, came to the Department after graduating from the University of Santa Clara with a degree in business. She was hired as a firefighter in April 1990, promoted to the rank of Lieutenant in 1993 and to the rank of Captain in January 1996. In May 1996 she was made acting Battalion Chief with oversight of the Department's dispatch and communications systems. Promoted to Assistant Deputy Chief in 1998, she was responsible for the Division of Support Services, the Bureau of Communications, the Bureau of Equipment, the Bureau of Engineering and Water Supply, Management Information Systems, and all facility repairs, maintenance and renovations. Chief Hayes-White served as the Department’s Director of Training from 2000 until her appointment as Chief of Department.



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Continuance for designated child care units  
**Date:** Tuesday, October 23, 2018 9:37:58 AM

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Commissioners,  
Please be advised that we received a request from Sup. Yee to continue this matter to Nov. 29th.

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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Nickolopoulos, Sheila (CPC)  
Sent: Monday, October 22, 2018 4:53 PM  
To: Ionin, Jonas (CPC); Son, Chanbory (CPC)  
Subject: Re: Continuance for designated child care units

I confirmed with the Supervisor that he'd like to postpone this to November 29.

Thank you,  
Sheila

Sent from my iPhone

> On Oct 19, 2018, at 18:50, Nickolopoulos, Sheila (CPC) <[sheila.nickolopoulos@sfgov.org](mailto:sheila.nickolopoulos@sfgov.org)> wrote:  
>  
> Hi Jonas,  
>  
> Based on a meeting I had with Supervisor Yee this afternoon, I expect several changes to his Designated Child Care Unit legislation. Can we postpone the commission hearing a few weeks? He's eager to keep it moving though, so if a continuance would push it out months he wants to keep it this Thursday. It's not clear whether the changes will be substantive or not.  
>  
> Thanks,  
> Sheila  
>  
> Sent from my iPhone

**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: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED AND DIRECTOR OF THE OFFICE OF TRANSGENDER INITIATIVES CLAIR FARLEY ON PRESIDENT TRUMP'S HATEFUL ATTEMPT TO ERASE TRANSGENDER PEOPLE  
**Date:** Tuesday, October 23, 2018 9:36:27 AM  
**Attachments:** [10.22.18 Trump Administration Attack on Transgender Rights.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Mayors Press Office, (MYR)  
**Sent:** Monday, October 22, 2018 5:11 PM  
**To:** Mayors Press Office, (MYR)  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED AND DIRECTOR OF THE OFFICE OF TRANSGENDER INITIATIVES CLAIR FARLEY ON PRESIDENT TRUMP'S HATEFUL ATTEMPT TO ERASE TRANSGENDER PEOPLE

**FOR IMMEDIATE RELEASE:**

Monday, October 22, 2018

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

**\*\*\* STATEMENT \*\*\***

**MAYOR LONDON BREED AND DIRECTOR OF THE OFFICE  
OF TRANSGENDER INITIATIVES CLAIR FARLEY ON  
PRESIDENT TRUMP'S HATEFUL ATTEMPT TO ERASE  
TRANSGENDER PEOPLE**

San Francisco, CA – Today, Mayor London N. Breed and Director of the Office of Transgender Initiatives Clair Farley released the following joint statement on the Trump Administration's plan to roll back recognition of transgender people under federal civil rights law.

“On Sunday, we learned that the Trump Administration is going through great efforts to eliminate the rights of transgender people. This is a bigoted and hateful attempt to strip away over two million transgender people's equal access to health care, housing, education and fair treatment under the law. San Francisco will continue to resist draconian attempts to strip away human rights, by joining local and statewide efforts to ensure that our laws, policies and programs reflect the lived realities of transgender and gender nonconforming communities.

The federal courts have time and again interpreted that sex discrimination laws incorporate legal protections for transgender individuals in the country. No matter how much the Trump administration wants to wish away the rights and existence of transgender people, no one can disregard legal or medical precedence, or trans lives.

San Francisco will work to ensure that transgender students have safe and equal access to every learning opportunity we have to offer. We will continue to uphold our strong non-discrimination laws that make it illegal to discriminate against transgender and gender nonconforming individuals in employment, housing or public accommodations. And we will continue to ensure that everyone in our city has access to medically necessary care.

To all transgender and gender nonconforming individuals in our communities, you are part of San Francisco and you will never be erased.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: San Francisco's new most-expensive home for sale - Curbed SF  
**Date:** Tuesday, October 23, 2018 9:35:08 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** SchuT [mailto:schuttishtr@sbcglobal.net]  
**Sent:** Tuesday, October 23, 2018 8:56 AM  
**To:** Kirby, Alexandra (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com  
**Cc:** Sanchez, Scott (CPC); Tam, Tina (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Ionin, Jonas (CPC)  
**Subject:** San Francisco's new most-expensive home for sale - Curbed SF

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

*Good morning to you all,  
This article as well as the one in the Wall St. Journal do not mention a second unit.....they just refer to it as "home".  
I believe that Approval Motion #19987 specifies two units in allowing the lot merger.  
Maybe I am confused, but I wanted to present this to you since everyone worked so diligently on this "problem".  
Thank you and have a good day.  
Georgia*

<https://sf.curbed.com/2018/10/22/18010400/san-francisco-most-expensive-home-house-sale-location>

Sent from my iPad

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Chandler, Mathew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Mid-Market Street / 1011 Market - Letter of Support for Supreme from Zendesk  
**Date:** Tuesday, October 23, 2018 9:34:27 AM  
**Attachments:** [Supreme Letter of Support.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Marie Kim [mailto:mkim@zendesk.com]  
**Sent:** Thursday, October 18, 2018 12:20 PM  
**To:** ichhillissf@gmail.com; Secretary, Commissions (CPC)  
**Cc:** John Geschke; tiffany@zendesk.com; julien.cahn@supremenewyork.com; reeseforbes10@gmail.com  
**Subject:** Mid-Market Street / 1011 Market - Letter of Support for Supreme from Zendesk

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

Commissioner Hillis and Secretary Ionin,

Attached please find a letter of support from John Geschke of Zendesk on behalf of Supreme. Supreme is currently seeking to move into the Mid-Market area at 1011 Market Street. As long-term tenants of the neighborhood, Zendesk would be happy to endorse Supreme as an asset to the area.

Please let me know if you have any questions or need any other information.

Sincerely,  
Marie Kim

--

**Marie Kim**  
Executive Assistant to Marc Cabi and John Geschke

[mkim@zendesk.com](mailto:mkim@zendesk.com) | US +1 415 264 8167

[Zendesk](#) 1019 Market St., San Francisco, CA

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)  
**Subject:** FW: Opposition to 2918 Mission Street  
**Date:** Tuesday, October 23, 2018 9:33:19 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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** FrankSol [mailto:frankg.rem@gmail.com]  
**Sent:** Thursday, October 18, 2018 6:08 PM  
**To:** [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC)  
**Subject:** Opposition to 2918 Mission Street

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

Hello,

The following is my opposition to 2918 Mission Street:

Its wrong to cover a children's playground up to 63 percent. Its a significant negative impact and must be disapproved. Our children are important. This impact will have a life long effect on their future. Low income communities of color never get the protections they need. Sunlight is important for a child s development to grow and learn.

Sincerely,

Frankie

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Penthouse  
**Date:** Tuesday, October 23, 2018 9:29:28 AM  
**Attachments:** [NO on Hours Extension!.msg](#)  
[DO NOT EXTEND THE HOURS OF THE PENTHOUSE CLUB.msg](#)  
[NO on Hours Extension!.msg](#)  
[YES on Penthouse Hours Extension.msg](#)  
[NO on Hours Extension!.msg](#)  
[Penthouse Club application for extended business hours at 412 Broadway; 2017-015181CUA.msg](#)  
[NO on Hours Extension.msg](#)  
[Penthouse hours extension.msg](#)  
[Opposition to extending hours of club on Broadway beyond 200 a.m..msg](#)  
[Inviting Danger into the Neighborhood! No extension of hours for Penthouse Club!!!.msg](#)

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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Penthouse Club Hours Extension  
**Date:** Tuesday, October 23, 2018 9:27:50 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Jill Shotzberger [mailto:jshotzberger@gmail.com]  
**Sent:** Monday, October 22, 2018 3:19 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Penthouse Club Hours Extension

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

Dear Commissioners,

As a resident of Jackson Square, I treasure our little neighborhood, but understand we live in a bustling city. Some street noise and minor crime are expected. However, I write to you today to ask you to **please vote against the extension of hours for the Broadway clubs**. The current closing time of 2 a.m. is quite late and unfortunately, already a raucous time. Long before closing hours, these clubs draw activity where residents may not feel safe to walk by or cause disruption to the peaceful enjoyment of our homes. Bottles shattering, police sirens, overturned trash cans, loud music, petty crimes, car break-ins, drunk drivers, strange people trying to break into buildings, already spike. Adding an additional two hours of business will only heighten these problems. More hours will be a magnet for more trouble, causing increased costs to monitor and maintain for the city and to the residents of this neighborhood. If Penthouse gets the extension, others will follow.

Thank you for your consideration,

Jill Shotzberger  
Front Street resident



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Penthouse open until 4:00 AM  
**Date:** Tuesday, October 23, 2018 9:27:44 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Mary Lou Licwinko [mailto:mll@sfmms.org]  
**Sent:** Monday, October 22, 2018 3:41 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodnevfong.com](mailto:planning@rodnevfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** Penthouse open until 4:00 AM

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

Dear Planning Commissioners,

I am a resident of the neighborhood that is bordered by Broadway and am writing to oppose the proposal to allow Penthouse to remain open until 4:00 AM. As you are aware, Governor Brown recently vetoed a piece of legislation that would have allowed establishments to stay open until 4:00 AM sighting the mischief it would cause. This is clearly the first step in allowing many more bars to stay open until 4:00 AM and to pretend that this is not the plan is disingenuous, at best. Such 4:00 AM bar closures are roundly opposed by the public health community and benefit only the club and bar owners at the expense of not only the surrounding community but the entire City. I ask you to oppose this ill conceived extension.

Mary Lou Licwinko, JD, MHSA  
733 Front Street.

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Subject:** FW: Subject: NO on Hours Extension!!  
**Date:** Tuesday, October 23, 2018 9:27:24 AM  
**Attachments:** [image1.png](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Marjie Fitterer [mailto:marjiefitterer@mac.com]  
**Sent:** Monday, October 22, 2018 4:43 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Subject: NO on Hours Extension!!

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

Dear Commissioners,

Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of [2 a.m.](#) I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur.

More hours will be a magnet for more of the same.

If Penthouse gets the extension, others will follow.

Thank you,

Marjie Fitterer  
154 Lombard St.  
San Francisco



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Penthouse  
**Date:** Tuesday, October 23, 2018 9:21:32 AM  
**Attachments:** [Objection to Extending Penthouse on Broadway Hours.msg](#)  
[Extension of hours request by Penthouse NO!!!.msg](#)  
[NO on Hours Extension!!.msg](#)  
[Subject NO on Hours Extension!!.msg](#)

---

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [Rich Hillis](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Broadway Clubs  
**Date:** Tuesday, October 23, 2018 9:21:05 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Grotts Lisa [mailto:[lisa@lisagrotts.com](mailto:lisa@lisagrotts.com)]  
**Sent:** Monday, October 22, 2018 3:41 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Broadway Clubs

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

Dear Commissioners,  
Please DO NOT extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow.  
Thank you,

Lisa Grotts



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:**  
**Subject:** FW: 1979 MISSION STREET - Public Comment  
**Date:** Tuesday, October 23, 2018 9:20:20 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Evan Knopf [<mailto:eknopf@berkeley.edu>]  
**Sent:** Monday, October 22, 2018 6:54 PM  
**To:** Secretary, Commissions (CPC); [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
**Subject:** 1979 MISSION STREET - Public Comment

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

Hello,

I am a resident of the Mission (137 Duboce Avenue) who uses the 16th Street BART Station daily for work. I will not be able to come to this public meeting, but I would like to voice my support for this project. I understand that a small but loud group of people claiming to represent the "community" will be there as well. I want to make clear that people in the neighborhood and who access this site every day support this project. San Francisco desperately needs new housing, and the capital to construct it will not always be available. 16th Street Plaza is an uncomfortable and unsafe place to pass through on a daily basis, and we should not kid ourselves about that fact. This is hardly a community center. The demands of those against the project are not truly pertinent to the CEQA process. Demanding that the project be replaced by a 100% community-driven and affordable project while proposing no real mechanism or funding to do so should not be taken seriously in light of the incredible housing crisis our city is facing. Please do the community and city a favor and approve this project and end this needlessly combative environmental review process.

Thank you,

Evan Knopf  
Resident at 137 Duboce Avenue and Daily Commuter at 16th Street Station

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to extending Penthouse Club Hours  
**Date:** Tuesday, October 23, 2018 9:19:54 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** troydaniels [mailto:troydaniels@comcast.net]  
**Sent:** Monday, October 22, 2018 7:48 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); Secretary, Commissions (CPC); Perry, Andrew (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); Johnson, Milicent (CPC); planning@rodneymfong.com  
**Subject:** Opposition to extending Penthouse Club Hours

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

Dear Commissioners:

I write to strongly oppose the extension of serving alcoholic beverages beyond 2 AM for two reasons. My family and I live only two blocks away from the *Penthouse Club*, but of even greater importance to us is the precedent such extension would set for all other clubs in the city to request extended hours.

San Francisco already has significant problems with excessive alcohol consumption, please do not make it worse!

Troy Daniels

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: THD COMMENTS - NO on 4am @ 412 Broadway  
**Date:** Tuesday, October 23, 2018 9:19:50 AM  
**Attachments:** [image001.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Monday, October 22, 2018 9:39 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Perry, Andrew (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)  
**Subject:** THD COMMENTS - NO on 4am @ 412 Broadway

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



Commissioners -

We join with the Barbary Coast Neighborhood Association, the Golden Gateway Tenants Association, and the 455 Vallejo Street Homeowners Association to **OPPOSE** the extension of operating hours at the Penthouse Club to 4 am.

We strongly support Planning staff's recommendation to **DISAPPROVE** this application.

Hours extension to 4 am will mean more hours for problems. More chances for things to get worse. A slippery slope for others to follow.

Many residents including THD board and members who live just up the hill from Broadway are wary as they walk near Broadway, especially late at night and on weekends, at times confronted by intrusive and intimidating encounters, feeling unsafe and unsure in their own neighborhood.



There are reasons to be concerned. For the nine-month period through mid-September, within a block on either side of Broadway and from Sansome to Columbus/Grant, SFPD Central reported 23 incidents of aggravated assault, robbery, and burglary, including an incident involving gunfire and multiple firearms on the same block as the Penthouse Club on May 27, 2018. Of these, nearly two-thirds were on weekends, with more than 80% after 8 pm and about 40% after midnight.

No one knows how many other incidents were not reported to police, but contributed to neighborhood unease. Certainly more, perhaps many more.

We do not believe the Planning Commission should approve this application. However, should you decide to do so, we strongly urge that you:

- Require that, after an initial trial period, an evaluation be conducted to demonstrate that the hours extension does not adversely affect neighborhood safety and security as compared to a suitable baseline.
- Develop a plan for conducting the evaluation, measuring both reported and unreported incidents (e.g., neighborhood survey), and working in collaboration between SFPD, Planning staff, the applicant, neighborhood organizations, and other interested parties.
- Prepare the evaluation plan and certify its adequacy prior to CU approval.
- Approve the CU for no longer a term than the initial trial period, with any extension conditional on satisfactory evaluation results.

We stand ready to work with all parties.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning  
Telegraph Hill Dwellers

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Subject:** FW: PLEASE DO NOT EXTEND PENTHOUSE HOURS!  
**Date:** Tuesday, October 23, 2018 9:19:47 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Daniel Stone [mailto:123cpmc@gmail.com]  
**Sent:** Monday, October 22, 2018 8:00 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** PLEASE DO NOT EXTEND PENTHOUSE HOURS!

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

As a long time North Beach resident I strongly oppose the extension of business hours for the Penthouse Club on Broadway. I urge you to vote no on this proposal. I live one block above Broadway and deal with the noise, loitering random gunshots at 2:30AM on a regular basis. Patrons as well as staff from the clubs find their way from the clubs to residential areas. My fear is that by allowing one organization to extend their late night hours all the other bars and strip clubs in the area will want to follow suit as well. What is the benefit to the community to allow an extension of operating hours?

Please vote no on this measure.

Daniel Stone  
1245 Kearny Street  
San Francisco Ca 94133

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Penthouse Club  
**Date:** Tuesday, October 23, 2018 9:18:37 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Gary Schwartzman [mailto:[gary@schwartzmandistributing.com](mailto:gary@schwartzmandistributing.com)]  
**Sent:** Tuesday, October 23, 2018 7:06 AM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** Penthouse Club

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

Dear Commissioners,

Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. I live near to the Broadway area where it and other clubs are located, and I am concerned about the additional problems that could occur. More hours will be a magnet for more of the same. If Penthouse gets the extension, others will follow. I can't imagine this is what the city of San Francisco wants to be known for. This is already a nasty place to walk at certain hours. This will only exacerbate the problem.

Thank you,

Gary Schwartzman  
455 Vallejo St.

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO on Hours Extension!!  
**Date:** Tuesday, October 23, 2018 9:18:23 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Howard Rosenthal [mailto:hlrosenthal@gmail.com]  
**Sent:** Tuesday, October 23, 2018 8:21 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Perry, Andrew (CPC); Secretary, Commissions (CPC)  
**Subject:** NO on Hours Extension!!

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

Dear Commissioners,  
Please **DO NOT** extend the hours of the Penthouse Club beyond its current closing time of 2 a.m. My spouse I live just above the club. I am concerned about the additional problems that could occur..  
The city has recently undertaken substantial expenditure to improve the sidewalks, lighting, and crosswalks on Broadway between Embarcadero and the Levy tunnel. It would be a pity to undo this by retro turning of Broadway into a Times Square of the 1970s.  
More hours will be a magnet for more of the same.  
If Penthouse gets the extension, others will follow.  
Thank you,  
Howard Rosenthal  
455 Vallejo St.  
San Francisco, CA 94133

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [Planning@RodneyFong.com](mailto:Planning@RodneyFong.com); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [mooreurban@aol.com](mailto:mooreurban@aol.com); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Weekly Board Report  
**Date:** Thursday, October 18, 2018 11:46:22 AM  
**Attachments:** [2018\\_10\\_18.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**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](mailto:aaron.starr@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)





**SAN FRANCISCO  
PLANNING DEPARTMENT**

**RECEIVED**

**PUBLIC NOTICE**  
**Environmental Leadership**  
**Development Project (ELDP)**

**OCT 22 2018**

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Date:** October 17, 2018  
**Case No.:** 2017-011878ENV  
**Project Title:** Potrero Power Station Mixed-Use Development Project  
**Zoning:** M-2 (Heavy Industrial) and  
PDR 1-G (Production, Distribution and Repair - General)  
40-X and 65-X Height District  
**Block/Lot:** Assessor's Block 4175/Lot 002, Block 4175/Lot 017,  
Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006;  
and non-assessed Port and City/County of San Francisco  
properties  
**Project Sponsor:** California Barrel Company, LLC/Jim M. Abrams  
(415) 999-4402  
jabramslaw.com  
**Staff Contact:** Rachel Schuett  
(415) 575-9030  
CPC.PotreroPowerStation@sfgov.org

THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW.

PUBLIC RESOURCES CODE – PRC  
Division 13. ENVIRONMENTAL QUALITY [21000 – 21189.3]  
(Division 13 added by Stats. 1970, Ch. 1433.)

**Chapter 6.5: Jobs and Economic Improvement through Environmental Leadership Act of 2011**

**§21178.**

The Legislature finds and declares all of the following:

- (a) The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) requires that the environmental impacts of development projects be identified and mitigated.
- (b) The act also guarantees the public an opportunity to review and comment on the environmental impacts of a project and to participate meaningfully in the development of mitigation measures for potentially significant environmental impacts.

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- (c) There are large projects under consideration in various regions of the state that would replace old and outmoded facilities with new job-creating facilities to meet those regions' needs while also establishing new, cutting-edge environmental benefits to those regions.
  - (d) These projects are privately financed or financed from revenues generated from the projects themselves and do not require taxpayer financing.
  - (e) These projects further will generate thousands of full-time jobs during construction and thousands of additional permanent jobs once they are constructed and operating.
  - (f) These projects also present an unprecedented opportunity to implement nation-leading innovative measures that will significantly reduce traffic, air quality, and other significant environmental impacts, and fully mitigate the greenhouse gas emissions resulting from passenger vehicle trips attributed to the project.
  - (g) These pollution reductions will be the best in the nation compared to other comparable projects in the United States.
  - (h) The purpose of this chapter is to provide unique and unprecedented streamlining benefits under the California Environmental Quality Act for projects that provide the benefits described above for a limited period of time to put people to work as soon as possible.

**§21180.**

For the purposes of this chapter, the following terms shall have the following meanings:

- (a) "Applicant" means a public or private entity or its affiliates, or a person or entity that undertakes a public works project that proposes a project and its successors, heirs, and assignees.
- (b) "Environmental leadership development project," "leadership project," or "project" means a project as described in Section 21065 that is one the following:
  - (1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that is certified as LEED gold or better by the United States Green Building Council and, where applicable, that achieves a 15-percent greater standard for transportation efficiency than for comparable projects. These projects must be located on an infill site. For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.
  - (2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.
  - (3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.
- (c) "Transportation efficiency" means the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or

recreational use project divided by the total number of employees, visitors, and customers.

**§21181.**

This chapter does not apply to a project if the Governor does not certify the project as an environmental leadership development project eligible for streamlining pursuant to this chapter prior to January 1, 2020.

**§21182.**

A person proposing to construct a leadership project may apply to the Governor for certification that the leadership project is eligible for streamlining provided by this chapter. The person shall supply evidence and materials that the Governor deems necessary to make a decision on the application. Any evidence or materials shall be made available to the public at least 15 days before the Governor certifies a project pursuant to this chapter.

**§21183.**

The Governor may certify a leadership project for streamlining pursuant to this chapter if all the following conditions are met:

- (a) The project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction.
- (b)
  - (1) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians, and helps reduce unemployment. For purposes of this subdivision, "jobs that pay prevailing wages" means that all construction workers employed in the execution of the project will receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code. If the project is certified for streamlining, the project applicant shall include this requirement in all contracts for the performance of the work.
  - (2)
    - (A) If the project is certified pursuant to this chapter, contractors and subcontractors shall pay to all construction workers employed in the execution of the project at least the general prevailing rate of per diem wages.
    - (B) Except as provided in subparagraph (C), the obligation of the contractors and subcontractors to pay prevailing wages pursuant to subparagraph (A) may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the project, or by an underpaid worker through an administrative complaint or civil action. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
    - (C) Subparagraph (B) does not apply if all contractors and subcontractors performing work on the project are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the project and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.



- (c) The project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation, as determined by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.
- (d) The project applicant demonstrates compliance with the requirements of Chapters 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable.
- (e) The project applicant has entered into a binding and enforceable agreement that all mitigation measures required pursuant to this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.
- (f) The project applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to Section 21185.
- (g) The project applicant agrees to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project pursuant to this division, in a form and manner specified by the lead agency for the project.

**§21184.**

- (a) The Governor may certify a project for streamlining pursuant to this chapter if it complies with the conditions specified in Section 21183.
- (b) (1) Prior to certifying a project, the Governor shall make a determination that each of the conditions specified in Section 21183 has been met. These findings are not subject to judicial review.
  - (2) (A) If the Governor determines that a leadership project is eligible for streamlining pursuant to this chapter, he or she shall submit that determination, and any supporting information, to the Joint Legislative Budget Committee for review and concurrence or nonconcurrence.
    - (B) Within 30 days of receiving the determination, the Joint Legislative Budget Committee shall concur or nonconcur in writing on the determination.
    - (C) If the Joint Legislative Budget Committee fails to concur or nonconcur on a determination by the Governor within 30 days of the submittal, the leadership project is deemed to be certified.
- (c) The Governor may issue guidelines regarding application and certification of projects pursuant to this chapter. Any guidelines issued pursuant to this subdivision are not subject to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

**21184.5.**

- (a) Notwithstanding any other law, except as provided in subdivision (b), a multifamily residential project certified under this chapter shall provide unbundled parking, such that private vehicle parking spaces are priced and rented or purchased separately from dwelling units.

- (b) Subdivision (a) shall not apply if the dwelling units are subject to affordability restrictions in law that prescribe rent or sale prices, and the cost of parking spaces cannot be unbundled from the cost of dwelling units.

§21185.

On or before July 1, 2014, the Judicial Council shall adopt a rule of court to establish procedures applicable to actions or proceedings brought to attack, review, set aside, void, or annul the certification of the environmental impact report for an environmental leadership development project certified by the Governor pursuant to this chapter or the granting of any project approvals that require the actions or proceedings, including any potential appeals therefrom, be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the court.

§21186.

Notwithstanding any other law, the preparation and certification of the record of proceedings for a leadership project certified by the Governor shall be performed in the following manner:

- (a) The lead agency for the project shall prepare the record of proceedings pursuant to this division concurrently with the administrative process.
- (b) All documents and other materials placed in the record of proceedings shall be posted on, and be downloadable from, an Internet Web site maintained by the lead agency commencing with the date of the release of the draft environmental impact report.
- (c) The lead agency shall make available to the public in a readily accessible electronic format the draft environmental impact report and all other documents submitted to, or relied on by, the lead agency in the preparation of the draft environmental impact report.
- (d) A document prepared by the lead agency or submitted by the applicant after the date of the release of the draft environmental impact report that is a part of the record of the proceedings shall be made available to the public in a readily accessible electronic format within five business days after the document is released or received by the lead agency.
- (e) The lead agency shall encourage written comments on the project to be submitted in a readily accessible electronic format, and shall make any comment available to the public in a readily accessible electronic format within five days of its receipt.
- (f) Within seven business days after the receipt of any comment that is not in an electronic format, the lead agency shall convert that comment into a readily accessible electronic format and make it available to the public in that format.
- (g) Notwithstanding paragraphs (b) to (f), inclusive, documents submitted to or relied on by the lead agency that were not prepared specifically for the project and are copyright protected are not required to be made readily accessible in an electronic format. For those copyright-protected documents, the lead agency shall make an index of these documents available in an electronic format no later than the date of the release of the draft environmental impact report, or within five business days if the document is received or relied on by the lead agency after the release of the draft environmental impact report. The index must specify the libraries or lead agency offices in which hard copies of the copyrighted materials are available for public review.
- (h) The lead agency shall certify the final record of proceedings within five days of its approval of the project.

- (i) Any dispute arising from the record of proceedings shall be resolved by the superior court. Unless the superior court directs otherwise, a party disputing the content of the record shall file a motion to augment the record at the time it files its initial brief.
- (j) The contents of the record of proceedings shall be as set forth in subdivision (e) of Section 21167.6.

§21187.

Within 10 days of the Governor certifying an environmental leadership development project pursuant to this section, the lead agency shall, at the applicant's expense, issue a public notice in no less than 12-point type stating the following:

"THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW."

The public notice shall be distributed by the lead agency as required for public notices issued pursuant to paragraph (3) of subdivision (b) of Section 21092.

§21188.

The provisions of this chapter are severable. If any provision of this chapter or its application is held to be invalid, that invalidity shall not affect any other provision or application that can be given effect without the invalid provision or application.

§21189.

Except as otherwise provided expressly in this chapter, nothing in this chapter affects the duty of any party to comply with this division.

§21189.1.

If, prior to January 1, 2021, a lead agency fails to approve a project certified by the Governor pursuant to this chapter, then the certification expires and is no longer valid.

§21189.2.

The Judicial Council shall report to the Legislature on or before January 1, 2017, on the effects of this chapter on the administration of justice.

§21189.3

This chapter shall remain in effect until January 1, 2021, and as of that date is repealed unless a later enacted statute extends or repeals that date.

Date

Oct 10, 2018

John Kahaim, Planning Director

