

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter from MPNA, PDMA, and UFCW Local 648 RE: 1600 Jackson
Date: Thursday, November 08, 2018 10:26:06 AM
Attachments: [MPNA.PDMA.UFCW 11.01.18 - Letter to Planning Commission.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Chris Gembinski [<mailto:chrisgembinski@gmail.com>]
Sent: Thursday, November 08, 2018 10:23 AM
Subject: Letter from MPNA, PDMA, and UFCW Local 648 RE: 1600 Jackson

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

Dear Planning Commission,

I wanted to make sure you had an opportunity to review the attached letter prior to this afternoon's meeting from the Middle Polk Association (MPNA), Polk District Merchants Association (PDMA), and United Food and Commercial Workers (UFCW Local 648) regarding 1600 Jackson Street project.

Please contact me if you have any questions.

Thank you,

Chris Gembinski
MPNA Chair
916-300-5704

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street
Date: Thursday, November 08, 2018 10:19:22 AM
Attachments: [1600 Jackson Street - Vargas PDMA 11-8 comment letter.pdf](#)

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From: Joshua S. Devore [mailto:jdevore@dpf-law.com]
Sent: Thursday, November 08, 2018 9:39 AM
To: Foster, Nicholas (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Thomas Adams; Louise Mercier
Subject: RE: 1600 Jackson Street

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

Dear Commissioners, Mr. Ionin and Mr. Foster:

Further to our prior comments of April 18 and 25, please find attached further correspondence on behalf of our clients, Tony Vargas and the Polk District Merchants Association, in opposition to the 1600 Jackson Street project. We apologize for the last-minute nature of the submission, and appreciate your consideration of our submissions.

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

T: 707.252.7122 | [JDEVORE@DPF-LAW.COM](mailto:jdevore@dpf-law.com)

From: Joshua S. Devore
Sent: Wednesday, April 25, 2018 2:27 PM
To: 'nicholas.foster@sfgov.org'; 'commissions.secretary@sfgov.org'; 'richhillissf@gmail.com'; 'myrna.melgar@sfgov.org'; 'planning@rodneyfong.com'; 'milicent.johnson@sfgov.org'; 'joel.koppel@sfgov.org'; 'kathrin.moore@sfgov.org'; 'dennis.richards@sfgov.org'
Cc: Thomas Adams; Louise Mercier
Subject: 1600 Jackson Street

Dear Commissioners, Mr. Ionin and Mr. Foster:

Further to our email below, please see the attached supplemental comment letter on behalf of our client, Tony Vargas, related to tomorrow's noticed hearing for the subject property.

We have also attached a copy of our prior submission for your reference. Please let us know if you have any questions.

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

T: 707.252.7122 | JDEVORE@DPF-LAW.COM

From: Joshua S. Devore

Sent: Wednesday, April 18, 2018 3:16 PM

To: 'nicholas.foster@sfgov.org'; 'commissions.secretary@sfgov.org'; 'richhillissf@gmail.com'; 'myrna.melgar@sfgov.org'; 'planning@rodneyfong.com'; 'milicent.johnson@sfgov.org'; 'joel.koppel@sfgov.org'; 'kathrin.moore@sfgov.org'; 'dennis.richards@sfgov.org'

Cc: Thomas Adams; Louise Mercier

Subject: 1600 Jackson Street

Dear Commissioners, Mr. Ionin and Mr. Foster:

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

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

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

DICKENSON, PEATMAN & FOGARTY

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For current wine industry news, visit www.lexvini.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods hearing--November 8th
Date: Thursday, November 08, 2018 10:18:58 AM

*Jonas P. Ionin,
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www.sfplanning.org

From: Paula Bruin [<mailto:paulabruin@sbcglobal.net>]
Sent: Thursday, November 08, 2018 10:12 AM
To: Secretary, Commissions (CPC)
Subject: Whole Foods hearing--November 8th

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

To all the commissioners:

I fully support the use of the former Lombardi's building for a full-service grocery (Whole Foods Market). I believe the Polk Street corridor has too many empty buildings and is presently in a very shabby condition. I am a resident/owner at 1650 Jackson St.

Paula Bruin

RichHillsSF@gmail.com
myrna.melgar@sfgov.org
planningrodneyfong.com
milicent.johnson@sfgov.org
joel.koppel@sfgov.org
kathrin.moore@sfgov.org
dennis.richards@sfgov.org
John.Rahaim@sfgov.com
Nicolas.Foster@sfgov.org
Aaron.Peskin@sfgov.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please continue hearing on 650 Divisadero
Date: Thursday, November 08, 2018 10:18:35 AM

*Jonas P. Ionin,
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From: Renee Curran [mailto:sfmeancat@yahoo.com]
Sent: Thursday, November 08, 2018 10:18 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC)
Cc: affordabledivis@gmail.com
Subject: Please continue hearing on 650 Divisadero

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

Planning Commission,

I support affordable housing for my neighborhood, done right.

Please continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,

Renee Curran

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 650 Divisadero
Date: Thursday, November 08, 2018 10:18:21 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: May, Christopher (CPC)
Sent: Thursday, November 08, 2018 10:14 AM
To: Gus Hernandez; planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC)
Cc: affordabledivis@gmail.com; Gordon-Jonckheer, Elizabeth (CPC)
Subject: RE: Opposition to 650 Divisadero

Hi Gus,

My staff report clearly states that “**More than one hundred additional emails** were received from members of the community requesting that the Commission continue the item to a later date in order to allow Supervisor Brown’s pending legislation, which proposes to increase the amount of required affordable housing units in this project, to be enacted by the Board of Supervisors.”

“More than one hundred” would seem to me to adequately summarize the 95 emails you are describing.

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Gus Hernandez <gushernandez1@gmail.com>
Sent: Thursday, November 08, 2018 10:10 AM
To: May, Christopher (CPC) <Christopher.May@sfgov.org>; planning@rodneyfong.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; richhillissf@yahoo.com; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>

Cc: affordabledivis@gmail.com

Subject: Opposition to 650 Divisadero

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

Dear Chris and Planning Commissioners,

I went through the hearing packet and counted at least **95 emails** that have the subject line "I Oppose 650 Divisadero" or "Oppose approval of 650 Divisadero." But they were not indicated as opposition in the executive summary. Please correct this error.

I also noticed the following letters missing, attached here.

-Harvey Milk Club letter in opposition

-Sierra Club letter opposing CEQA exemption dated March 2018 (attached)

-Letter from Mark Kessler, historian, requesting reconsideration of CEQA exemption

Gus

March 13th, 2018

Dear San Francisco Planning Commission:

We write to you today in opposition of the proposed project for 650 Divisadero Street.

San Francisco is experiencing a housing affordability crisis like never before. The City has reached and surpassed the target for market rate housing for 2022 by 200%; yet there is clearly no need for additional market rate housing in San Francisco.

In response to the density giveaway provided in 2015, which allowed this project to grow from 16 to 66 units with no increase in the rate of on-site affordable units, Affordable Divis held community meetings and a neighborhood forum to create the Divisadero Community Plan. This Plan, devised by neighbors and community members, calls for half of new housing units on Divisadero Street to be affordable. However, out of the total 66 units, the proposed project for 650 Divisadero would include only 9 affordable housing units and a staggering 57 units of market rate housing. Without an increase in on-site affordable housing, the 650 Divisadero project is neither necessary nor desirable for the community.

We stand with Affordable Divis in their request for more on-site affordable housing for this project, and we oppose the proposed project for 650 Divisadero until it meets the on-site affordable housing needs of the community as outlined by Affordable Divis and the Divisadero Community Plan.

For these reasons, the Executive Board of the Harvey Milk LGBTQ Democratic Club strongly encourages you to agree to the on-site affordable housing requirements for 650 Divisadero

proposed by Affordable Divis.

Signed,

The Harvey Milk LGBTQ Democratic Club Executive Board

March 29, 2018

RE: Opposition to Categorical CEQA exemption for 650 Divisadero project

Sierra Club supports infill development. We also support proper evaluation of potential environment impacts per the California Environmental Quality Act (CEQA) as well as the inclusion of affordable housing to prevent sprawl development in rural areas.

Unfortunately, the categorical exemption at 650 Divisadero is not authorized by CEQA, particularly because the site was used for decades as an automotive repair facility, long before modern standards of pollution control were in effect. The proposal at 650 Divisadero requires full CEQA review and the impacts of development fully analyzed. Aside from the non-compliance CEQA, we are also concerned that the proposal does not include enough affordable housing.

We point out the following facts regarding the need for an environmental impact report:

- In the Categorical Exemption document, the Planning Department states that hazardous materials exist on the site, and that the proposed demolition would not “substantially” alter existing groundwater quality. SFPUC is adding groundwater into the San Francisco drinking supply.
- Per CEQA, a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.
- A building can be considered a historical resource if it meets one of four criteria: If the property is associated with a historically significant event (Criterion 1), person (Criterion 2), or architectural style (Criterion 3), or if there is potential to gather historically significant information from the site (Criterion 4).
- The Planning Department affirms that this project meets Criterion 3: “While the building was not surveyed in the Van Ness Auto Row Survey, based on the historical use and age of the building it is a moderately early example of the second most important group of auto-related facilities established by the study. In addition, the building was referenced in two prior publications, The Architect & Engineer and The Early Public Garages of San Francisco. Thus, the building appears to be a significant individual resource under Criterion 3.”
-

In summary, Hazardous materials and water quality are issues that can be examined in an Environmental Impact Report. The impacts of demolishing a historic resource should be fully analyzed.

In addition, the project as proposed calls for 9 units of affordable housing out of a total of 66 units. This is an inadequate amount of affordable housing and does not further San Francisco's share of regional affordable housing. It also does not meet the late Mayor Ed's Lee's goal of half of all new housing being affordable.

In addition to the need for an EIR, the Sierra Club believes that more affordable housing at this project should be required in exchange for the density deregulation from the NCT rezoning in 2015.

Sincerely,

John Rizzo
Sierra Club Chapter Executive Committee

Mark Kessler
San Francisco, CA

June 30, 2017

San Francisco Department of City Planning
Christopher May, Planner
christopher.may@sfgov.org
Re: 650 Divisadero Street
Case No.: 2013.1037E

Dear Mr. May,

I am opposed to the proposed development at 650 Divisadero. I believe that the San Francisco Planning Department (SFPD) erred in its determination that the existing garage lacks the integrity to qualify as a historical resource. Additionally--and in consideration of the impending loss of the garage--SFPD compounded its error in settling for the required minimum of affordable housing units.

I am a San Francisco resident, California architect, and author of a book devoted to these early garages. My discussion of this garage is cited in the "Historic Resource Evaluation Response" in support of SFPD's conclusion that the garage is individually significant under California Register Criterion 3.

The SFPD finding that the building lacks integrity is attributed to facade alterations that damage original elements (Figs 1-2). I do not agree that the damage reaches this critical threshold. While the changes are visually horrific--ruining the facade's symmetry and rhythm of alternating solid and void bays--they are ultimately superficial.

The form of the head building, including its roof profile and facade subdivisions (attic story and end-bay projections), has survived. Moreover, the facade's southern end bay retains its integrity, providing intact examples of the facade's essential ornamental elements and character defining features (Fig 3). Due to this circumstance, and the symmetry of the original composition, the opposite end bay (and matching bay facing Grove) can be accurately reconstructed. The ornamental shafts of the attic pilasters--many of which are simply obscured beneath coats of paint--can be stripped and/or repaired.

The three middle bays of the original ground floor served as crucial compositional (and functional) elements, but were always plain. Two of the three bays were open voids, requiring little more than demolition to restore. (The original heads and jambs of the storefront and south garage door opening remain inscribed on the facade.)

Beyond the details however, the strict application of the Secretary of Interior's Standards and Guidelines to this facade is unfortunate, as that document does not anticipate a building type like this. To judge this facade on its ability to convey its

significance through a preponderance of original construction is to misunderstand the source and nature of that significance. The importance of this facade is not located in revelatory building materials, crafts, or construction technologies. Rather, its architectural and cultural/historical significance resides in Baumann's ironic application of formal, academic design to this new utilitarian building type. Material authenticity is beside the point when the design conceptualization is predicated on billboard-like simulations of other building types (train stations) and materials (stucco scored to look like masonry). It's wrongheaded to conclude that this garage lacks integrity--and is therefore disposable--because much of its stucco and stock ornamentation are not original. New or old stucco performs equally well in conveying the true significance of the facade.

While reconstructing the end bays (that form the northwest corner) is not an ideal mode of preservation, it is not difficult to convey that one end bay is original while the others are reproductions. Certainly this solution, which honestly leverages original construction, is preferable to losing the entire structure.

The rendering of the project sponsor's original 16-unit design demonstrates the staying power of the garage's architectural integrity. Despite the introduction of design modifications that accommodate the change in use, the garage maintains its form, materials, schematic composition, and general character. Implicitly, this design recognizes the presence of an historical resource. This solution is also preferable to losing the entire structure.

Realistically I know that the garage will be demolished, regardless of its designation as a historical resource. The key issue then becomes, what does the City realize in return for approving the demolition of this important building? What needs are addressed through the replacement? Elsewhere I have written, "In some instances, as in the construction of affordable housing in the Tenderloin [or in this case, NoPa], we may decide that the loss of a garage is in our best interest."¹ Affordable housing is indeed an urgent need. Enhancement of the City's supply of affordable housing is a priority of the General Plan, and a mandate of the Planning Department.

The current design calls for 66 units; 9 of these are affordable, as required by law. However, most projects that conform to this law do not hinge upon the loss of a cultural and architectural artifact. The original 16-unit project offers many relative advantages: the preservation of the garage; its adaptive reuse to retail; and, the setback of the residential block, which maintains the scale, bulk and character of the architecture on Divisadero Street. If the 16-unit proposal was profitable, the 66-unit development is likely to be significantly more so. In exchange for granting this large expansion in project scope (encompassing the demolition of the garage), the City can and should act upon its mandate to enhance affordable housing and require more than the minimum number of affordable units.

I urge SFPD to reconsider its evaluation of the garage at 650 Divisadero, acknowledge its significance as a historical resource, and require additional units of affordable housing, especially in consideration of the garage's demise.

Thank you.

Sincerely,
Mark Kessler

Associate Professor
Department of Design, UC Davis

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); 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 SIGNS MINIMUM COMPENSATION ORDINANCE TO GIVE RAISE TO SOME OF SAN FRANCISCO'S LOWEST PAID WORKERS
Date: Thursday, November 08, 2018 9:38:22 AM
Attachments: [11.7.18 MCO Signing.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Wednesday, November 07, 2018 1:13 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS MINIMUM COMPENSATION ORDINANCE TO GIVE RAISE TO SOME OF SAN FRANCISCO'S LOWEST PAID WORKERS

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

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

**MAYOR LONDON BREED SIGNS MINIMUM
COMPENSATION ORDINANCE TO GIVE RAISE TO SOME
OF SAN FRANCISCO'S LOWEST PAID WORKERS**

In-home supportive care workers and nonprofit workers under City contracts receive wage increase

San Francisco, CA — Mayor London N. Breed today signed legislation increasing wages for in-home supportive service (IHSS) workers and nonprofit workers under City contracts, who are among the lowest paid workers in San Francisco. This legislation comes after an agreement was reached following weeks of collective negotiations between Mayor Breed, the Board of Supervisors, and labor leaders.

“This is about making sure that we remain a city for people of all incomes and backgrounds,” said Mayor Breed. “These workers care for many of our most vulnerable residents and 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. I want to thank our labor partners and the Board of Supervisors for their collaboration on this issue.”

The legislation will enact amendments to the Minimum Compensation Ordinance (MCO) to phase-in an hourly wage increase of \$3.75 above the current wage being received by 20,000 IHSS workers over the next five years. This represents a 25% increase from the current wage received by IHSS workers, who collectively care for 22,000 low-income seniors and individuals with disabilities in San Francisco. Additionally, the legislation will increase the hourly wage by \$1.50 for certain City-contracted nonprofit workers who provide important support services to many of our most vulnerable residents, representing a 10% wage increase from their current levels.

“This is not only the morally right thing to do for this largely immigrant and woman of color workforce, this is smart city planning that will benefit all San Franciscans,” said Supervisors Sandra Fewer and Hillary Ronen, who were the lead sponsors of the legislation. “San Francisco’s senior population is exploding and is expected to increase by 69% between 2010 and 2030. We only have 29 residential care beds for every 1,000 seniors. Already, half of shelter residents are over 50 years old and the nonprofit and home care industries can’t hire enough workers to meet demand today. This raise is essential to keep these critical workers. Thank you to Mayor Breed for working with us to make it happen.”

The City Controller will also convene a working group with nonprofit organizations, City Departments, and labor representatives in the coming months to discuss and work to address wage equity and compaction issues nonprofit organizations may face in implementing amendments to the MCO.

“We want to recognize Mayor Breed and the San Francisco Board of Supervisors for taking an important step in recognizing the contributions of home care providers and non-profit workers in San Francisco,” said Arnulfo De La Cruz, SEIU Local 2015 Executive Vice President. “Home care providers are struggling to make ends meet. Instead of having to relocate, it’s important that providers be able to stay in their communities so that they can provide care to the seniors and people with disabilities who depend on them. We believe this ordinance is an important first step in achieving that and thereby protecting the dignity and respect of our most vulnerable residents.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT*** MAYOR LONDON BREED ON STATE'S DECISION TO DELAY VOTE ON BAY-DELTA PLAN
Date: Thursday, November 08, 2018 9:38:12 AM
Attachments: [11.7.18 Bay Delta Vote Delay.pdf](#)
[11.6.18 Governor Brown, Lt. Governor Newsom Bay Delta Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Wednesday, November 07, 2018 1:37 PM
To: Press Office, Mayor (MYR)
Subject: *** STATEMENT*** MAYOR LONDON BREED ON STATE'S DECISION TO DELAY VOTE ON BAY-DELTA PLAN

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

***** STATEMENT*****
**MAYOR LONDON BREED ON STATE'S DECISION TO
DELAY VOTE ON BAY-DELTA PLAN**

“I want to thank the State Water Resources Control Board for their decision today to delay voting on an update to the Bay-Delta Plan.

I am supportive of taking a collaborative approach whenever possible to find solutions to the issues we face. Like Governor Brown and Governor-Elect Newsom, I believe the best solution to this problem will come from voluntary negotiated agreements with the State that will deliver the best results for both the ecosystem of the Bay Delta and the residents of San Francisco. By delaying a vote today to pursue these alternatives, we can avoid lengthy and costly litigation that would significantly harm efforts to strengthen the Bay Delta environment.

I look forward to continue working with our state and local leaders on a solution that restores the vibrant fish and wildlife habitats of the Bay Delta while ensuring water reliability for 2.7 million Bay residents who depend upon this vital natural resource. I am confident that we will find an answer that positively serves our environment and our residents.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:36:36 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Lisa Awbrey [<mailto:weegreenmea@gmail.com>]
Sent: Wednesday, November 07, 2018 10:57 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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

Planning Commission,

We support affordable housing for our neighborhood, done right. Over 500 community members and local residents have organized and pressed the developers of the projects at 650 and 400 Divisadero for higher levels of truly affordable units, but our efforts have so far fallen on deaf developer ears.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,
Lisa Awbrey

Sent from my iPad

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition of Whole Foods/365=Amazon at Jackson and Polk
Date: Thursday, November 08, 2018 9:36:33 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Teresa Nittolo [mailto:tnittolo@sbcglobal.net]
Sent: Wednesday, November 07, 2018 11:43 AM
To: Secretary, Commissions (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS); Breed, Mayor London (MYR)
Subject: Opposition of Whole Foods/365=Amazon at Jackson and Polk

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

Dear Commissioners,

This Thursday we meet again as the Whole Foods/365= Amazon hearing continues. I've spoken numerous times, in opposition as a small business owner on Polk Street for 28 years. I wanted to personally thank you all for taking the time to look at this project from both sides. I'm sure decisions such as these can be overwhelming at times..

One of the Commissioners, said he went around to areas in our city, where similar projects were approved and some businesses were down as much as 30%. I couldn't survive with this kind of loss, and I know many of my neighbors could not as well. Could you? We need to keep our district, a diverse street and not a homogenized version. Please think about the negative impact. Rick from Cole hardware said it best, approval could be " unleashing a trojan horse." I fear this is a true statement. Originally this project was supposed to be a Whole Foods/365 now it's a full service grocery store not too far from the other location. What about the mention of

selling “just a few accessories on the second floor” what type of accessories? Now the project sponsors are back with their latest proposal of 8 units of housing, this is a weak attempt to appease our much needed housing situation. I feel that if this project is approved it could be the stepping stone needed, for Amazon to try and dominate our city.

Last week, I went to many business (inspired by the commissioners that did the same) on Polk Street to hear why they would, or wouldn't support Whole Foods 365/Amazon, most opposed. Some responses; businesses afraid, not being able to compete, concern Amazon potentially renting other vacant storefronts, lunch spots already struggling and now with the thought of this, traffic congestion, less parking for their customers, etc, etc,...We need to look at this, long term. Maybe my business will not be affected in a negative way, but many will. People complain about the blight of this empty location, what happens when smaller businesses are forced to close? More empty storefronts...I remain in solidarity with small business owners as they are the footprint of the Polk St corridor, here and throughout our city, even through our struggles, we continue to operate and keep San Francisco diverse, interesting and vibrant. This is what community is about, not corporate big box stores... I've read multiple articles showing the detrimental effects that Amazon has had on small businesses. It's impossible for me as a small business to support a company that has made most of their money, undercutting businesses such as the ones that outline our communities, paying employees low wages, and avoiding paying many taxes.

This city needs affordable housing. One of my employees commutes from Oakland, she would love to be able to live in the city but cannot afford to. San Francisco is changing, not for the best, part of this problem is many residents have been displaced by bigger companies coming in, revitalizing areas and those on lower incomes have nowhere to go. I'm hopeful, Thursday a decision will be made keeping this small business corridor intact. We need the help of officials in San Francisco to look out for the smaller businesses and the lower and middle class population that find it more and more challenging to live and have businesses here... There are many other locations in the city that would be more appropriate for this project and it's not in a small business zone. I support housing and community over convenience. Please oppose this proposal on Thursday.

Thank you for your time,
Teresa Nittolo

Belle Cose & Molte Cose
2036 Polk Street
San Francisco, CA 94109
415-474-3494

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:36:29 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Lea Burkenroad [<mailto:lrburkenroad@gmail.com>]
Sent: Wednesday, November 07, 2018 12:49 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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

Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:34:55 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: katherine riley [mailto:riley_katherine@yahoo.com]
Sent: Wednesday, November 07, 2018 1:01 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,
Katherine
Neighborhood resident since 2002, Mom, Teacher, concerned citizen

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:34:26 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Quintin Mecke [mailto:q.mecke@gmail.com]
Sent: Wednesday, November 07, 2018 1:15 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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

Dear Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero, you did it repeatedly for CorePower yoga so how about you try siding with the community for once.

Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Letter of Opposition to 3637-3657 Sacramento St. Project
Date: Thursday, November 08, 2018 9:34:14 AM
Attachments: [LetterOfOpposition3637-3657SactoSt.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: John Beverly Jones [mailto:jbev@me.com]
Sent: Wednesday, November 07, 2018 1:26 PM
To: Secretary, Commissions (CPC)
Subject: Letter of Opposition to 3637-3657 Sacramento St. Project

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

To Whom it May Concern - I am attaching our letter of opposition to the proposed project at 3637-3657 Sacramento St. As you will see, we are deeply concerned about the devastating effect this construction will have on the neighborhood. I would like the attached letter entered in the notes of the Thursday 11/08 hearing on the proposed building. Please feel free to contact me with any questions. I also would like to be kept informed on any further developments regarding the permitting of this ill-conceived project.

Best Regards,
J.B. Jones
Managing Partner Atelier Associates
3625 Sacramento St.

John Beverly Jones
3562 Moore St.
Los Angeles, CA 90066
m: [310.463.7333](tel:310.463.7333)
h: [310.390.4544](tel:310.390.4544)
jbev@me.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc:
Subject: FW: Continue the hearing for 650 Divisadero per the neighborhoods request.
Date: Thursday, November 08, 2018 9:33:31 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
www.sfplanning.org

From: Aaron Goodman [mailto:amgodman@yahoo.com]
Sent: Wednesday, November 07, 2018 2:30 PM
To: Secretary, Commissions (CPC)
Subject: Continue the hearing for 650 Divisadero per the neighborhoods request.

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

Planning Commission,

We support affordable housing for our neighborhood, done right. Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th. Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,

Aaron Goodman D11

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue Hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:33:04 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: David Woo [mailto:davidgwoo@gmail.com]
Sent: Wednesday, November 07, 2018 3:17 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC)
Cc: affordabledivis@gmail.com
Subject: Continue Hearing for 650 Divisadero

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

Dear Commissioners,

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

The community has and continues to be ignored, but we continue to organize because affordability matters in our community. Continue 650 Divisadero.

Thank you,

David Woo

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed 365 in Lombardi's
Date: Thursday, November 08, 2018 9:32:57 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Michelle Callarman [mailto:mcpolkadot@gmail.com]
Sent: Wednesday, November 07, 2018 3:39 PM
To: Secretary, Commissions (CPC); HillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Fwd: Proposed 365 in Lombardi's

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

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

From: **Michelle Callarman** <mcpolkadot@gmail.com>
Date: Wednesday, October 3, 2018
Subject: Proposed 365 in Lombardi's
To: "Commissions.secretary@sfgov.org" <Commissions.secretary@sfgov.org>, "HillisSF@gmail.com" <HillisSF@gmail.com>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "planning@rodneymfong.com" <planning@rodneymfong.com>, "milicent.johnson@sfgov.org" <milicent.johnson@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "john.rahaim@sfgov.org" <john.rahaim@sfgov.org>, "nicholas.foster@sfgov.org" <nicholas.foster@sfgov.org>

Dear commissioners,

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

I do not want Amazon in the neighborhood that provides my livelihood and provides

individuality, warmth and color to SF. Make no mistake, Amazon is the Death Star and has its destructive force pointed directly at already struggling small business.

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

Thank you for considering my heartfelt plea!

Sincerely,
Michelle Callarman

Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter Opposed to the 365 Store at Polk and Jackson Streets:
Date: Thursday, November 08, 2018 9:32:46 AM
Attachments: [updated letter 365 store .docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Elaine Tanzman [mailto:ettanzman@yahoo.com]
Sent: Wednesday, November 07, 2018 4:15 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Foster, Nicholas (CPC); Rahaim, John (CPC); Secretary, Commissions (CPC)
Subject: Re: Letter Opposed to the 365 Store at Polk and Jackson Streets:

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

Dear Commissioners and city planners:

Please see the attached letter:

Thanks,

Elaine Tanzman

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:32:30 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Monica Herbert [mailto:monicaherbert@hotmail.com]
Sent: Wednesday, November 07, 2018 4:26 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,

Monica Herbert
monicaherbert@hotmail.com
(415) 602-6679

"If I am not for myself, who will be for me? But if I am only for myself, what am I? And if not now, when?"

—[Hillel the Elder](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Revised letter opposed to the 365 Store
Date: Thursday, November 08, 2018 9:32:21 AM
Attachments: [updated-2 letter 365 store .docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Elaine Tanzman [mailto:ettanzman@yahoo.com]
Sent: Wednesday, November 07, 2018 4:34 PM
To: Rahaim, John (CPC); Secretary, Commissions (CPC); Foster, Nicholas (CPC); Rich Hillis; Richards, Dennis (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)
Subject: Re: Revised letter opposed to the 365 Store

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Elaine Tanzman

On Wednesday, November 7, 2018, 4:33:28 PM PST, Elaine Tanzman <ettanzman@yahoo.com> wrote:

Dear Commissioners and city planners:

Please see this revised letter opposing this store.

Thanks,

Elaine Tanzman

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: 650 divis
Date: Thursday, November 08, 2018 9:32:12 AM
Attachments: [Continue the hearing for 650 Divisadero.msg](#)
[Continue the hearing for 650 Divisadero.msg](#)
[Stop Ignoring our Community!.msg](#)
[Continue the hearing for 650 Divisadero.msg](#)
[650 Divisadero.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:31:13 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Jennifer Liu [mailto:jferliu@gmail.com]
Sent: Thursday, November 08, 2018 1:29 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,
Jennifer Liu, Native San Franciscan

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:31:03 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Shannon Bolt [mailto:shannon.e.bolt@gmail.com]
Sent: Thursday, November 08, 2018 1:46 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,
Shannon Bolt

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the 650 Divisadero hearing until legislation is finalized.
Date: Thursday, November 08, 2018 9:30:43 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hugo Kobayashi [mailto:sffishhead@yahoo.com]
Sent: Thursday, November 08, 2018 7:40 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the 650 Divisadero hearing until legislation is finalized.

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

Planning Commission, We support affordable housing for our neighborhood, done right. Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th. Stop ignoring our community! Continue the hearing for 650 Divisadero. Thank you,

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero!!!
Date: Thursday, November 08, 2018 9:30:35 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hugo Kobayashi [mailto:sffishhead@yahoo.com]
Sent: Thursday, November 08, 2018 7:42 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero!!!

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

Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero!!!

Thank you,

Hugo Kobayashi

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Opposition - 1600 Jackson St., - Amazon 365
Date: Thursday, November 08, 2018 9:30:20 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
www.sfplanning.org

From: Vasu Narayanan [mailto:vasu@realfoodco.com]
Sent: Thursday, November 08, 2018 8:04 AM
To: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC); Rich Hillis; Richards, Dennis (CPC); planning@rodneyfong.com; christine.d.johnson@sfgov.org; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC); Johnson, Milicent (CPC); Kim, Jane (BOS); Board of Supervisors, (BOS)
Subject: Letter of Opposition - 1600 Jackson St., - Amazon 365

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

Dear Commissioners and Supervisor Peskin

My name is Vasu Narayanan and I recently acquired Real Foods on Polk. I have owned and operated grocery stores in many parts of the Bay Area, over the past 20 years and have personally experienced the damaging effect of Whole Foods opening in the vicinity of my businesses. I am against the Whole Foods 365 project proposed for 1600 Jackson St. I hope the planning commission will take a leadership role in being a champion for housing and protecting small businesses and communities and allow larger companies to operate only in appropriate surroundings.

Some key points

- 1) Empty building – no dislocation of tenants – sufficient housing with bonus for 30% affordable housing and still can accommodate retail
- 2) Existing retailers in the neighborhood can continue to invest and grow and thrive and NOT become Zombie businesses causing many to lose employment (if you allow Whole Foods 365 to open here)
- 3) This location alone will have enough selling square footage to match all the 16 retail spaces on both sides of Polk St. between Vallejo and Broadway (except

Walgreens), meaning Whole Foods would be effectively given enough space to cover a full two sided block to overpower and destroy small businesses in the vicinity.

4) The major supporters come from Russian Hill farther away from the location than people close by – except tenants from next door who fear losing views and wrongly think low income housing is what will come there thus affecting their real estate values.

5) There are plenty of grocery options here – only a few blocks away and also lots of delivery options. This neighborhood has not suffered from lack of grocery options.

6) Most small businesses are owner operated and single employee - hence most people are unable to attend the hearing in person. So the true opponents are substantially more than the supporters lobbied by Whole Foods.

7) At least 50 nearby businesses will be detrimentally impacted – we have already seen this at other locations where Whole Foods has opened with the city.

8) An opportunity to expand housing here will be forgone for ever if the current application goes through.

9) Developer has not responded to multiple overtures by merchants and locals who suggested a Special Utility District option and/or full size retail below new housing development.

10) Proposing 8 market rate units vs. possible 80+ units is an insult – Also, the developer's statement that housing is not viable is categorically wrong, given analyses by other developers.

11) So many local manufacturers and wholesalers have been hurt by Amazon discontinuing businesses with local players and centralizing buying nationwide. This trend will only get worse as they consolidate their ever expanding line of Amazon Go, Amazon star, Whole Foods and Whole Foods 365 and choke smaller businesses.

Please don't squander this opportunity to do the right thing. Expand housing, preserve the neighborhood character, let small business grow and thrive and everyone will be better off – including the developer.

Respectfully

Vasudev Narayanan

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 9:29:55 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Denis Mosgofian [<mailto:denismosgofian@gmail.com>]
Sent: Thursday, November 08, 2018 8:41 AM
To: Rodney Fong; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); Rich Hillis; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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

Dear Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

And please, stop approving market rate developments until and unless affordable housing for low, moderate and middle income folks can afford the housing being approved. All projects should be required to build 33% - 50% of units as affordable.

Thank you,

Denis Mosgofian
District 5
San Francisco

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Potrero Power Station Mixed Use Case 2017-011878ENV
Date: Thursday, November 08, 2018 9:29:52 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Dennis Hong [mailto:dennisj.gov88@yahoo.com]
Sent: Thursday, November 08, 2018 8:50 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Schuett, Rachel (CPC); Gibson, Lisa (CPC); Kim, Jane (BOS); Breed, London (MYR); Marlia.Cohen@sfgov.org
Subject: Potrero Power Station Mixed Use Case 2017-011878ENV

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

Good morning Honorable Members of the SF Planning Commission. I'm sorry I will be unable to attend this mornings 11/08/2018 meeting. However, I fully support item number 13 on your agenda – **DEIR - 2017-011878ENV - POTRERO POWER STATION – Draft Environmental Impact Report**. I'm currently reviewing this DEIR and as noted, I will submit my comments to this DEIR by November 19, 2018. Both the Developer and the San Francisco Planning Department has done a fine job with this Document. Let me rough in my initial comments.

Your Recommendation; Review and Comments, good or bad - can help in expediting the RTC process and getting a final Certification.

This Mixed use Project shows great promise. This area has several major, if not many other projects both in the pipeline and under review. All these projects will help this semi blighted area in it's revitalization. This includes Table 2-1 on pages 2-14 of Volume 1 which pretty much says it all – a well thought out Project from the Developer with a good use of retail and office space, 2,682 housing units, hotel, PDR and more. Wow where else can you get so many units to be added to the our City?

I see this as another ideal project that will bring so much additional housing, retail, office, PDF and other mixed use to this area. Just think per table 2-1 it shows an additional 2,682 housing units from this Project alone.

I hope we do not loose the opportunity to get this project approved. Only because I feel that these Developers are moving on with their projects some where else, only because so much time passes on with this process, construction costs keep rising and it hurts their bottom line.

Okay, as usual, said enough, more of my comments will be submitted later. I'm a resident of San Francisco for more than 74 Plus years. Now retired. Can I have everyone's support on this Project too? If you have any question regarding my email, please reach out and let me know what your concerns are.

Please include this as part of the DEIR Document/file.

Honorable Commissioners with all that said, can I have your support and any comments to help expedite this project thru the system, as I believe it will help with the RTC.

Best, Dennis

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Pre-Application Letter of Support for 1355 Fulton
Date: Wednesday, November 07, 2018 10:26:53 AM
Attachments: [HAND Pre-Application Letter of Support for 1355 Fulton \(2\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: HAND [<mailto:hand4sf@gmail.com>]
Sent: Wednesday, November 07, 2018 10:22 AM
To: Ionin, Jonas (CPC)
Cc: Hand4sf; BrownStaff; Brown, Vallie (BOS)
Subject: Pre-Application Letter of Support for 1355 Fulton

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

Mr. Ionin,
Please see the attached community letter of support on behalf of the members of Haight-Ashbury Neighbors for Density (HAND) in favor of the proposed project at 1355 Fulton. We believe this project is an excellent example of transit-oriented development with zero displacement and we urge the Planning Commission to quickly approve it.

Best,

--

Haight Ashbury Neighbors for Density

To opt out of future emails, respond to this email with "unsubscribe"

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods, Polk and Jackson
Date: Wednesday, November 07, 2018 10:03:48 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: John J. Riley [<mailto:johnjriley@mindspring.com>]
Sent: Wednesday, November 07, 2018 10:03 AM
To: Secretary, Commissions (CPC); Commission President Rich Hillis; Melgar, Myrna (CPC); Commissioner Fong; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Whole Foods, Polk and Jackson

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

Dear Members of the Planning Commission, and Staff:

I am writing in support of the proposed Whole Foods project at Polk and Jackson (Russian Hill), in San Francisco.

As a resident of the neighborhood for many, many years, I think the project provides the neighborhood with something it desperately needs: A reliable place to shop for organic foods. (Real Food Company used to be that place, but has neglected its duty to the neighborhood for about 5 years by bleeding its Filmore/Filbert location to a slow death, while cocurrently understocking its shelves on Polk.) We need a place we know we can go to that won't be out of milk, butter, whatever. And more, a good grocery store to which we can walk.

I'd also like to point out that we need to fill that space with a thriving market that will generate foot traffic on Polk Street, which will inure to the benefit of other merchants. It's a dead zone now.

A final comment: I don't understand why this is taking so long when the need is so apparent. The market should already be up and running. (Out of respect, I'm tempering my frustration with the delay.)

Thank you for your consideration.

John Riley

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please approve 1600 Jackson at Hearing Thursday, November 8th
Date: Wednesday, November 07, 2018 10:03:44 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: gloriart8003@sbcglobal.net [<mailto:gloriart8003@sbcglobal.net>]
Sent: Wednesday, November 07, 2018 10:02 AM
To: Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)
Subject: Please approve 1600 Jackson at Hearing Thursday, November 8th

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

Dear Commissioners,

As a resident of 1650 Jackson Street, I SUPPORT the Whole Foods 365 for the former Lombardi space at 1600 Jackson and ask you to approve this much needed addition to our neighborhood.

Thank you,

Gloria Allen
Owner/ Resident Apartment 605 since 2001

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street Whole Foods 365 CUP
Date: Wednesday, November 07, 2018 9:58:05 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
www.sfplanning.org

From: Karen Dold [mailto:trattratt@aol.com]
Sent: Wednesday, November 07, 2018 9:56 AM
To: Ionin, Jonas (CPC)
Subject: Fwd: 1600 Jackson Street Whole Foods 365 CUP

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

Sent from my iPhone

Begin forwarded message:

From: Trattratt <trattratt@aol.com>
Date: November 6, 2018 at 11:00:20 AM PST
To: commissions.secretary@sf.gov.org
Cc: richhillisSF@gmail.com, myrna.melgar@sfgov.org,
planning@rodneymfong.com, milicent.johnson@sfgov.org,
joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org,
john.rahaim@sfgov.org, nicholas.foster@sfgov.org, aaron.peskin@sfgov.org
Subject: 1600 Jackson Street Whole Foods 365 CUP

1650 Jackson Homeowners Association
1650 Jackson Street
San Francisco, CA 94109

Case No. 2016-000378CUA
1600 Jackson Street

Dear Commissioners:

We at 1650 Jackson Street, a condominium building adjacent to 1600 Jackson Street consisting of 68 residential units and two retail units, support the proposed Whole Foods

365 project with residential units on Jackson and Polk streets. A poll of our residents voted overwhelmingly in favor of this project. We are very pleased that Whole Foods 365 and Village Properties have not given up on our neighborhood and have worked diligently with the Planning Commission to come up with a solution that everyone could be satisfied.

We would like to remind the commissioners that our neighborhood turned down a proposal for a ban on formula retail and we have no objection to a store such as Whole Foods 365 being a part of our neighborhood. We already have numerous vacant retail sites on Polk Street between Broadway and California Streets and believe that this project would greatly boost all retail on Polk Street and would bring much needed foot traffic to the neighborhood in addition to supplying us with an affordable grocery store within walking distance of our neighbors. Having a full-service grocery would complement the offerings of the small retail businesses in the neighborhood such as Cheese Plus, Bel Campo Meats, and The Jug Shop, which are not on everyone's budget nor are they appropriate for everyday shopping.

We would also like to reiterate the fact that the building at 1600 Jackson is a viable one and a perfect spot for this project. We believe it is wasteful to destroy a building such as this and goes against all that San Francisco stands for. Our neighborhood has increased in density and will continue to do so for the foreseeable future. We need to keep up with the requirements of a growing neighborhood with a full service grocery and anchor store such as Whole Foods 365. This store will also improve walkability for our neighborhood and will work along with the Transit First requirements of San Francisco.

Finally, we object to the many forces outside of our neighborhood who are vehemently opposed to this project. We believe the neighbors should carry weight in their own neighborhood. We also object to the stance of the MPNA who has taken no poll in the neighborhood to verify their stance.

Please listen to the voices of the people who actually live in this neighborhood and approve this project so that we can finally see some progress on this issue.

Thank you.

Best regards,
Frank Burkatzky, President
Dick Wayman, Vice President
Lindsey Kotterman, Secretary
Bob Kamm, Treasurer
Karen Dold, Member-At-Large

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street, Case No. 2016-000378CUAVAR
Date: Wednesday, November 07, 2018 9:57:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Karen Dold [mailto:trattratt@aol.com]
Sent: Wednesday, November 07, 2018 9:57 AM
To: Ionin, Jonas (CPC)
Subject: Fwd: 1600 Jackson Street, Case No. 2016-000378CUAVAR

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

Sent from my iPhone

Begin forwarded message:

From: Trattratt <trattratt@aol.com>
Date: November 6, 2018 at 10:12:43 AM PST
To: commissions.secretary@sf.gov.org
Cc: RichHillis@SF@gmail.com, myrna.melgar@sfgov.org,
planning@rodneymong.com, milicent.johnson@sfgov.org,
joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org,
john.rahaim@sfgov.org, nicholas.foster@sfgov.org, aaron.peskin@sfgov.org
Subject: 1600 Jackson Street, Case No. 2016-000378CUAVAR

October 6, 2018

FROM:
Karen and David Dold
1650 Jackson Street
Units 503 and 504
San Francisco, CA 94109

Case No. 2016-000378CUAVAR
1600 Jackson Street

Dear Planning Commissioners:

We are owners of two units at 1650 Jackson Street, directly adjacent to the property at 1600 Jackson Street. We have lived at this address since 1991 and are directly adjacent to 1600 Jackson Street. We would like to add our support to the mixed use project being proposed at 1600 Jackson Street for a Whole Foods 365 store and residential rental units. **We believe that this compromise with our neighborhood is a good one and we applaud both Whole Foods and Village Properties for sticking with our neighborhood and supporting our desires as well as the desires of the Planning Commission. The property in question has been vacant for about three years. This is a viable building suitable for this project without much alteration and this is the most sustainable option for this property.**

During the last few years, our neighborhood has come together, along with the Russian Hill Neighborhood Association, **(and despite the Middle Polk Neighborhood Association which has not listened to the desires of the neighborhood, has not taken a vote, and has not performed due diligence by neighborhood outreach to verify their view like The Russian Hill Association has)** to work with Whole Foods and the developer to have our needs met. We believe that both the Whole Foods 365 team and the developer have continued to meet our demands and have been open to discussions and meetings. We have all put in a great deal of time and energy on this project and feel that we should be listened to. **We thoroughly object to the many non-residents who have voiced their opinions against this project - including some of our local merchants and the**

Merchant Association. It is our feeling that the opinions of those who live here should be given weight as to what our neighborhood needs. We support our merchants and they should in turn support us.

We would hope that the Planning Commissions would put aside their own prejudices which were very obvious two hearings ago and look at all of the correspondence written in favor these last couple of years of this project. **We would also like to remind the Commission that this neighborhood did not vote for a ban on formula retail and that a Whole Foods 365 would be welcomed here.**

During the last few years, our neighborhood density has increased overwhelmingly. There are many other large scale projects which will be coming up in the next few years. One is already being proposed across the street from us at 1641 Jackson which is now on the market for sale. We have had large multi-unit residential projects built recently on Pacific and Washington Streets in this neighborhood. We will definitely need a full-service, walkable grocery store in which to shop which is not a small, expensive specialty store such as The Cheese Shop, Bel Campo Meats, or The Jug Shop. These are not full-service stores where one could shop every day.

Right now, there are numerous vacant retail spots on Polk St. between Broadway and California St. We believe having a Whole Foods 365 store on Polk would boost business for everyone. The addition of an anchor store such as Whole Foods 365 would be a welcome addition to our neighborhood and would most assuredly boost foot

traffic on Polk Street to help Polk get back on track. Formula retail has certainly not adversely affected Chestnut Street which is a lively, viable street. Polk Street certainly deserves more than another coffee retail spot, nail salon, gym or massage establishment. We can guarantee that this would be a successful spot in the neighborhood.

In closing, I would like to remind you that one of the commissioners complained about not liking the Whole Foods any longer on California Street because the lines were too long and it was not as friendly. **We believe the lines are too long and the store crowded because the neighborhood has grown and that we need another full-service store.**

Please vote to approve this project. The life and health of our neighborhood depends on it.

Sincerely,
Karen and David Dold
1650 Street Units 503 and 504
San Francisco, CA 94109

Reply Reply All Forward

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Wednesday, November 07, 2018 9:48:31 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Susan Mallon [mailto:sfmallon@gmail.com]
Sent: Wednesday, November 07, 2018 9:32 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; May, Christopher (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: Continue the hearing for 650 Divisadero

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

Planning Commission,

We support affordable housing for our neighborhood, done right.

Continue the hearing for 650 Divisadero until the community's concerns are addressed in the affordability legislation proposed for Divisadero NCT and Fillmore NCT, which goes to the Board of Supervisors on Tuesday, November 13th.

Stop ignoring our community! Continue the hearing for 650 Divisadero.

Thank you,

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF PROPOSITION A TO STRENGTHEN THE EMBARCADERO SEAWALL
Date: Wednesday, November 07, 2018 9:48:21 AM
Attachments: [11.7.18 Proposition A.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Wednesday, November 07, 2018 9:46 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF PROPOSITION A TO STRENGTHEN THE EMBARCADERO SEAWALL

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

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

**MAYOR LONDON BREED, SENATOR SCOTT WIENER,
ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON
PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF
PROPOSITION A TO STRENGTHEN THE EMBARCADERO
SEAWALL**

\$425 million General Obligation bond will fund life safety improvements to the San Francisco waterfront

San Francisco, CA— Mayor London N. Breed, Senator Scott Wiener, Assemblymember David Chiu, Supervisor Aaron Peskin, City Administrator Naomi Kelly, and numerous other City leaders joined together to thank San Francisco voters and applaud the approval of Proposition A, the \$425 million General Obligation bond to address urgent life safety improvements to the San Francisco waterfront.

The Seawall Program is a citywide effort to strengthen the Embarcadero Seawall and create a more sustainable and resilient waterfront. The current vote tally according to the San

Francisco Department of Elections has the measure passing with over 80% of the vote.

“San Franciscans voted resoundingly to strengthen the Embarcadero Seawall,” said Mayor Breed. “Our city understands the urgency of being prepared not only for the next big earthquake, but also for the eventual impacts of climate change and sea level rise. This is an important step to ensure a safe waterfront for everyone.”

The Embarcadero Seawall stretches over three miles of waterfront from Fisherman’s Wharf to just beyond AT&T Park. The Seawall sits over unstable mud and is vulnerable to lateral spreading and settlement in a major earthquake. If the Seawall were to fail it could destroy or seriously damage critical utilities, transportation infrastructure, and buildings along the Embarcadero. The Seawall underpins the Embarcadero Historic District and provides flood protection to over 500 acres of the city and regional transportation systems, including the BART and Muni Metro underground transit network.

“Protecting San Francisco from sea level rise and earthquakes will be one of the most important projects of our generation, and I’m pleased to see that San Francisco voters see the value of this investment,” said Supervisor Peskin, who sits on both the California Coastal Commission and the San Francisco Bay Conservation and Development Commission, and was the lead sponsor of the General Obligation bond. “The time is now to ensure a safe and resilient waterfront for San Francisco residents and visitors alike.”

With \$425 million in general obligation bond funding approved by voters, the Port has identified funding sources for the full \$500 million needed in Phase I for life safety improvements. Current and planned funding includes a \$425 million local General Obligation bond, a grant from the State of California (\$5 million), as well as contributions from the San Francisco Planning Department and the San Francisco Municipal Transportation Agency (\$2 million) and the Port (\$14 million). Additionally, the Port is pursuing State legislation to support the remaining funding need to the Seawall Program through the Port’s Infrastructure Financing District. Full infrastructure improvements to the Embarcadero Seawall are estimated to cost up to \$5 billion and will require continued investments from local, state, federal, and private partners.

“I commend San Franciscans for approving Prop A funds to strengthen the Embarcadero Seawall,” said Senator Wiener. “I look forward to working closely with the Port of San Francisco and the City of San Francisco as we leverage these local funds with state and federal dollars to make sure San Francisco is safe.”

“Passing Prop A was a must – and now we will do whatever we can to leverage this local funding at the state level to ensure San Francisco has a safe waterfront for future generations,” said Assemblymember Chiu.

“This is an important down payment on one of the most critical pieces of infrastructure in our city – not just for seismic safety, but for sea level rise,” said City Administrator Kelly, who chairs the Capital Planning Committee. “I’m proud of San Francisco for voting to responsibly invest in this vital Program and the safety of our city.”

“I’m thrilled by the results on Prop A. On behalf of the entire Port team, we will work hard to ensure the Seawall Program meets the strict standards of accountability, fiscal responsibility, and transparency San Francisco voters expect and deserve,” said San Francisco Port

Commission President Kimberly Brandon.

The Seawall Program is led by the Port of San Francisco, in consultation with the Mayor's Office, the Board of Supervisors and Supervisor Peskin's Office, City Administrator's Office, City Controller's Office, Department of Emergency Management, Department of the Environment, San Francisco Municipal Transportation Agency, the San Francisco Public Utilities Commission, San Francisco Public Works, the San Francisco Planning Department, and the San Francisco Airport. In addition, stakeholders for the Program include Port of San Francisco tenants, the residents of San Francisco, and state and federal partners.

"The Port is incredibly grateful to San Francisco voters for approving these funds in order to keep our waterfront safe and plan for sea level rise," said Port of San Francisco Executive Director Elaine Forbes. "Our talented Seawall team is already working to ensure an efficient and expeditious rebuild and repair of the most critical life safety areas of the Seawall."

The Port of San Francisco manages the waterfront as the gateway to a world-class city, and advances environmentally and financially sustainable maritime, recreational and economic opportunities to serve the San Francisco Bay Area and California.

For more information on the Seawall Program, visit sfseawall.com.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: RE 3637-3657 Sacramento Street.
Date: Wednesday, November 07, 2018 9:22:03 AM
Attachments: [2018-11-06 KMKOppositionForm.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: wimmort@sbcglobal.net [<mailto:wimmort@sbcglobal.net>]
Sent: Tuesday, November 06, 2018 4:10 PM
To: Woods, Mary (CPC); Secretary, Commissions (CPC)
Subject: RE 3637-3657 Sacramento Street.

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

Dear Ms. Woods,

Attached is a form in which I declare my opposition to the Litke Properties, Inc development at 3637 to 3657 Sacramento Street.

Sincerely,

Karel Merlin Kretzschmar

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Teatro Zinzanni and Kenwood Investments Hotel & Theater Project Seawall Lots 323 & 324 Broadway and The Embarcadero Case No. 2015-0L6326ENV
Date: Wednesday, November 07, 2018 9:21:40 AM
Attachments: [323 & 324 Broadway CCDC Support Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Jason Chommanard [mailto:jason.chommanard@chinatowncdc.org] **On Behalf Of** Malcolm Yeung
Sent: Tuesday, November 06, 2018 4:10 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Lynch, Laura (CPC)
Subject: Support for Teatro Zinzanni and Kenwood Investments Hotel & Theater Project Seawall Lots 323 & 324 Broadway and The Embarcadero Case No. 2015-0L6326ENV

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

Hello Planning Commissioners -

Please find Chinatown CDC's letter in support of Teatro Zinzanni and Kenwood Investments Hotel & Theater Project.

Thanks -

Malcolm Yeung | Deputy Director
Chinatown Community Development Center
myeung@chinatowncdc.org | 415-742-1654
<https://www.chinatowncdc.org>

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Support for the conditional use application of Amazon/Whole Foods at 1600 Jackson
Date: Wednesday, November 07, 2018 9:20:44 AM

*Jonas P. Ionin,
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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: AMY SHERMAN [mailto:amybsherman@me.com]
Sent: Tuesday, November 06, 2018 5:33 PM
To: Secretary, Commissions (CPC)
Subject: Support for the conditional use application of Amazon/Whole Foods at 1600 Jackson

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

Commissions secretary:

I live on Russian Hill at Larkin and Green. Since the closing of Big Apple grocery store I have relied more heavily on delivery services because there is NO full service grocery store that I can walk to and carry my groceries home from. Big Apple was just 2 block away from the proposed Whole Foods 365. Our neighborhood is densely populated and needs a real grocery store. The other stores in the neighborhood are not anywhere near adequate, I shop at them so I know this to be true.

I understand the need for housing, but those demanding it and those in opposition to Whole Foods 365 don't live in this neighborhood and aren't impacted by the lack of a grocery store the way I am. I will continue to shop at the other local stores, but I also believe that 365 will complement their selection.

Right now we have 4 coffee shops in 3 blocks—Saint Frank, Peet's, Starbucks, and Royal Grounds and soon there will be a Philz. This is ridiculous and does not serve the locals who live in the neighborhood. If more housing is added, where will everyone shop? Will they survive on coffee? No. There will be even more need for a grocery store. I implore you to serve the people who live on Russian Hill. WE NEED A GROCERY STORE.

Thank you,

Amy Sherman

Amy Sherman
2201 Larkin St #4
San Francisco CA 94109

415.729.5114

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: AMAZON 365 1600 Jackson st.
Date: Wednesday, November 07, 2018 9:20:22 AM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

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

From: lebeaunobhill@gmail.com [<mailto:lebeaunobhill@gmail.com>]
Sent: Tuesday, November 06, 2018 8:00 PM
To: Secretary, Commissions (CPC); Richhillissf@gmail.com; Melgar, Myrna (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Rahaim, John (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Foster, Nicholas (CPC); Planning@rodneymfong.com
Cc: Moe Jamil; Ray Bair
Subject: AMAZON 365 1600 Jackson st.

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

At a time with all municipalities, counties and states finding themselves dealing with an obvious shortage of housing, I find it amazing that this project continues to be presented with the least amount of housing possible? As members of the planning department, I would think that any project of this scope would require a maximum use of the property to provide as much housing as is feasible . Just look across the street where Belcampo meat co is, that project maximized the use of the property footprint.It provides necessary housing and commercial space on the ground floor.

What the city, county and state needs more than anything is more HOUSING, not more food options. We don't have a shortage of food options in our city, what we have is a shortage of housing,whether it be "affordable" or high end. This project started with Whole Foods being the sponsor , now that AMAZON has taken over, we all have to ask if we want to have this chameleon of a corporate disruptor come into our community. They are already in our everyday life as it is. We need to say NO to this project. Thank you Joseph Omran Lebeau Nob Hill Market

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3637-3657 Sacramento Street
Date: Wednesday, November 07, 2018 9:20:18 AM
Attachments: [2018-11-06 LLKOppositionForm.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

From: willith@sbcglobal.net [<mailto:willith@sbcglobal.net>]
Sent: Tuesday, November 06, 2018 4:23 PM
To: Woods, Mary (CPC)
Cc: Secretary, Commissions (CPC)
Subject: Re: 3637-3657 Sacramento Street

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

Dear Ms. Woods,

Attached is a form in which I state my opposition to the Litke Properties, Inc development at 3637 to 3657 Sacramento Street.

Sincerely,

Ann Kretzschmar

From: Secretary, Commissions (CPC)
To: Richards, Dennis (CPC); Johnson, Milcent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Mear, Myrna (CPC); planning@rodneynoma.com; Rich, Hills
Cc: Feliciano, Josephine (CPC)
Subject: FW: Evidence of Secondary Impact
Date: Wednesday, November 07, 2018 9:19:42 AM

Jonas P. Iorin,
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From: aj [mailto:ajjah@att.net]
Sent: Tuesday, November 06, 2018 9:40 PM
To: Poling, Jeanie (CPC)
Cc: BRCA (ECN); Shanahan, Thomas (ECN); Yee, Norman (BOS); Low, Jen (BOS); Maybaum, Erica (BOS); Board of Supervisors, (BOS); Tom Temprano; Ivy Lee; Hood, Donna (PUC); Secretary, Commissions (CPC)
Subject: Evidence of Secondary Impact

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

Dear Ms. Poling,

For the administrative record:

The "Heads I Win, Tails You Lose" PRC Section 20199(b)(3) proscribes a finding of significance for "the adequacy of parking for a **project**" [for the Balboa Reservoir Project **itself**].

This proscription can neither be logically nor fairly extended to apply to the elimination of the historical and existing use of the PUC Reservoir for CCSF student parking.

Only a lack of integrity and autocratic overreach would allow the City to pretend that PRC 21099(b)(3) can override adverse impacts on City College stakeholders.

I wish to present substantial evidence to support the claim of secondary physical effects on City College caused by the proposed Reservoir Development:

Excerpted from 5/1/2017 City College answers to questions asked by Reservoir RFP finalists <https://sfwater.org/modules/showdocument.aspx?documentid=10716> :

- CCSF's developing (but not yet adopted) **Facilities Master Plan (FMP)** shows two structured parking facilities – one on the west side of the Ocean Campus west of the Performing Arts Education Center, and one on the east side of the Campus east of the Stadium. These parking structures are shown on the FMP in anticipation of the Balboa Reservoir development, which will result in the loss of up to 1,004 parking spaces that CCSF has had access to for many decades...
- Development of the parking structure is not tied to development of the PAEC –it is tied to the loss of parking due to development of Balboa Reservoir. Timing of construction of the parking structures should occur ahead of the loss of the equivalent parking due to Balboa Reservoir development.
- CCSF does not believe it should bear the burden of developing the parking structures and the associated costs. CCSF has enjoyed use of the Balboa Reservoir site for 1,004 parking spaces for decades, and although CCSF utilizes the parking under a fully-revocable license from the SFPUC, many now perceive it as an extension of CCSF's campus. CCSF is only master planning potential sites for parking structures on campus land due to the potential loss of the Balboa Reservoir parking.

Excerpted from 5/3/2018 BOT Study Session on Facilities Master Plan https://www.ccsf.edu/dam/Organizational_Assets/About_CCSF/Admin/facilities_planning/2017FMP/20180503/20180503%20CCSF%20Study%20Session%20Final.pdf :

Two Year Bond Fund Budget 2018-2020		
• \$45M – Planning and Approval Phase		
– Design and Approval of PAEC and Priority FMP projects		
• STEM, Student Development, Renovate Science Hall		
• Parking Replacement Plan		
– Immediate Benefit Projects		
• Smart Classrooms, Instructional Technology		
• Sustainability and Energy Efficiency Projects		
• CDC Design, Wayfinding, Swing Space Prep		
– Saves Escalation Cost – Earlier starts for next projects		
CCSF Study Session Conceptual Budget Exercise		
Building	Total	
Performing Arts Education Center	\$221M	
Student Union	\$144M	
Instructional	\$126M	
Stern Complex	\$309M	
Child Development Center	\$20M	
Central Plant	\$34M	
Student Services	\$104M	
Instructional - Visual Arts (Renovation)	\$26M	
Instructional - Batmale (Renovation)	\$83M	
Science Hall (Renovation)	\$114M	
East Parking Structure (877 Spaces)	\$91M	
West Parking Structure (1,030 Spaces)	\$83M	
Total Ocean Campus (Phase I)	\$1.355B	
Submitted by:		
Alvin Ja	11/6/2018	

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: Whole Foods
Date: Wednesday, November 07, 2018 9:19:38 AM
Attachments: [Letter of opposition Nov 6 2018 - Amazon 365 at 1600 Jackson Street.msg](#)
[Collected letters of opposition - Amazon 365 at 1600 Jackson Street.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street 2016-000378CUA
Date: Wednesday, November 07, 2018 9:19:36 AM

*Jonas P. Ionin,
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From: Judith P. Roddy [mailto:jproddy11@gmail.com]
Sent: Wednesday, November 07, 2018 5:17 AM
To: Peskin, Aaron (BOS); Rahaim, John (CPC); Rich Hillis; Melgar, Myrna (CPC);
planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards,
Dennis (CPC); Secretary, Commissions (CPC)
Subject: Re: 1600 Jackson Street 2016-000378CUA

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

Good morning,

On the eve of yet another hearing for the proposed Whole Foods Market 365 at 1600 Jackson Street, I am left wondering what else I can do to show my support for the project.

Does this email matter? I do not know. Will my having spoken at prior hearings matter? I do not know. Did the fact that I had to work and could not attend the October hearing matter? I do not know. Will my being at the hearing tomorrow matter? I do not know.

And yet, in light of how I feel about how our country is faring right now, to sit back and do nothing does not seem like the right thing to do.

Below is my email dated October 2 that I would ask you to skim. I will not bore you with my two or three preceding emails.

So, at the risk of taking your time unnecessarily, all I can do is repeat:

- I love my neighborhood.
- My neighborhood has problems: Empty storefronts, lack of vitality, lack of anchor destinations to attract foot traffic.
- My neighborhood is dense, and its density requires services.
- We do not have a full-service grocery store in our neighborhood. We have

smaller shops that are great for special occasions but that I find unaffordable for routine shopping.

- I wish the local merchants so in opposition of Whole Foods Market 365 had embraced Whole Foods Market 365 as an opportunity rather than as a threat.
- I wish the Planning Commission would continue to listen to those of us who actually live in the neighborhood.
- The MPNA does not speak for me.
- I admire Whole Foods Market 365 and Village Properties for continuing to believe in the viability of their vision that was first presented to the neighborhood in 2015.
- I thank you for your time.

I do not know what else I can say, except I hope you think of what is best for OUR neighborhood and that you think of us who live in and love our neighborhood and approve the Whole Foods Market 365 at 1600 Jackson Street as it is presented tomorrow.

Thank you.

Judi
Judith Roddy
1591 Jackson Street
No. 11
San Francisco, CA 94109

On Tue, Oct 2, 2018 at 9:16 AM Judith P. Roddy <jproddy11@gmail.com> wrote:

October 2, 2018

Supervisor Peskin, Commissioners and Mr. Rahaim,

My name is Judith Roddy, I am 64 years old and I have owned a condominium at 1591 Jackson Street at the corner of Jackson Street and Polk Street since 2000. Repeating what I wrote you in April, 2018, if (and that's a big if) I can afford to, I hope to retire and live the rest of my life at 1591 Jackson Street.

Here are three things that struck me at the April 26, 2018 hearing:

- My neighbors and I are passionate about our neighborhood;
- Many people and organizations from outside our neighborhood who had probably never visited our neighborhood showed up and spoke in opposition of Whole Foods Market 365;
- There was an emotional, frustrated outburst when Whole Foods Market 365 was not given the green light: Frustrated because those of us who live in the neighborhood are merely trying to work with you to get what we feel our neighborhood needs and we felt our needs were not being understood.

Or, maybe the Commission DID understand. Quoting (more or less, as I recall) Commission President Rich Hillis: "If I walked around the neighborhood and asked 100 neighbors if they wanted the Whole Foods Market 365 at the corner of Polk and Jackson Streets, 99 of them would say YES."

As the April 26 hearing started to wind up, members of the Whole Foods Market 365 and Village Properties teams were asked by the Commission to incorporate housing in their project.

Did my neighbors and I think Whole Foods and Village Properties would put one more penny or one more minute into their project? Absolutely not!

Kudos to Whole Foods and Village Properties for NOT abandoning our neighborhood, for coming up with a plan that meets the Commission's request for housing and for maintaining a plan to bring a badly-needed, full-service grocery store to our neighborhood.

Please vote to approve Whole Foods' and Village Properties' proposal for their viable mixed-use alternative for the site. The life and health of our neighborhood depends on it.

More months have passed and the former Lombardi Sports building is still vacant. Polk Street is still lined with vacant storefronts.

Does the neighborhood need more small shops and boutique convenience stores? In my opinion, no. As I write this, I have heard of at least two mixed-use projects in the pipeline in the immediate vicinity that will unlikely result in housing above small commercial parcels on the ground floors. Does the City need more housing? Probably, although I am concerned that no matter how much housing is built, the evidence I see every day in the neighborhood in which I work (SOMA – Mission Street between 7th Street and 8th Street) supports San Francisco is suffering from a medical crisis – not merely a housing crisis.

I am becoming involved with the newly-formed Discover Polk Community Benefit District and recently attended a meeting where a neighborhood business owner said, "What our neighborhood needs is more foot traffic."

Indeed, our neighborhood needs open, vibrant and well-kept storefronts that provide goods and services to its neighbors and that attract people.

The addition of Whole Foods Market 365 is a welcome addition to our neighborhood and would most assuredly boost foot traffic on Polk Street to help Polk Street get back on track. Neighborhoods are not neighborhoods without businesses to support its residents.

When I got to the head of the line at Trader Joe's (at California Street and Hyde Street) last night at 6:20 PM, the young lady behind the counter, perhaps having dealt with a lot of cranky customers, smiled sheepishly and asked me how long I was in line. Having timed my experience just for the fun of it and because I found it incredible that the line was so very long, I confidently replied, "14 minutes and 27 seconds." On countless occasions I have experienced similar long lines at Whole Foods at California Street and Franklin Street. I believe these long lines demonstrate a need for the Whole Foods Market 365 in my neighborhood that will not only attract foot traffic to our neighborhood but will also serve my neighbors and my Russian Hill neighbors.

I understand why neighborhood businesses such as Cheese Plus, The Jug Shop and Belcampo Meat Co. are concerned about Whole Foods Market 365 taking away their

business. I understand their fear as more and more of us are buying items online. Foot traffic will help them! (Personal story: I am ADDICTED to the Brown Butter Cookie Company's Brown Butter Sea Salt cookies. 12 cookies on its website: \$13. 12 cookies at Cheese Plus: \$14. What did I do Sunday afternoon? I marched to Cheese Plus and bought a box for \$14. What is the likelihood of Whole Foods Market 365 having these cookies on its shelves: None. (Please do not ask me how many cookies I ate!)

I have written the following to you before: It is my understanding the Middle Polk Neighborhood Association (an organization that says it represents our neighborhood which confuses me because I am a member and I have never been asked my opinion about Whole Foods Market 365) would prefer housing with small, ground floor retail units. I do not understand this because of the many vacant commercial spaces on Polk Street and surrounding streets. Why demolish a perfectly good building to add housing and small retail when Whole Foods is ready to step in, pretty much guarantee an ongoing business for many, many years and solve a neighborhood need? Although I understand the need for housing in San Francisco, 1600 Polk Street is an existing building that has been in place for decades, is not displacing residential units or well-established local businesses and, architecturally, is appropriately scaled for the neighborhood and Polk Street. I find it illogical to add to the neighborhood's population density by adding housing when the population's basic service needs are not already met.

Having attended both prior hearings, I am disappointed I cannot be at Thursday's hearing because I must be at work; however, I will be with you in spirit and in support of Whole Foods Market 365 and Village Properties.

Thank you for your time and for all you do for San Francisco.

Judith Roddy
1591 Jackson Street, No. 11
San Francisco, CA 94109
415.819.4360

By email to:

Supervisor Aaron Peskin (by email to Aaron.Peskin@sfgov.org)

John Rahaim, Director of Planning (by email to John.Rahaim@sfgov.org)

Rich Hillis, President, Planning Commission (by email to richhillissf@gmail.com)

Myrna Melgar, Vice President, Planning Commission (by email to myrna.melgar@sfgov.org)

Rodney Fong, Commissioner (by email to planning@rodneymelgar.com)

Milicent A. Johnson, Commissioner (by email to milicent.johnson@sfgov.org)

Joel Koppel, Commissioner (by email to joel.koppel@sfgov.org)

Kathrin Moore, Commissioner (by email to kathrin.moore@sfgov.org)

Dennis Richards, Commissioner (by email to dennis.richards@sfgov.org)

Commissions.Secretary@sfgov.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: 650 divis
Date: Wednesday, November 07, 2018 9:17:53 AM
Attachments: [Continue the hearing for 650 Divisadero.msg](#)
[Continue the hearing for 650 Divisadero.msg](#)
[Continue the hearing for 650 Divisadero..msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please vote for the Whole Foods 365 store on Polk
Date: Tuesday, November 06, 2018 3:14:50 PM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

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

From: Carla Schlemminger [<mailto:carla.schlemminger@gmail.com>]
Sent: Tuesday, November 06, 2018 3:00 PM
To: Secretary, Commissions (CPC)
Cc: Secretary, Commissions (CPC); Commission President Rich Hillis; Melgar, Myrna (CPC); Commissioner Fong; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Please vote for the Whole Foods 365 store on Polk

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

Dear Commissioners,

Please vote YES to approve the proposed Whole Foods 365 store on 1600 Jackson at Polk Street in the old Lombardi's space.

The quality of the produce, store concept, and price point are all appealing. I often walk to Polk from Pacific Heights and this would be another positive reason to go there. I don't see it competing with other local stores on the block, or even the current WF store on Franklin which is super crowded.

Last, this is a great tenant for that large, long-vacated space!

Thank you,
Carla Schlemminger
SF native

Sent from my iPad

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of opposition - Amazon Whole Foods 365 at 1600 Jackson St
Date: Tuesday, November 06, 2018 2:50:18 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kate Chase [mailto:katechase@me.com]
Sent: Tuesday, November 06, 2018 2:31 PM
To: Koppel, Joel (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodneymfong.com; Rahaim, John (CPC); Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Cc: Peskin, Aaron (BOS); Breed, Mayor London (MYR)
Subject: Letter of opposition - Amazon Whole Foods 365 at 1600 Jackson St

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

Dear Commissioners,
I am writing to you once again to reiterate my opposition to having a big-box, corporate Amazon/WholeFoods 365 store at 1600 Jackson Street.

As someone who believes in the power of community, I was shocked to see their latest round of floor plans — no service, no staff, mostly just kiosks for prepared foods and then a paltry 8 units of housing instead of a robust and inclusive number of more like 80 — it reeks of commodity.

While I do recognize that retailers must evolve or die, what Amazon is saying to everyone with these plans is that they believe convenience and profit trumps caring and community. I also recognize that we are living in a city where you can order anything at the click of a button and can have almost anything you want delivered to your door so it's easy to get carried away without stopping to think about the downside when it comes to piling on ever more conveniences. I also believe a life that is all about the destination and not the journey will soon backfire on us as humans and that sooner than later we will see the downside of what happens when we're no longer fostering community and human relationships and replacing that with ever more conveniences.

That all said, I urge you to just deny their CUP.

Thank you in advance for your care and consideration on this issue.

Sincerely,

Kate Chase

1335 Filbert Street, #204
SF CA 94109

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: YES on Whole Foods 365 at Polk and Jackson
Date: Tuesday, November 06, 2018 1:41:03 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sloat Van Winkle [<mailto:sloatvw@gmail.com>]
Sent: Tuesday, November 06, 2018 12:20 PM
To: Secretary, Commissions (CPC)
Subject: YES on Whole Foods 365 at Polk and Jackson

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

Hi

I'm a resident of the neighborhood and live 2 blocks away from the too-long empty Lombardi Sports Store. We very much need a grocery akin the the proposed 365, much more than yet another bland expensive condominium building.

I feel that the opposing view is unrealistic to suggest that value-priced housing can be constructed at that location and at this time of our real estate cycle. It is a detriment to the neighborhood for this large building to sit vacant for another long period of posturing. Please approve the 365.

Thank you

Frederick Sloat Van Winkle
1426 Jackson St

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In support of 650 Divisadero
Date: Tuesday, November 06, 2018 1:41:02 PM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Sidharth Kapur [mailto:sidharthkapur1@gmail.com]
Sent: Tuesday, November 06, 2018 1:06 PM
To: Rich Hillis
Cc: Secretary, Commissions (CPC)
Subject: In support of 650 Divisadero

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

Commissioner Hillis,

I just wanted to write in support of the 650 Divisadero project. This seems like a great opportunity to start using the new NCT zoning. It provides 6 or 7 on-site affordable units and is replacing a 1-story industrial building, so no one is being displaced by this project. Please approve it promptly.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3637-3657 Public Comments: Major Updates
Date: Tuesday, November 06, 2018 1:41:01 PM
Attachments: [Opposition v. Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Jennifer Kopczynski [mailto:Jennifer_Kopczynski@gap.com]
Sent: Tuesday, November 06, 2018 12:14 PM
To: Woods, Mary (CPC); Ionin, Jonas (CPC)
Cc: richhillissf@gmail.com; Secretary, Commissions (CPC); Melgar, Myrna (CPC); millicent.johnson@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: 3637-3657 Public Comments: Major Updates

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

To the Planning Commission:

I am writing to clarify statements related to the **“Public Outreach and Comments” on the 3637-3657 Sacramento Street proposal**, which is on the agenda for this Thursday.

This project has been loosely “in discussion” on and off for several years. Up until 10/22/18, when we received the hearing notice, the general public did not know if and when the public hearing would actually occur. Since the official letter of notification was received on 10/22, there have been an **additional 176** letters of Opposition sent to the Commission, which are currently not referenced in the Summary packet. Also, others have emailed their Opposition letters directly to the Commission, *(which we requested per the Sunshine Ordinance on 11/1/18, but have not heard back yet)*. This puts the number of Opposition letters at a **minimum of 198** as of 11/6/18.

It is important to note that 100% of the opposition letters referenced are **current**, 2018, letters. Many other opposition emails and letters were sent over the years, but were not counted in the Commission’s Summary of “21”. On the contrary, the “135 letters of support” include 35 letters dated 2014, referencing and supporting outdated plans from 2012. This is not fair, and it seems very one-sided. In fact, many of the people who signed support letters in **March 2018** did not even remember signing at all, which is another reason it wouldn’t be fair to include outdated letters from 4 years ago.

Please see attached recap of the current status of letters of opposition v. support for this project. This is to the best of our knowledge as we are obviously not privy to every communication being sent to the Commission.

We want to ensure everyone on the Commission has the opportunity to see these **major updates** prior to the hearing on Thursday. Our hope is that the Commission will continue to seriously consider all public comments on this project.

Respectfully,

Jennifer Kopczynski

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson St Whole Foods proposal
Date: Tuesday, November 06, 2018 1:40:53 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Robert Bluhm [mailto:robertbluhm84@yahoo.com]
Sent: Tuesday, November 06, 2018 1:14 PM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Milicent (CPC); Foster, Nicholas (CPC)
Subject: 1600 Jackson St Whole Foods proposal

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

Re: 2016-000378CUA

Dear Planning Commissioners,

I'm writing once again to relay my strongest support for the WF365 application, especially in light of the recent changes to the proposal.

The provision of 8 housing units, in particular with inclusion of two-bedroom units, seems to me very positive and shows a serious, good faith effort to respond to the Commission's direction over the past several months.

I live on Russian Hill about 6-7 blocks northeast of the proposed grocery. The community through multiple surveys has indicated a clear desire for this grocery store, and the long lines at neighboring TJs and the Whole Foods on Franklin St reinforce a strong demand.

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

Thank you again for your patience and perseverance in considering this.

Robert Bluhm
[74 Macondray Ln](#)

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Actual Opposition Letters, FYI
Date: Tuesday, November 06, 2018 1:40:52 PM
Attachments: [opposition letters 11.5.18.pdf](#)
[opposition letters 10.31.pdf](#)
[opposition letters 11.2.pdf](#)
[opposition letters 9.21.pdf](#)
[opposition letters 10.28.pdf](#)
[opposition letters 10.30.pdf](#)
[LETTER OF OPPOSITION.updated.pdf](#)
[3637-3657 Sacto. St. - Four Opposition Letters \(11-3-1\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

From: Jennifer Kopczynski [mailto:Jennifer_Kopczynski@gap.com]
Sent: Tuesday, November 06, 2018 12:39 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC)
Cc: brandonponce@yahoo.com
Subject: FW: Actual Opposition Letters, FYI

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

Hello,

I am attaching the actual Letters of Opposition that I reference in the below email. I have hard copies and have them organized by address, however if you need proof, here it is.

Thank You,
Jennifer

From: Jennifer Kopczynski
Sent: Tuesday, November 06, 2018 12:14 PM
To: Woods, Mary (CPC) (mary.woods@sfgov.org); jonas.ionin@sfgov.org
Cc: richhillissf@gmail.com; Commissions.Secretary@sfgov.org; myrna.melgar@sfgov.org; millicent.johnson@sfgov.org; joel.koppel@sfgov.org; kathrin.moore@sfgov.org; dennis.richards@sfgov.org
Subject: 3637-3657 Public Comments: Major Updates

To the Planning Commission:

I am writing to clarify statements related to the “**Public Outreach and Comments**” on the **3637-3657 Sacramento Street proposal**, which is on the agenda for this Thursday.

This project has been loosely “in discussion” on and off for several years. Up until 10/22/18, when we received the hearing notice, the general public did not know if and when the public hearing would actually occur. Since the official letter of notification was received on 10/22, there have been an **additional 176** letters of Opposition sent to the Commission, which are currently not referenced in the Summary packet. Also, others have emailed their Opposition letters directly to the Commission, *(which we requested per the Sunshine Ordinance on 11/1/18, but have not heard back yet)*. This puts the number of Opposition letters at a **minimum of 198** as of 11/6/18.

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Please see attached recap of the current status of letters of opposition v. support for this project. This is to the best of our knowledge as we are obviously not privy to every communication being sent to the Commission.

We want to ensure everyone on the Commission has the opportunity to see these **major updates** prior to the hearing on Thursday. Our hope is that the Commission will continue to seriously consider all public comments on this project.

Respectfully,

Jennifer Kopczynski

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: in support of the WF project at 1600 Jackson Street
Date: Tuesday, November 06, 2018 11:43:10 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Michael Scheu [mailto:michaelscheu@gmail.com]
Sent: Tuesday, November 06, 2018 11:32 AM
To: michaelscheu
Subject: in support of the WF project at 1600 Jackson Street

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

To whom it may concern,

I am writing **in support** of the pending Whole Foods 365 project at 1600 Jackson Street. This store will fill a void in the neighborhood and actually draw more foot traffic to the area, potentially boosting the revenues of local merchants.

I have attended presentations by Whole Foods, held at the proposed site last year, and was impressed with their vision and willingness to work with and in support of our local merchants.

The current abandoned building is an eyesore and a magnet for homeless. It has been vacant for several years, and is in need of attention. We are eager for action.

Thank you for your consideration,

Mike Scheu
1426 Jackson Street, SF CA

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Hypocrisy in 11/17/2016 letter from City to CCSF
Date: Tuesday, November 06, 2018 9:12:12 AM
Attachments: [2016-11-17 CCSF BOT Letter FMP Update City Comments Signed JRahaim.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
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From: aj [mailto:ajahjah@att.net]
Sent: Tuesday, November 06, 2018 3:35 AM
To: Poling, Jeanie (CPC)
Cc: BRCAC (ECN); Shanahan, Thomas (ECN); Yee, Norman (BOS); Board of Supervisors, (BOS); Maybaum, Erica (BOS); Low, Jen (BOS); Hood, Donna (PUC); Secretary, Commissions (CPC); Rafael Mandelman; Brigitte Davila; Shaw, Linda (MYR)
Subject: Fw: Hypocrisy in 11/17/2016 letter from City to CCSF

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

Hi Jeanie,

Please add the following 10/9/2017 email and attachment (letter to City College signed by John Rahaim) into the administrative record for Balboa Reservoir.

Thanks,
Alvin Ja

----- Forwarded Message -----

From: aj <ajahjah@att.net>
To:
Sent: Monday, October 9, 2017 10:37 PM
Subject: Hypocrisy in 11/17/2016 letter from City to CCSF

BOT, Chancellor, Facilities Committee:

HYPOCRISY OF BALBOA RESERVOIR PROJECT PLANNERS

In reviewing Sunshine Ordinance documents, I have come across a 11/17/2016

Planning Dept letter addressed to City College BOT signed by its Director, John Rahaim (attached for your convenience).

The 11/17/2016 letter provided the City's input on the City College draft Facilities Master Plan.

Under the heading of "Access, Parking, and Transportation Demand Management", the letter states:

"CCSF has stated that it anticipates maintaining or increasing the number of parking spaces associated with the campus as on-and off-campus surface parking is replaced with buildings. This level of parking provision would have negative consequences for neighborhood congestion..."

Further down in the letter, under the heading "Balboa Reservoir Development Access & Interface", the letter states:

"While the design of the Reservoir site has not yet begun, roadway access to the Reservoir site [cutting through City College property—aj] is a critical element that needs to be considered now as part of CCSF's master planning process..."

Back in November 2016 when you first read this letter, I assume that BOT and Administration were able to discern the brazen hypocrisy contained in this letter to SFCCD.

ONE STANDARD FOR CITY COLLEGE.....

The City had the audacity in this letter to blame the FMP for negative consequences of proposed FMP parking. The City shows lack of self-awareness and dishonesty when the reason for needing replacement parking is ultimately the Balboa Reservoir's own elimination of student parking—parking which constitutes the existing condition.

.....ANOTHER STANDARD FOR BALBOA RESERVOIR PROJECT

The 11/17/2016 Planning Dept letter raises the importance for SFCCD to provide roadway access for the Reservoir Project. The letter says "roadway access is a critical element that needs to be considered now..."

Since the City planners say that the parking needs of CCSF stakeholders can be resolved with TDM, the TDM solution should obviate the need for roadway access for the Reservoir Project, too, doncha think?

But, no. A double standard applies.

Did you notice that the City's concern for "negative consequences for neighborhood congestion" only applied to City College, but not to the Reservoir Project? FYI, throughout the "public engagement process", the Reservoir Project staff has not shown serious concern for its own negative consequences.

If BOT and Administration allow the City to abuse City College stakeholders-- whose interests you are supposed to represent--you are failing in your compliance with Accreditation Standard IV.C.4.

--aj 10/9/2017

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#); [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: 2018 Holiday Party
Date: Monday, November 05, 2018 3:54:32 PM

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
www.sfplanning.org

From: Green, Andrea (CPC)
Sent: Monday, October 29, 2018 3:48 PM
To: CPC.Events
Subject: 2018 Holiday Party



JOIN US FOR A
Masquerade
HOLIDAY PARTY

FRIDAY, DECEMBER 7, 2018
AT 5:30 IN THE EVENING

CAFE DU NORD - SWEDISH AMERICAN HALL
2174 MARKET STREET

ADULTS: \$35/PERSON
CHILDREN 5+: \$15/CHILD

RSVP TO CPC.EVENTS@SFGOV.ORG
BY NOVEMBER 29, 2018

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of support, Hearst Building hotel project
Date: Monday, November 05, 2018 12:58:42 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Monday, November 05, 2018 12:56 PM
To: Tuffy, Eiliesh (CPC)
Cc: Pollak, Josh (CPC); Ionin, Jonas (CPC); Moore, Kathrin (CPC); Joel Koppel; Johnson, Milicent (CPC); Melgar, Myrna (CPC); Richards, Dennis (CPC); Rich Hillis; planning@rodneyfong.com; David Noyola
Subject: Letter of support, Hearst Building hotel project

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

Dear Ms. Tuffy,

This letter is in support of the proposed hotel project at 5 Third Street (also known as the Hearst Building.) This project is sponsored by JMA, a developer who has made a proactive commitment to good-quality hospitality jobs. We support this project's environmental determination and we urge the Planning Commission to grant it all the necessary entitlements so that there can be more high-quality jobs to hospitality workers in this city.

Hotel developers have historically supported the creation of good quality jobs by agreeing to remain neutral and present no encumbrances to efforts by their employees to form a union. These agreements represent a double win for our community – they ensure that jobs created are good quality jobs, and they also guarantee that hotel developments are free from costly labor disputes.

The developer of this project has made a guarantee that any hotel project in this city will come with a guarantee of good-quality jobs. This is the kind of commitment that we would hope to see from every hotel developer, especially in a political environment which presents ever more obstacles to organized labor.

We support this project for its guarantees of good-quality jobs in this critical industry for San Francisco.

Please feel free to contact me if you have further questions.

Sincerely,

--

Cynthia Gómez
Research Analyst
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I support the Whole Foods 365
Date: Monday, November 05, 2018 12:46:23 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Alexis Coddington [mailto:alexis@thebrachmangroup.com]
Sent: Monday, November 05, 2018 12:25 PM
To: Secretary, Commissions (CPC)
Cc: 'Commission President Rich Hillis'; Melgar, Myrna (CPC); 'Commissioner Fong'; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: I support the Whole Foods 365

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

The neighborhood needs a store where we can walk to and park when needed. Please do your job and vote yes to allow Whole Foods 365 to proceed.

Alexis Coddington
1101 Green Street
SF, CA 94109

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2017-011878ENV
Date: Monday, November 05, 2018 10:26:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Rodney Minott [mailto:rodneyminott@outlook.com]
Sent: Monday, November 05, 2018 10:12 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); Rodney Fong; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Francis, John (CPC)
Subject: Case No. 2017-011878ENV

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

Dear Planning Commissioner,

I'm writing in regards to Case No. 2017-011878ENV, the Potrero Power Station draft EIR. After reviewing the draft Environmental Impact Report (DEIR) I believe the document is inadequate and flawed and therefore does not fully comply with requirements of the California Environmental Quality Act (CEQA). Among the reasons why are the following:

- **Demolition of Historic Buildings.** All of the historically significant brick buildings on the 28+ acre industrial site will be destroyed under plans for the proposed project. These unique structures are representative of the City's famed industrial past at Potrero Point in the mid-19th to early 20th centuries. Alternatives presented in the DEIR fail to both adequately preserve these structures and mitigate multiple significant impacts of the proposed project.

- **A Wall of Highrises.** The developer plans to erect one high-rise tower that'll reach 300 feet in height, and construct multiple other buildings ranging between 90 to 180 feet in height. Collectively, they will form a huge wall along the public waterfront. The development will be considerably taller and denser than what was approved for the adjacent Pier 70 project.

- **Major Shadowing of Open Spaces.** The recreational space planned for this project will be minimal and much of the open space will be compromised by shadowing from overly tall buildings.

- **More Traffic, Transit Delay, Dirty Air.** The draft Environmental Impact Report (DEIR) for the Potrero Power Station acknowledges: the project will burden the City's public transit system with more demand and delays – impacts that the DEIR admits cannot be mitigated; substantial noise and decline in air quality will occur during many years of construction; and traffic will be so bad that it will permanently increase air pollution to levels that violate air quality standards.

For all of the above reasons, I urge you to reject the project as currently proposed and require additional alternatives that will mitigate the more serious and significant impacts of the project.

Best,

Rodney Minott
Potrero Hill

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Jug Shop site development pre- application meeting
Date: Monday, November 05, 2018 9:05:34 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Michael Priolo [mailto:Michael@jugshop.com]
Sent: Saturday, November 03, 2018 12:37 PM
To: Foster, Nicholas (CPC); jonas.ionin@sfgov.org; Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); millicent.johnson@sfgov.org; Koppel, Joel (CPC); Richards, Dennis (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC)
Subject: Jug Shop site development pre- application meeting

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

Dear Planning Commission,

I invite you to attend the pre-application meeting for the Jug Shop site development 2030 Polk Street.

Meeting Information:

Property Owner/Sponser: JS Pacific Street Partners LLC

Contact info: j.heimdahl@js-sullivan.com/415-530-2307

Meeting Address: Planning Department Offices. 1650 Mission St. Suite 400

Date of meeting: Monday, November 5th, 2018 Time of meeting: 5pm-6pm

Thank you,

Michael Priolo
Owner | Operations Manager
The Jug Shop Inc.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods 365 Project
Date: Monday, November 05, 2018 9:05:20 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Vanessa Lovato [mailto:polkstreetflorist@yahoo.com]
Sent: Saturday, November 03, 2018 2:21 PM
To: Secretary, Commissions (CPC); hillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); rahaim@sfgov.org; Foster, Nicholas (CPC); Freddy Bear; teresa@moltecose.com; Rahaim, John (CPC)
Subject: Whole Foods 365 Project

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

November 2, 2018

Vanessa Lovato

Polk Street Florist LLC

1718 A Polk Street

San Francisco, CA 94109

415-441-2868

polkstreetflorist@yahoo.com

Dear Sir or Madame,

I am writing to persuade you to oppose the 365 Whole Foods proposal for the Lombardi Sports building at 1600 Jackson on the corner of Polk Street.

I am the owner of Polk Street Florist LLC here on Polk Street between Clay and Washington just two blocks down from the Lombardi site. As a husband and wife owner/operated small business, we cannot compete with big business like Whole Foods and Amazon. Why would people come to a specialty flower shop like mine, a cheese shop like the Cheese Plus, a butcher shop like BelCampo Meat Co, a wine shop like The Jug Shop, a bakery like Lotta's Bakery, a Gelato shop such as Lush Gelato or a specialty market like Real Food Co when they could shop at a one stop shop such as whole foods?! These specialty stores are what makes up our Polk Street Community. There are several mom and pop stores not even mentioned that would go out of business if this were to be allowed to happen. The Whole Foods on California Street is exactly .4 miles away or an 8 minute walk. We simply don't need a big chain store invading our neighborhood. Please take a moment to consider what this could mean for us small business owners and our families.

I am counting on you to do the right thing by voting against chain stores such as 365 Whole Foods. Please contact me if I can provide any further information.

Sincerely,

Vanessa Lovato

Vanessa Lovato

Thank you,

Polk Street Florist
(415) 441-2868
www.polkstreetflorist.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DEFICIENT MITIGATIONS FOR ADVERSE IMPACTS ON PUBLIC SERVICES OF SCHOOLS, TRANSIT
Date: Monday, November 05, 2018 9:05:10 AM
Attachments: [2017-2-13 TDM NON SEQUITUR.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: aj [mailto:ajahjah@att.net]
Sent: Sunday, November 04, 2018 12:34 AM
To: Poling, Jeanie (CPC)
Cc: BRCAC (ECN); Shanahan, Thomas (ECN); Board of Supervisors, (BOS); Secretary, Commissions (CPC); Hood, Donna (PUC); Yee, Norman (BOS); Rafael Mandelman; Tom Temprano; Low, Jen (BOS); Maybaum, Erica (BOS)
Subject: DEFICIENT MITIGATIONS FOR ADVERSE IMPACTS ON PUBLIC SERVICES OF SCHOOLS, TRANSIT

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

Hi Jeanie--

Please enter the following into the administrative record for Balboa Reservoir. There is also an attachment which had been previously submitted to the Reservoir CAC to be entered into the record.

Thanks,
aj

DEFICIENT MITIGATIONS FOR ADVERSE IMPACTS ON PUBLIC SERVICES OF SCHOOLS, TRANSIT

1. SCHOOLS, ESPECIALLY CITY COLLEGE

There are many schools in the surrounding area: City College, Riordan, Sunnside, Aptos, Lick Wilmerding, Denman, Balboa.

City College is a commuter school. City College students, faculty, and staff commute to school. According to a CCSF Ocean Campus Survey conducted in

May 2016, these City College stakeholders—in addition to those using public transit (42%) and walking/biking (9.4%), 45.7% commuted by car.

The mission of any school is to provide education. But if access to an institution is made difficult, the goal of providing education will be curtailed due to impaired physical access.

Although reducing car usage in general is a commendable goal, the Reservoir Project's elimination of the baseline environmental setting of the 1,000-space student parking lot will have the undesirable effect of discouraging enrollment at City College.

The interests of students, faculty, and staff will inevitably be harmed by the Reservoir Project. Unless willfully blind, the 1100-1550 unit Reservoir Project will obviously create significant adverse impact on the public service provided by the area's schools, especially City College.

Transportation Demand Management As Mitigation

From the beginning of the Reservoir Project's public engagement process, The City Team had already substantively disregarded community concern about parking and transportation. Disregard for community concerns regarding parking and circulation was due to the realignment in the assessment of Transportation from Level of Service (LOS) to Vehicle Miles Travelled (VMT). The City Team has relied on the interpretation of parking and circulation impacts to merely be social and/or economic effects not covered by CEQA.

Consequently, the City Team ponied out a Balboa Area Area TDM Framework in response to community concern. The City Team misled the public by giving the impression that it would be an objective study of parking and circulation issues. But in reality the result was a foregone conclusion. The SFCTA contract specified the parameters of this study: *"The Planning Department and SFMTA are proposing a Transportation Demand Management (TDM) study in coordination with CCSF Ocean Campus to reduce single-occupant vehicle trips by college staff, faculty, students, and neighborhood residents."*

In other words, the burden of dealing with the adverse impacts on City College and the neighborhoods of 2,200 to 3,100 new adult Balboa Reservoir residents would be shifted onto the victims.

The Nelson-Nygaard TDM Framework will undoubtedly be brought forth as support for TDM as appropriate mitigation.

The Nelson-Nygaard TDM Framework fails to rise to the standard of providing substantial evidence that TDM would be able to resolve the effects of lost student parking on student enrollment.

The Nelson-Nygaard TDM Framework, lacking substantial evidence of its efficacy, falls back on speculation and wishful thinking. Its dubious evidence in support of

the efficacy of a TDM solution for City College are a couple case studies: University of Louisville's Earn-a-Bike Program and Santa Monica College's Corsair Commute Program which provide financial incentives for using sustainable transportation.

NO EVIDENCE IS PROVIDED THAT A SIMILAR FINANCIAL INCENTIVE PROGRAM WOULD SUCCEED IN MAINTAINING ENROLLMENT AT CITY COLLEGE.

Please refer to the attached critique of the Nelson-Nygaard TDM Framework entitled "Balboa Reservoir's TDM Non Sequitur" (attached) and enter it into the Administrative Record, as well.

Impact on Public Service of City College and Other Schools

From my 10/11/2018 submission "Comment on Balboa Reservoir NOP re: "Summary of Potential Environmental Issues":

*Although 21099 exempts parking adequacy as a CEQA impact "**for the** (Reservoir Project itself) **project**", 21099 does not exempt the secondary parking impact on CCSF's public educational service to students from assessment and consideration.*

*Student parking, **being the existing condition and setting**, cannot be be bypassed by extending 21099's parking exemption onto the elimination of the public benefit of providing access to a commuter college.*

The proposed Reservoir development has forced City College to include in its Facilities Master Plan 2-3 new parking structures to make up for the loss of existing parking in the PUC Reservoir. This is the secondary [physical--aj] impact that must be addressed in the Subsequent EIR.

2. Transit

The Program-level Balboa Park Station FEIR had already concluded that the Area Plan would cause a significant unavoidable impact on MUNI even without considering 1) a Lee Extension, and without 2) an at-the-time 500-unit Reservoir housing project.

In the section "Transportation Improvements for Future Consideration", the Nelson-Nygaard TDM Framework can only trot out Transit Stop Improvements and Intersection Signal Improvement.

These improvements are but band-aids to an assault-rifle wound.

Only with willful disregard for objectivity will it be possible to conclude in the Subsequent EIR that impact on MUNI's K, 43, 29, 8, 49 will be other than significant and unavoidable.

Submitted by:
Alvin Ja, District 7

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: WHOLE FOODS - LOMBARDI BUILDING - POLK STREET
Date: Monday, November 05, 2018 9:04:30 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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Direct: 415-558-6309|Fax: 415-558-6409

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www.sfplanning.org

From: Dan [mailto:steinersf@aol.com]
Sent: Sunday, November 04, 2018 6:26 AM
To: Secretary, Commissions (CPC)
Subject: Fwd: WHOLE FOODS - LOMBARDI BUILDING - POLK STREET

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

Sent from my iPad

Begin forwarded message:

From: Dan <steinersf@aol.com>
Date: November 4, 2018 at 6:23:41 AM PST
To: dan blackwelder <steinersf@aol.com>
Subject: WHOLE FOODS - LOMBARDI BUILDING - POLK STREET

November 3, 2018

I am a small business owner on Polk Street, just a few yards from the entrance to the former Lombardi's sports store. I have owned and operated this business for almost 21 years. I have enjoyed having a successful business along with my other small business owners, and have become friends with many of them.

When the prospect of having a .Whole Foods move into the Lombardi building, I was a bit ambiguous about whether or not that could be beneficial to me and to the neighborhood. After further thought I think it would be a move in the wrong direction for this small business corridor.

I am a 54 year resident of San Francisco, and like many "old-timers" I have

witnessed the rapid changes that have altered our city over the past years. The greatest changes have been in the downtown commercial/financial district. It is understandable that large office buildings would be built there. That is the very nature of that particular area of the city. However, the unique neighborhoods that dot our landscape are much more fragile and need protecting. I would hope that you consider it part of your duty/responsibility to make sure the historic flavor of our city is preserved.

I realize that progress is inevitable, but hopefully not at the cost of diminishing the specialness of our smaller commercial districts.

I interact with tourists and visitors on a daily basis. I am constantly asked " how do I get to Chinatown is North Beach far from here.....can we walk to Fisherman's Wharf? Many of these people come from cities that are dotted with shopping malls. Malls that have exactly the same businesses as every other mall in the country. They tell me how much they enjoy the diverse experience of enjoying our special neighborhoods. Isn't tourism still our number one business?

Thankfully, due to the watchful eyes of the folks at City Hall we have avoided the impact of the " cookie-cutter" approach to growth. It is true that Whole Foods hires people and pays taxes.....so do we, the small business owners. The big difference that never seems to be acknowledged is that the profits from us small business owners stays right here and is spent here. The profits from corporate chains leave the city and goes back to the home office.

Let's keep our small businesses and the profits they generate right here in .San Francisco. I ask you to consider the future of the Lombardi building to be one that benefits our neighborhood -not diminishes it.

Dan Blackwelder, owner
ONE HALF
1837 Polk St.
415-786-4182

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir: ON OVERRIDING CONSIDERATIONS
Date: Monday, November 05, 2018 9:04:11 AM
Attachments: [2018-9-4 AFFORDABLE HOUSING SCAM.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: aj [mailto:ajahjah@att.net]
Sent: Sunday, November 04, 2018 3:41 PM
To: Poling, Jeanie (CPC)
Cc: BRCAC (ECN); Shanahan, Thomas (ECN); Hood, Donna (PUC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); Yee, Norman (BOS); Low, Jen (BOS); Maybaum, Erica (BOS); Rafael Mandelman; Tom Temprano; Ivy Lee; Brigitte Davila; Thea Selby; John Rizzo; Alex Randolph; studenttrustee@mail.ccsf.edu; Shanell Williams; Shaw, Linda (MYR)
Subject: Balboa Reservoir: ON OVERRIDING CONSIDERATIONS

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

Hi Jeanie:

Here's another submission (probably my last), with additional attachment, for the administrative record. Thank you for taking care of it.

--aj

ON OVERRIDING CONSIDERATIONS

Even if the Subsequent EIR finds significant and unavoidable impacts, the Reservoir Project holds a trump card. That trump card would be a Statement of Overriding Considerations.

Such a Statement of Overriding Consideration would more than likely put forth the idea that the Reservoir Project would make a substantial contribution in alleviating the housing crisis.

However, in making such an argument of overriding consideration, extreme care must be taken to distinguish between slick marketing hype and PR and the reality contained in the Development Parameters and the Exclusive Negotiating Agreement

(ENA).

OVERVIEW

The **Balboa Park Station (BPS) Area Plan** adopted by the City & County of SF is used as justification for the Balboa Reservoir Project. However, this justification for housing in the Reservoir was cherry-picked from the BPS Area Plan.

In actuality the BPS Area Plan asked for **consideration of the best use** of Reservoir:

- Housing was one **consideration**. It was not a mandate.
- Open Space was another **consideration**;
- **Education** should logically have been another consideration because of location and existing use, but was not contained in the BPS Area Plan.

The **Public Lands for Housing Program** has been the main lever for the Balboa Reservoir Project.

According to Administrative Code 23.a.2 (I), the Surplus Public Lands Ordinance can serve only as **recommendation** to enterprise agencies like the PUC.

The Reservoir Project has been made poster child for the Public Lands for Housing Program. But, by law, the City cannot mandate the PUC to do so. Being an enterprise agency, City Ordinance only allows the City to recommend to PUC that the Reservoir be made part of Public Lands for Housing.

AFFORDABLE FOR WHOM? THE AFFORDABLE HOUSING SCAM

The initial legislation and legislative intent regarding surplus City property was for using public land to help provide housing:

- for the **homeless and low-income** populations, and
- built solely by **non-profit community developers**.

In a deceptive advertising campaign, 2015 Proposition K was passed which changed the City's Administrative Code Ch.23A to enable public land to be used:

- for newly defined "affordable housing" extended to "**middle-income**" (**150% Area Median Income**, which is \$124,350 for an individual as of 4/1/2018), even as the State maintains that "moderate-income" and "middle-income" are identical (120% AMI which is \$99,500 for an individual as of April 2018), and
- for sale to, and built by **private developers** instead of just by non-profit developers.

The biggest scam is **privatization of public property by private developers** in the guise of affordable housing.

The Reservoir Project has been skillfully marketed and framed as an affordable housing development. Yet documents reveal otherwise.

The Reservoir Development has been marketed as—from more deceptive to less deceptive-- affordable housing, or 50% affordable housing, or up to 50% affordable housing.

To paint lipstick on a pig, the privatization of the Reservoir has been deceptively marketed as "**affordable housing**" and/or "**50% affordable housing**." Despite the marketing of "50% affordable", the reality is that only 33% affordable housing is guaranteed, while 50% unaffordable housing is guaranteed. The remaining 17% affordable for middle-income of up to 150% AMI (that would bring "affordable" up to 50%) will not be funded by Reservoir Community Partners LLC. The aspirational 17% "additional affordable" would have to be funded by unsourced public funds and is actually a bait- and-switch deception.

The "**affordable**" **definition** scam: "Affordable" has been redefined to include up to 150% Area Median Income (\$124,350 as of 4/1/2018).

The **affordable "in perpetuity"** scam: "In perpetuity" is defined as "throughout the useful lives of the buildings..."

The **Transportation Demand Management (TDM) scam** which wishes and greenwashes away the problem of elimination of 1,000 student parking spaces with a solution of "*reduc[ing] single-occupant vehicle trips by college staff, faculty, students, and neighborhood residents.*"

BYPASSING STATE SURPLUS PROPERTY STATUE

The disposition of public land is governed by the **State Surplus Property Statute**:

The State Surplus Land Statute Section 54222 says:

Any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property as follows:

*(c) A written offer to sell or lease land suitable for **school facilities construction or use by a school***

district for open-space purposes shall be sent to any school district in whose jurisdiction the land is located.

Yet there has been no transparent public record or open Board of Trustees Action to show that SFCCD has rejected a written offer to acquire the Reservoir **for school facilities or open space**.

Any evaluation of overriding considerations must evaluate the full range of harms and benefits instead of making an *a priori* unsubstantiated assumption that privatizing public land for **at least 50%** to 67% units that would be unaffordable to those of moderate income (120% of AMI which is \$99,500 for an individual) constitutes the best use of the publicly-owned PUC property.

Please refer to the attached “Affordable Housing Scam of Balboa Reservoir Project”.

Submitted for the administrative record on Balboa Reservoir by:
Alvin Ja 11/5/2018

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter from a Nob Hill resident
Date: Monday, November 05, 2018 9:03:24 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sukhjit Ghag [mailto:sukhjitg@hotmail.com]
Sent: Sunday, November 04, 2018 7:07 PM
To: Secretary, Commissions (CPC); HillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Letter from a Nob Hill resident

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

It takes a lot for me to type out a correspondence but I recognize that the topic I want to talk to you about is too important to the health and well being of my neighborhood of 25 years.

One of the reasons I hold on to a life in San Francisco is because of the uniqueness of the people who make it work. The everyday shopkeepers and small business on Polk Street are part of this character and I think we should do everything we can to help them survive in these times when “disruption” and “innovation” are pulling the rug out from underneath so many.

Please don't put a chain like 360 in the Lombardi building. Please don't put an Amazon distribution center just blocks away from my home. It will negatively impact this neighborhood more than it will help.

I hope you'll consider my opinion when making decisions about this neighborhood and if you need more to consider when thinking about the power of Amazon on small businesses, you can watch this recent video from Hassan Minhaj <https://youtu.be/5maXvZ5fyQY?t=87>

Thank you,

Sukhjit Kaur Ghag
Your neighbor from Jackson and Jones Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis](#); [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 ON VETO OF BOARD OF SUPERVISORS RESOLUTION REGARDING CALIFORNIA'S BAY-DELTA PLAN
Date: Monday, November 05, 2018 8:59:42 AM
Attachments: [11.2.18 Bay Delta Veto.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Friday, November 02, 2018 3:59 PM
To: Press Office, Mayor (MYR)
Subject: *** STATEMENT*** MAYOR LONDON BREED ON VETO OF BOARD OF SUPERVISORS RESOLUTION REGARDING CALIFORNIA'S BAY-DELTA PLAN

FOR IMMEDIATE RELEASE:

Friday, November 2, 2018

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

***** STATEMENT*****
**MAYOR LONDON BREED ON VETO OF BOARD OF
SUPERVISORS RESOLUTION REGARDING CALIFORNIA'S
BAY-DELTA PLAN**

San Francisco, CA—Today, Mayor London N. Breed issued the following statement after she vetoed a resolution passed by the San Francisco Board of Supervisors in support of the State Water Resources Control Board's update of the Bay-Delta Plan.

“We all want the same outcome for the Bay-Delta—a healthy ecosystem that both supports fish and wildlife and provides reliable water delivery to San Francisco and the region. The San Francisco Public Utilities Commission is actively engaged in Governor Brown's settlement discussions to achieve these goals. But while these negotiations continue, it is imperative that we not prematurely limit our options. Upon further review, I believe that the resolution passed by the Board of Supervisors could significantly impair San Francisco's ability to protect our interests on the critical issue of water supply management. We must keep every alternative available, including legal options to protect the City's interests in the event that the negotiations fail.

It is deeply irresponsible for San Francisco to take a position that would jeopardize our water supply, and new analysis by the San Francisco Public Utilities Commission supports this conclusion. As cities plan for increasingly unpredictable rain patterns and longer droughts due to climate change, I cannot put at risk a basic critical resource that 2.7 million people in the Bay Area need to live every day. That is why I am vetoing the Board of Supervisors' resolution to support the State Water Resource Control Board's Proposed Updates to the 2006 Bay-Delta Plan, while continuing to support the SFPUC in the negotiation process."

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 8, 2018
Date: Friday, November 02, 2018 2:06:37 PM
Attachments: [20181108_cal.pdf](#)
[20181108_cal.docx](#)
[Advance Calendar - 20181108.xlsx](#)
[CPC Hearing Results 2018.docx](#)

Commissioners,
Attached are your Calendars for November 8, 2018.

Commissioners Melgar and Fong,
Please review the hearing and materials from the October 4, 2018 hearing for 1600 Jackson.

Enjoy the weather,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [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 LEADER NANCY PELOSI CELEBRATE THE GRAND OPENING OF THE NEWLY REVITALIZED ALICE GRIFFITH COMMUNITY
Date: Friday, November 02, 2018 12:46:28 PM
Attachments: [11.2.18 Alice Griffith.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Friday, November 02, 2018 12:44 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND LEADER NANCY PELOSI CELEBRATE THE GRAND OPENING OF THE NEWLY REVITALIZED ALICE GRIFFITH COMMUNITY

FOR IMMEDIATE RELEASE:

Friday, November 2, 2018

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

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

**MAYOR LONDON BREED AND LEADER NANCY PELOSI
CELEBRATE THE GRAND OPENING OF THE NEWLY
REVITALIZED ALICE GRIFFITH COMMUNITY**

*Public housing revitalization project rebuilds more than 300 units of affordable housing in the
Bayview-Hunters Point neighborhood*

San Francisco, CA—Mayor London N. Breed and Leader Nancy Pelosi today joined community leaders to celebrate the grand opening of 306 new units of affordable housing at the Alice Griffith Community, as part of the Mayor's HOPE SF Initiative to renovate and rebuild San Francisco's public housing.

The opening culminates an unprecedented partnership between residents and city, state and federal leaders to rebuild the previously dilapidated Alice Griffith housing, with 90% of the original Alice Griffith families successfully moving into the new housing units.

“As someone who grew up in public housing and can remember the conditions we lived in at the time, I have been committed to seeing this project through to completion,” said Mayor Breed. “San Francisco is delivering on our promise to revitalize and rebuild the most

distressed public housing in our city. This beautiful new version of Alice Griffith will serve generations to come, and I want to thank all of the families here for their resilience and perseverance during this process.”

The renewed Alice Griffith is the direct result of a partnership between the Office of Community Investment and Infrastructure (OCII), HOPE SF, the Mayor’s Office of Housing and Community Development (MOHCD), the U.S. Department of Housing and Urban Development (HUD), FivePoint, and McCormack Baron Salazar, as part of a ten-year effort to transform and redevelop the once deeply distressed and isolated public housing community.

“Revitalizing public housing and building new affordable housing are essential to tackling the housing crisis in our city – and to preserving the diverse, vibrant communities that make San Francisco what it is,” said Democratic Leader Nancy Pelosi. “Alice Griffith shows what is possible when great private-public partnerships are strengthened with federal funds, and Democrats in Congress are making bold investments in rebuilding America a top priority of our legislative agenda.”

The new Alice Griffith development was awarded a HUD Choice Neighborhoods Initiative Implementation (CNI) Grant of \$30,500,000 in 2011. The CNI program is a catalyst to provide critical improvements in neighborhood assets, including schools, housing, and services. The Alice Griffith Transformation Plan was one of just five award recipients nationwide in its funding round.

"The restoration of this site represents hope, safety, and a new beginning for the Alice Griffith community," said Board of Supervisors President Malia Cohen. "For too long, underinvestment and physical decay have plagued our City's public housing. Today's re-opening is a testament to the community's advocacy and a significant investment for housing justice."

The major phases of the project are now complete, which include 207 public housing replacement units with an additional 96 new affordable units. The final phase of the project is currently under construction. It will bring 19 additional public housing replacement homes for the remaining existing Alice Griffith residents as well as 11 new affordable homes, and will be fully occupied by spring 2019.

In total, the Alice Griffith re-envisioning will rebuild all 256 units of existing public housing and create an additional 248 affordable housing units. Furthermore, the site will contain a mixed-income component that includes 367 market rate units, 42 below-market-rate units and 237 workforce units (serving households between 120% and 160% AMI).

“The opening of Alice Griffith marks another milestone for our Partnership for HOPE SF as we continue to collaborate with partners and residents to create inclusive, diverse, and healthy communities,” said Fred Blackwell, CEO of the San Francisco Foundation. “With deep and enduring mayoral commitment and support from our local business and philanthropic partners, we are proud to continue working to ensure that all residents are rooted in vibrant communities and are economically secure.”

The Alice Griffith Tenants’ Association first convened in 2007 to discuss revitalization. In June 2010, the former San Francisco Redevelopment Agency, now OCII, executed a development agreement with Lennar Urban (now known as FivePoint) for Hunters Point

Shipyards Phase 2 and Candlestick Point area, which included the redevelopment of Alice Griffith. OCII has contributed over \$68 million to Alice Griffith, with over \$40 million of those funds provided by FivePoint pursuant to the development agreement.

“Many residents wondered if the housing would ever happen for us,” said Fala Satele, longtime resident and President of the Alice Griffith Tenant’s Association. “We have lived and persevered through challenging and stressful times. And now that it is finally here, many of us are filled with gratitude over our new homes and excitement to welcome our new and old neighbors to this beautiful community.”

Lennar Urban selected MBS Development Corporation as the developer for Alice Griffith. In addition to MBS, the Alice Griffith development team includes local nonprofits San Francisco Housing Development Corporation and Tabernacle Community Development Corporation. Urban Strategies is providing on-site services to residents.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter from MPNA, PDMA, UFCW - RE: 1600 Jackson St CU
Date: Thursday, November 01, 2018 2:41:54 PM
Attachments: [CCDC_1600Jackson_Oct2018.pdf](#)
[MPNA.PDMA.UFCW 11.01.18 - Letter to Planning Commission.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Chris Gembinski [mailto:chrisgembinski@gmail.com]
Sent: Thursday, November 01, 2018 1:19 PM
To: Foster, Nicholas (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Rich Hillis; Melgar, Myrna (CPC); millicent.johnson@sfgov.org; Koppel, Joel (CPC); Richards, Dennis (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC)
Subject: Letter from MPNA, PDMA, UFCW - RE: 1600 Jackson St CU

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

Dear Planning Commission,

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

I would like this letter as well as another letter (attached) from the Chinatown Community Development Center to be included in the record for the November 8th meeting.

Lastly, we also wish to be formally recognized as organized opposition for the November 8th meeting.

Please feel free to contact me if you have any questions.

Thank you,

Chris Gembinski
MPNA Chair
916-300-5704

From: [Rahaim, John \(CPC\)](#)
To: [CTYPLN - CITY PLANNING EVERYONE](#); richhillissf@gmail.com; [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); planning@rodnevfong.com; [Richards, Dennis \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich, Ken \(ECN\)](#); [Power, Andres \(MYR\)](#); [Karunaratne, Kanishka \(MYR\)](#); [Bruss, Andrea \(MYR\)](#); [Kelly, Naomi \(ADM\)](#)
Subject: New Zoning Administrator
Date: Thursday, November 01, 2018 12:30:49 PM

Commissioners, Staff and Colleagues

I'm very pleased to announce that Corey Teague has accepted my offer to be the city's new Zoning Administrator. In his five years as Assistant ZA, Corey has done an exemplary job, and has become very familiar with all aspects of the work of the Office of Zoning Administration and Compliance.

Corey has a Bachelor of Science in Community Planning and Geography from Appalachian State University, and a Master's in City and Regional Planning from University of North Carolina, at Chapel Hill.

He has more than 17 years of urban planning experience, beginning in North Carolina, where he worked on a variety of strategic, long range, and technical planning projects. He's spent the last 11 years working in the Planning Department, starting on the SE Quadrant Team, then splitting time between Current and Citywide Planning. As noted above, he has worked the last five years as the Assistant Zoning Administrator. In that role he worked on a wide variety of projects and issues, with special focus on impact fees, legislation review, and the Car-share, TDR, and TDM Programs.

Please join me in congratulating Corey on his appointment and welcoming him to his new role. The appointment will be official as of November 17.

Of course, I also need to give a profound thanks to Scott Sanchez, our outgoing Zoning Administrator of the last eight years. I think you will all agree that Scott has been extremely effective in his role, overseeing the substantial growth of the function of the division of Zoning Administration and Compliance (including the creation of that office as a separate division in the department). Scott has been diligent, accessible and abundantly fair in his work. As you know, in recognition of his contributions, Scott received a well-deserved commendation from the Board of Supervisors. I am very pleased he has chosen to stay in the department, even if on a reduced schedule.

My congratulations and thanks to both Scott and Corey, and best wishes in their new roles.

John

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson set
Date: Thursday, November 01, 2018 12:18:33 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Mitchell Bearg [mailto:mbearg@sbcglobal.net]
Sent: Thursday, November 01, 2018 12:15 PM
To: Secretary, Commissions (CPC)
Cc: RichHillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: 1600 Jackson set

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

Planning Commissioners,

I am writing in opposition to the issuance of a CUP for the WF365 at Polk and Jackson. It is my understanding that the property owner has figured out a way to bring the housing to 50% on the upper level after claiming it could not be done. This is the same person that claims they cannot build anymore housing above the existing structure. It would appear that the property owner is dictating what is and is not possible according to what he is or is not willing to do. This is an opportunity to create housing. Amazon and the property owner have the resources to help the community with its housing shortage and should be called upon to give back in order to receive a CUP. The risk to the neighborhood and merchants is high and to justify the risk they need to be called upon to mitigate the impact with some benefits beyond those of their mere existence in a neighborhood that is already adequately served by the multitude of business within walking distance including Trader Joes and Wholefoods. Polk Street is a two lane street and a merchant of this size will likely result in a negative impact to the quality of life for those in the immediate area due to the gridlock and other environmental challenges it will create. The risks to the neighborhood are great and the justification for the CUP without an adequate investment in housing isn't worth it.

Sincerely,
Mitchell Bearg

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of opposition to Whole Foods project at 1600 Jackson
Date: Thursday, November 01, 2018 12:18:16 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Cynthia Gomez [<mailto:cgomez@unitehere2.org>]
Sent: Thursday, November 01, 2018 12:12 PM
To: Foster, Nicholas (CPC)
Cc: chrisgembinski@gmail.com; Ionin, Jonas (CPC)
Subject: Letter of opposition to Whole Foods project at 1600 Jackson

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

Dear Mr. Foster,

This letter is to reiterate our opposition to the proposed Whole Foods 365 Market at 1600 Jackson Street. Our union represents approximately 350 members who live in the vicinity of the proposed development. We concur with the Middle Polk Neighborhood Association, the Polk District Merchants Association, and the United Food and Commercial Workers that pedestrian-oriented development of housing over retail would be the best use for this site.

San Francisco's housing affordability crisis has resulted in a process by which the overage median income of the city is trending ever upward, leaving middle- and working-class residents pushed ever farther away from the city. As of 2012, more than 60% of our residents lived in San Francisco. That number dropped by more than 11 percentage points in a five-year period; now only 49% of our members live in the city.

More housing production, in an area easily walkable to the hotels of Union Square and the hotels and membership clubs of Nob Hill, would certainly do its part to easing the housing affordability crisis. This project, as proposed by Amazon's Whole Foods 365, would deliver only 8 units of housing, while neighbors have argued that the space can support as many as 50 units.

One of the greatest tools available to the Planning staff, and to Planning Commissioners, is the Conditional Use Authorization process. A project must

affirmatively prove that it is necessary and desirable for the neighborhood which it is proposing to serve. The proposed Whole Foods 365 Market project fails on several counts. It is opposed by the neighbors for its inherent overreliance on car traffic and for a missed opportunity to bring much-needed housing to the neighborhood. The project would also be bringing in low-quality jobs by its very design. Whole Foods is well-known for its outright opposition to workers' rights to collective bargaining. Its ownership is Amazon, a company which has drawn widespread criticism for the wages and conditions offered to its employees. It would be a mistake to grant an actively anti-union company a Conditional Use Authorization to come to San Francisco, a town with one of the highest costs of living in the country and a town with strongly pro-union politics. We ask that Planning Commissioners reject this project at the Planning Commission, on the grounds that it is neither necessary nor desirable for the neighborhood.

Sincerely,

--

Cynthia Gómez
Research Analyst
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763

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 ON THE PASSING OF GIANTS GREAT WILLIE MCCOVEY
Date: Thursday, November 01, 2018 10:50:23 AM
Attachments: [10.31.18 Willie McCovey.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Wednesday, October 31, 2018 5:41 PM
To: Press Office, Mayor (MYR)
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE PASSING OF GIANTS GREAT WILLIE MCCOVEY

FOR IMMEDIATE RELEASE:

Wednesday, October 31, 2018

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE PASSING OF GIANTS
GREAT WILLIE MCCOVEY

San Francisco, CA—*Mayor London N. Breed today issued a statement on the passing of Giants legend Willie McCovey, who died today at the age of 80:*

“Willie McCovey brought joy to so many San Franciscans through his years on the field and his dedication to our city. He was one of the greatest baseball players of all-time and also the quintessential San Francisco Giant. There’s a reason the Giants give an award every year in his name – the Willie Mac Award goes to the player who exemplifies what it means to be a great teammate on and off the field. He was a man of incredible warmth, humility, and kindness, and San Francisco will miss him. We will be lighting City Hall orange in honor of a true San Francisco legend.”

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 ANNOUNCES SAN FRANCISCO TO RECEIVE GRANT TO IMPROVE HIV CARE
Date: Thursday, November 01, 2018 10:48:49 AM
Attachments: [11.1.18 Project OPT-IN Grant.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Thursday, November 01, 2018 10:28 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO TO RECEIVE GRANT TO IMPROVE HIV CARE

FOR IMMEDIATE RELEASE:

Thursday, November 1, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES SAN FRANCISCO TO
RECEIVE GRANT TO IMPROVE HIV CARE**

*Centers for Disease Control and Prevention to fund City's Project OPT-IN, a four-year
demonstration to improve HIV patient outcomes*

San Francisco, CA – Mayor London N. Breed today announced that the Centers for Disease Control and Prevention (CDC) will fund San Francisco's Project OPT-IN, a four-year demonstration project to improve HIV-related outcomes by providing services to address critical gaps in HIV prevention and care services. The City is one of only two jurisdictions in the U.S. to be selected by the CDC for this funding. The grant will count for \$2 million per year over the four-year cycle.

Project OPT-IN is intended to help improve HIV-related outcomes and treat Hepatitis C by addressing gaps in services, while simultaneously working to transform healthcare delivery and practices to reduce the long-term need for such services. Examples of this will include homeless outreach, intensive case management, and other low-threshold support services.

“Over the past three decades, San Francisco has made significant progress toward reducing the

number of new HIV infections each year, and improving the available services for people living with HIV,” said Mayor Breed. “As Mayor, I remain committed to our goal of Getting to Zero, which will take hard work. We also know that some segments of our population still suffer disproportionately high rates of HIV infections, like our homeless population. With Project OPT-IN, we are taking an important step forward in reaching that goal by providing critical and innovative services.”

Although the City has made great progress toward its Getting to Zero goals, not all parts of the population have benefitted equally. In 2017, 14% of people in San Francisco newly diagnosed with HIV were homeless. With an estimated 15,952 people living with HIV, San Francisco has one of the largest populations of people living with HIV in the United States.

Taking HIV medications daily, which is a greater challenge in the homeless population, not only improves the health of people living with HIV, but significantly reduces the risk of transmission to others. In 2016, 72% of all San Franciscans living with HIV were undetectable, meaning the levels of virus in the blood stream are so low that they cannot be measured, but only 32% of people living with HIV and experiencing homelessness were undetectable. Project OPT-IN will help reach this vulnerable population.

“This funding will allow San Francisco to develop a collaborative program that will build trust with the community and strengthen our capacity to provide culturally competent and effective care for people experiencing homelessness,” said Tracey Packer, Director of Community Health Equity and Promotion for the Health Department.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#)
Subject: FW: 1026 Clayton - 2015-009733DRP - Oppose DR
Date: Wednesday, October 31, 2018 1:26:39 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Carter Makin [mailto:cmakin00@gmail.com]
Sent: Wednesday, October 31, 2018 1:01 PM
To: Winslow, David (CPC)
Cc: fdryan@pacbell.net; richhillissf@gmail.com; Secretary, Commissions (CPC)
Subject: 1026 Clayton - 2015-009733DRP - Oppose DR

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

Hello Mr. Winslow,

I wish to support the Ryan family at 1026 Clayton Street and urge you to advise the Planning Commission not to take the DR (Discretionary Review filed by Chris Durkin of 1055 Ashbury Street) for the subject permit. As you know, the permit is just to document work done and approved by DBI and CPB in 2007 (No new work is planned). The deck added on the Ryan garage is not visible or accessible and has no impact on the neighborhood.

Thank you,
Carter Makin

978.578.8233
beautycounter.com/cartermakin

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1979 Mission Street
Date: Wednesday, October 31, 2018 11:48:52 AM
Attachments: [10-29-18 Letter re 1979 Mission Street.PDF](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sucre, Richard (CPC)
Sent: Wednesday, October 31, 2018 11:44 AM
To: Ionin, Jonas (CPC)
Subject: Fwd: 1979 Mission Street

Get [Outlook for iOS](#)

From: Rahaim, John (CPC) <john.rahaim@sfgov.org>
Sent: Monday, October 29, 2018 6:01 PM
To: Rich, Ken (ECN); Buckley, Jeff (MYR); Sucre, Richard (CPC); Sider, Dan (CPC); Hartley, Kate (MYR)
Subject: FW: 1979 Mission Street

FYI. To say that this was a delaying tactic is absurd, when they have still not given us a formal proposal for the affordable housing. The informational hearing in no way delays this project. We have secured Mission HS for the info hearing in January. That will still have no impact on the project actions.

From: Paula Scott <Pscott@nmgovlaw.com>
Sent: Monday, October 29, 2018 2:11 PM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; planning@rodneyfong.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Cohen, Malia (BOS)

<malia.cohen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Mission4all@mission4all.net; Maria@plaza16.org; lgranados@medasf.org

Subject: 1979 Mission Street

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

Attached please find a letter concerning the 1979 Mission Street matter from James Parrinello, Esq., on behalf of Maximus Real Estate Partners.

Thank you for your attention to this letter.

Paula Scott, Assistant to James R. Parrinello, Sean P. Welch and James W. Carson

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support Whole Foods 365 at 1600 Jackson St
Date: Wednesday, October 31, 2018 11:00:43 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Julia French [mailto:julia.g.french@gmail.com]
Sent: Tuesday, October 30, 2018 8:59 PM
To: Secretary, Commissions (CPC)
Cc: RichHillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Support Whole Foods 365 at 1600 Jackson St

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

Dear Commissioners,
My husband and I have not been able to attend the hearings regarding the proposed opening of Whole Foods 365 at 1600 Jackson St because they have been during the work day, but I am writing to express my enthusiastic support for the revised proposal, which provides our area with desperately needed fairly priced groceries, additional housing, and hundreds of jobs. PLEASE do not destroy this amazing opportunity for us.

Julia & Conor French

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to Conditional Use Permits for 3637 Sacramento Street - Hearing Date: November 8, 2018
Date: Wednesday, October 31, 2018 11:00:25 AM
Attachments: [SactoStreetProp Opposition.docx](#)

*Jonas P. Ionin,
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From: Cynthia Silverstein [mailto:cbsjewelry@comcast.net]
Sent: Tuesday, October 30, 2018 11:15 AM
To: Woods, Mary (CPC)
Cc: richhillissf@gmail.com; Secretary, Commissions (CPC); Melgar, Myrna (CPC); plannung@rodneymfong.com; millicent.johnson@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Stefani, Catherine (BOS)
Subject: Opposition to Conditional Use Permits for 3637 Sacramento Street - Hearing Date: November 8, 2018

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

Dear Ms. Woods,

We are the property owners immediately adjacent to the East to the proposed development of housing, retail and office space at 3637 Sacramento Street. We hereby deliver the attached letter in opposition to the Conditional Use Permit application in advance of the Hearing set for November 8, 2018.

Thank you.

Regards,

Cynthia B. Silverstein

Gregg S. Barbanell

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Nob Hill resident and small business owner's Letter of Support for Whole Foods 365 at 1600 Jackson Street
Date: Wednesday, October 31, 2018 10:59:14 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Zack Schwab [mailto:zack@thesnugsf.com]
Sent: Monday, October 29, 2018 3:14 PM
To: Secretary, Commissions (CPC); RichHillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Nob Hill resident and small business owner's Letter of Support for Whole Foods 365 at 1600 Jackson Street

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

Hi all,

I am a 29-year-old SF native, Nob Hill resident, and local small business owner (I own The Snug on Fillmore Street).

I live at Jackson and Hyde and have been considering opening a second business in this middle-upper-Polk Street area. But the retail life of this area at Polk and Jackson is struggling, as I am sure you have noticed. Stagnant businesses and vacant retail spaces are everywhere.

The neighborhood desperately needs this Whole Foods 365 in the Lombardi Sports building to bring some life to this stretch of Polk. This neighborhood has the potential to be a thriving part of Polk Street and the city. Please don't let it wither away. I greatly appreciate the push for additional housing, but this process has gone on long enough and the current proposal is now an excellent project.

Please do the right thing and allow this project to move forward.

Best,
Zack Schwab

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)
Cc:
Subject: FW: NO on Hours Extension!!
Date: Wednesday, October 31, 2018 10:58:44 AM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: susanmtorrence [<mailto:susanmtorrence@gmail.com>]
Sent: Sunday, October 28, 2018 10:50 PM
To: 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.

Davis St Resident,

Susan

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case #2016-00378CUA - Whole Foods 365 at 1600 Jackson
Date: Wednesday, October 31, 2018 10:57:53 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

From: Diane Daniels [mailto:diane.sanfrancisco@gmail.com]
Sent: Sunday, October 28, 2018 10:57 AM
To: Secretary, Commissions (CPC)
Cc: RichHillisSF@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Subject: Re: Case #2016-00378CUA - Whole Foods 365 at 1600 Jackson

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

Dear Commissioners:

Once again I want to state my complete support of opening a Whole Foods 365 at 1600 Jackson St. As a senior who is finding the walk to Whole Foods on California a little long, I look forward to the close location and perhaps lower prices of a local 365.

regards,

Diane Daniels

1450 Greenwich St #503

San Francisco, CA 94109

On Fri, Sep 21, 2018 at 11:05 AM Diane Daniels <diane.sanfrancisco@gmail.com> wrote:

Dear Commissioners:

I'm another of the many supporters of opening a Whole

Foods 365 at 1600 Jackson St. As a senior who is finding the walk to Whole Foods on California a little long, I look forward to the close location and perhaps lower prices of a local 365.

regards,

Diane Daniels

1450 Greenwich St #503

San Francisco, CA 94109

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018 -- OUTSIDE OPPOSITION
Date: Wednesday, October 31, 2018 10:57:47 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Richard Cardello [mailto:richard@cardellodesign.com]
Sent: Saturday, October 27, 2018 1:57 PM
To: Secretary, Commissions (CPC)
Cc: Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC)
Subject: WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018 -- OUTSIDE OPPOSITION

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

Commissioners:

I am writing to you with a particular personal concern about the above captioned case before you.

The proposed Whole Foods 365 at 1600 Jackson Street is much wanted by the residents in my neighborhood. As you know, this project has been in the permit process for several years, and I strongly ask that it be approved.

My reason for this email is to remind you that much of the opposition comes from outside the impacted area. Specifically, I am extremely disappointed that distant neighborhood organizations rise in opposition to OUR getting an affordable grocery store. I believe these "outside" groups include HVNA (Hayes Valley Neighbors Association), CHNA (Cathedral Hill Neighbors Association) and possibly THD (Telegraph Hill Dwellers) (HOODLINE 04-25-2018)

The following was reported by HOODLINE (01-17-2018):
"Hayes Valley Neighborhood Association (HVNA) president Gail Baugh told Hoodline that it remained committed in the future to finding an affordable grocery

store for the area."

My request of you, is to ask such groups:

- WHY they are in opposition to a grocery at 1600 Jackson?
- How would they be impacted either way?
- Why should HVNA get a grocery store in their neighborhood when they oppose others' getting one in theirs?

I think the public record deserves these answers.

Thank you, once again, for your indulgence and consideration.

Respectfully,

Richard Cardello

Richard Cardello
999 GREEN STREET NO. 903
SAN FRANCISCO CA 94133

richard@cardellodesign.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: WF 365, 1600 Polk Street
Date: Wednesday, October 31, 2018 10:57:44 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Sarah Taber [mailto:staber_40@comcast.net]
Sent: Saturday, October 27, 2018 10:55 AM
To: Rahaim, John (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); millicent.johnson@sfgov.org; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC)
Cc: Secretary, Commissions (CPC); Foster, Nicholas (CPC)
Subject: RE: WF 365, 1600 Polk Street

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

Dear Commissioners:

As I wrote you before the October 4th hearing, “Who knew that a full-service grocery store would be such a ‘hot-button’ issue?”!!! A [few](#) of the Polk Gulch small business owners and a few neighbors [and](#) our illustrious Supervisor are against all large retail stores and especially those with enough other locations to approach “chain” status. Like-minded activist groups from miles away from 1600 Polk Street have been activated by these folks to speak out as well, and the foil that was used is “housing” (although it is really anti-chain store and anti-Amazon sentiments that move them!) They were so very concerned that zoning legislation was passed **prohibiting any large retail spaces in any new construction** along the Polk Street corridor. This means that any new construction, even that which might include housing, would be prohibited from having a full-service grocery store on the ground floor in our neighborhood. [Well, now the property owner has a plan that squeezes in 8 units of housing into the existing second floor to try to satisfy the Commissioners’ request: please let that be enough!](#) Unless the current Lombardi’s shell is used for Whole Foods 365 to give the neighborhood the grocery store it needs, it is doubtful that any large grocery store will ever be allowed to be built in the area.

What is being ignored in the “hue and cry” [are](#) the needs of real neighbors who live close by to 1600 Polk. We [continue to](#) need a full-service grocery store and would prefer one that we can walk to! I walk past that ugly, empty site at least three times a week and would love to be able to get the groceries I need that day when I pass. There are no grocery stores (except for a few “Mom and Pop”

corner groceries and the small, insufficient and expensive Real Food) within over a mile walking distance of my Russian Hill address (Green Street @ Hyde) , let alone the full-service grocery store we need. The City claims that they do not want us to use our automobiles, but how can we stock up on items we need without our cars if there is nowhere to shop??? Also, there are so many new and proposed large apartment buildings built in the surrounding blocks to 1600 Polk, and THEY have nowhere to shop for groceries! Beyond all the people who passionately testified at your hearing that they want a grocery store and that Whole Foods 365 would fill the bill happily, you would be astounded at the hundreds of entries that have been posted on "Next Door" for the Russian Hill/Nob Hill area and over 90% of them WANT a grocery store there!

PLEASE help me and my neighbors! The purpose of a Planning Department is to make the city vibrant and to make the neighborhoods liveable. The majority of immediate neighbors and residents have made it overwhelmingly clear that we need groceries and want Whole Foods 365 to succeed in placing a large store with high-quality groceries in our neighborhood.

---Sarah Taber

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Case #2016-00378CUA - Whole Foods 365 at 1600 Jackson Street - SUPPORT
Date: Wednesday, October 31, 2018 10:57:33 AM
Attachments: [Additional Letter of Support from Russian Hill Neighbors for WF365 at 1600 Jackson Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Carol Ann Rogers [mailto:carolannrogers@prodigy.net]
Sent: Saturday, October 27, 2018 9:21 AM
To: Secretary, Commissions (CPC)
Subject: Case #2016-00378CUA - Whole Foods 365 at 1600 Jackson Street - SUPPORT

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

Dear Mr. Ionin,
Attached please find a letter of support from *Russian Hill Neighbors* for the newly modified conditional use proposal that includes eight housing units. Thank you for including this in the Planning Commission packet prepared for the November 8, 2018 Commission Meeting.
Carol Ann Rogers, President
RHN
415-902-3980

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: RHN / WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018
Date: Wednesday, October 31, 2018 10:56:43 AM
Attachments: [2018-10-26 RC TO SF PLANNING COMM RE WHOLE FOODS CONDITIONAL USE.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Richard Cardello [mailto:richard@cardellodesign.com]
Sent: Friday, October 26, 2018 2:48 PM
To: Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); zoning@rhnsf.org; Rob.Twyman@wholefoods.com
Subject: RHN / WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018

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

October 26, 2018

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

RE: Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018
WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

Commissioners:

I support the above captioned CU application.

Here is a quote from the SF-Planning website -- <http://sf-planning.org/our-mission>

“OUR VISION:

Making San Francisco the world’s most livable urban place – environmentally, economically, socially and culturally.”

The Planning Department and Planning Commission work tirelessly for the benefit of

the residents of San Francisco. Please listen to the actual people who will be impacted by your decision regarding Whole Foods 365 at 1600 Jackson Street. Advance your vision of "making San Francisco the world's most livable urban place" by approving the revised project.

My friends and neighbors overwhelmingly want this neighborhood-serving market. It seems that most of the opposition is from outside of the area that would be served by this store.

I am sure you were not fooled by the disingenuous proposal by the opposition to "build a new building with a market below and housing above" since recent legislation would make that impossible. I believe we have this unique opportunity to provide a much-wanted market at this location.

At the last Planning Commission hearing on October 4, 2018, the Commission asked the project sponsors to add additional housing on the second floor of the existing building. Overcoming many complicating issues, such as window exposure, etc., the CU applicants are now proposing eight dwelling units: one studio, three one-bedroom and four two-bedroom, ranging in size from 783 to 1,274 square feet. Surely, the Planning Commission MUST approve this revised project, which clearly complies with the Commission's directive.

Very truly yours,

RICHARD CARDELLO

CCS:

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

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

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

RICH HILLIS, Commission President
richhillissf@gmail.com

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

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

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

JOEL KOPPEL, Commissioner
joel.koppel@sfgov.org

KATHRIN MOORE, Commissioner
kathrin.moore@sfgov.org

DENNIS RICHARDS, Commissioner
dennis.richards@sfgov.org

RUSSIAN HILL NEIGHBORS
zoning@rhnsf.org

Rob Twyman
Rob.Twyman@wholefoods.com

Commissions Secretary
Commissions.Secretary@sfgov.org

Richard Cardello
999 GREEN STREET NO. 903
SAN FRANCISCO CA 94133

T 415.923.5810

richard@cardellodesign.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANSION OF MENTAL HEALTH BEDS AND LEGISLATION TO IMPLEMENT NEW CONSERVATORSHIP LAWS
Date: Wednesday, October 31, 2018 10:21:13 AM
Attachments: [10.30.18 Mental Health Beds.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Tuesday, October 30, 2018 11:25 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANSION OF MENTAL HEALTH BEDS AND LEGISLATION TO IMPLEMENT NEW CONSERVATORSHIP LAWS

FOR IMMEDIATE RELEASE:

Tuesday, October 30, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANSION OF
MENTAL HEALTH BEDS AND LEGISLATION TO
IMPLEMENT NEW CONSERVATORSHIP LAWS**

Mayor lays out plan to have 70-90 new mental health beds and announces introduction of conservatorship legislation for those suffering from severe mental health and substance use issues

San Francisco, CA – Mayor London N. Breed today announced the expansion of mental health beds in San Francisco and the introduction of legislation that would allow the City to temporarily conserve individuals suffering from severe mental health and substance use issues. Her plan for new mental health beds will include adding 70-90 new mental beds next year.

Mayor Breed will be introducing the legislation to enact Senate Bill 1045, authored by Senator Scott Wiener (D-San Francisco), along with Supervisor Rafael Mandelman at today's Board of Supervisors meeting. Mayor Breed made today's announcement along with Senator Wiener and Supervisor Mandelman at Hummingbird Place, the first Navigation Center specifically tailored to serve clients with behavioral health and substance use issues.

"This is about getting people who are severely ill the help they desperately need," said Mayor

Breed. “There is a small subset of our homeless population that are clearly, visibly suffering on our streets. They are frequently in and out of the hospital or criminal justice system, but they never receive the comprehensive care they need to stabilize and get back on their feet. It is simply inhumane for us to allow them to continue to deteriorate without intervening.”

To meet her goals of adding 70-90 new beds in the next year, Hummingbird will double its existing capacity by adding 14 new beds in January. In addition, Mayor Breed has directed the San Francisco Department of Public Health (SFPDH) to expedite and expand a plan to add mental health beds at Zuckerberg San Francisco General Hospital. The original plan was to add around 40 more mental health beds in 2021. Mayor Breed has directed SFPDH to explore ways to increase the number of beds and deliver them sooner. In addition to providing innovative services to treat patients, these beds can serve individuals at varying stages of the conservatorship process.

Mayor Breed and Supervisor Mandelman will introduce the legislation at today’s Board of Supervisors meeting to implement local conservatorship laws, a tool that became available to San Francisco in September when Governor Jerry Brown signed SB 1045 into law. At the time, Mayor Breed directed City departments to begin preparing to move this program forward and outreach has already begun with local stakeholders.

“I am thrilled that San Francisco is moving to implement my bill, SB 1045, which will help some of our most vulnerable residents get the help they need,” said Senator Wiener. “Today’s rollout means we are closer to getting people off our streets and into housing and services that will help them get healthy. I am grateful to Mayor Breed and Supervisor Mandelman for understanding that the faster we implement this tool, the faster we can help those suffering on our streets.”

“We cannot continue to allow our neighborhoods to serve as open air mental institutions, our jails as shelters, and our hospitals as temporary way stations between the two,” said Supervisor Mandelman. “SB 1045 is not a cure-all, but it does offer a new tool to help people suffering from severe mental illness and addiction. Its implementation also gives us an opportunity to take a hard look at our response to these challenges, to build on what’s working and fix what’s broken.”

The first 14 new beds will open at Hummingbird Place in January 2019, bringing the total number of beds at the facility to 29. Hummingbird, which is located in the Behavioral Health Center on the Zuckerberg San Francisco General Hospital campus, served 363 clients last year and provides day and overnight programs to adults with mental health and substance use needs.

“When a person walks into Hummingbird Place, it means they want to change their life. We are grateful to Mayor Breed for expanding these needed services for some of the most vulnerable San Franciscans,” said Roland Pickens, Director of the San Francisco Health Network, the health care delivery system operated by the Department of Public Health. “The psychiatric respite model gives people a break from the stresses of the streets, an opportunity to regroup in a home-like environment and a chance to move toward recovery and wellness with the help of peer counselors.”

SFPDH estimates that SB 1045 legislation would impact between 50 and 100 people in San Francisco. These individuals are the most likely to require City services—12% of the total

homeless population that accessed SFDPH services in the last year accounted for 73% of the costs.

SB 1045 goes into effect on January 1, 2019. Under this law, the San Francisco Board of Supervisors has to pass an ordinance to enact this new conservatorship program.

###

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter from MPNA, PDMA, UFCW Local 648 RE: 1600 Jackson St.
Date: Wednesday, October 31, 2018 10:14:24 AM
Attachments: [MPNA.PDMA.UFCW Continuance Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Chris Gembinski [mailto:chrisgembinski@gmail.com]
Sent: Monday, October 29, 2018 12:19 PM
To: Rahaim, John (CPC); Secretary, Commissions (CPC)
Cc: Ionin, Jonas (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)
Subject: Letter from MPNA, PDMA, UFCW Local 648 RE: 1600 Jackson St.

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

Dear Planning Commission,

Please see the attached letter from the Middle Polk Neighborhood Association (MPNA), Polk District Merchants Association (PDMA), and United Food and Commercial Workers (UFCW Local 648) regarding 1600 Jackson Street project and our request for continuance. I would like to include this in the record for the October 8th hearing.

Please contact me if you have any questions.

Thank you,

Chris Gembinski
MPNA Chair
916-300-5704

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 1, 2018
Date: Friday, October 26, 2018 3:43:43 PM
Attachments: [Advance Calendar - 20181101.xlsx](#)
[20181101_offsite_cancel.pdf](#)
[20181101_offsite_cancel.docx](#)
[CPC Hearing Results 2018.docx](#)

Commissioners,
Attached are your Calendars for November 1, 2018.

Please be advise that due to unforeseen circumstances the Special Off-Site Meeting has been Canceled.

Enjoy the unexpected break,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2831 Pierce Street
Date: Friday, October 26, 2018 11:01:08 AM
Attachments: [2018 10 25 Ltr to Commission-2831 Pierce St.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Scott Emblidge [mailto:emblidge@mosconelaw.com]
Sent: Thursday, October 25, 2018 12:24 PM
To: Rich Hillis; myma.melgar@sfgov.org; planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Katrin.moore@sfgov.org; Richards, Dennis (CPC)
Cc: Winslow, David (CPC); Secretary, Commissions (CPC); Gordon-Jonckheer, Elizabeth (CPC); May, Christopher (CPC)
Subject: 2831 Pierce Street

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President Hillis and Members of the Commission,

Attached is a letter and other materials relating to a matter on your November 8 calendar regarding a project proposed for 2831 Pierce Street. Thank you for your consideration and please let me know if you have any questions.

Scott Emblidge

Moscone Emblidge & Otis LLP
220 Montgomery Street, Suite 2100, San Francisco, California 94104
Phone 415.362.3599 | Fax 415.362.2006 | Email: emblidge@mosconelaw.com
www.mosconelaw.com

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3637 Sacramento Street
Date: Friday, October 26, 2018 10:59:29 AM
Attachments: [2018 10 25 Letter to Commission -- 3637 Sacramento Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
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From: Scott Emblidge [mailto:emblidge@mosconelaw.com]
Sent: Thursday, October 25, 2018 12:43 PM
To: Rich Hillis; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Woods, Mary (CPC); Secretary, Commissions (CPC)
Subject: 3637 Sacramento Street

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

President Hillis and Commissioners,

Attached is a letter relating to a matter on your November 8 calendar – a project proposed for 3637 Sacramento Street. Thank you for your consideration and please let me know if you have any questions.

Scott Emblidge

Moscone Emblidge & Otis LLP
220 Montgomery Street, Suite 2100, San Francisco, California 94104
Phone 415.362.3599 | Fax 415.362.2006 | Email: emblidge@mosconelaw.com
www.mosconelaw.com

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From: [Starr, Aaron \(CPC\)](#)
To: [Planning@RodneyFong.com](#); [richhillissf@gmail.com](#); [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 25, 2018 12:38:55 PM
Attachments: [2018 10 25.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Thanks,

Aaron Starr, MA
Manager of Legislative Affairs

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

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

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



From: [Secretary, Commissions \(CPC\)](#)
To: [Chandler, Mathew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supreme's Planning Dept. Hearing
Date: Thursday, October 25, 2018 11:57:54 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Julien Cahn [<mailto:julien.cahn@supremenewyork.com>]
Sent: Thursday, October 25, 2018 10:56 AM
To: Paul Barrera
Cc: Taylor Jordan; 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@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Raquel Redondiez
Subject: Re: Supreme's Planning Dept. Hearing

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

Thanks so much
Looking forward to meeting this afternoon after the hearing.
Talking with Desi over text on the details of the meeting

Best

Ju
+1 (917) 327 7365

On Oct 25, 2018, at 10:34, Paul Barrera <paul@somapilipinas.org> wrote:

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>
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> 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



Sowing the Seeds of Collaboration

RECEIVED

NOV 07 2018

November 8, 2018

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

Dear Planning Commission,

I am writing to voice my support for 1550 Evans remaining an open community space for Bayview Hunters Point residents and the surrounding neighborhoods.

Although San Francisco is one of the wealthiest cities in the country, neighborhoods like the Bayview face tremendous environmental, economic, social and health disparities. The San Francisco Public Utilities Commission proposed new community center and open green space will allow Bayview residents better access to quality programs, resources and opportunities to reduce these disparities.

BMAGIC's vision is to create and maintain a deeper unified road-map to social change that advances the educational, economic, health and juvenile justice needs of disadvantaged children, youth and their families in Bayview Hunters Point. We care about all aspects of our community, and a number of our programs are focused on our youth and on the parks and open spaces in the area. We have partnered with SFPUC to host events such as the Back to School Celebration & Back pack Giveaway and "Movie Nights in Our Parks" within open spaces.

Studies have found that, open green spaces in urban environments, such as the Bayview, can fulfil a range of different roles, such as social spaces and areas for recreation and cultural purposes. They also have direct health benefits by providing residents spaces for physical activity and social interaction, and allowing much needed trauma restoration to take place. The accessibility of open green spaces also influences the likelihood of physical activity being undertaken and its frequency. Lowering likelihood of being overweight or obese and reduce symptoms of diabetes, depression and anxiety.

Therefore, we hope that the Planning Commission will continue to support the SFPUC efforts to improve Bayview community.

Respectfully,

A handwritten signature in black ink, appearing to read "Lyslynn Lacoste".

Lyslynn Lacoste, Esq.

BMAGIC Director, San Francisco Office of the Public Defender

Patricia Sonnino and Richard Wayman
1650 Jackson Street #604
San Francisco, California 94109
October 29, 2018

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

Subject: Case 2016-000378CUA, November 8, 2018
1600 Jackson Street

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

Dear Planning Commissioners:

The proposal for a Whole Foods 365 at Polk and Jackson streets offers an extraordinary opportunity for the sustainable repurposing of a large vacant building into a grocery store that would well serve the needs of the immediate and nearby neighborhoods. The property *does not* offer a unique opportunity to create housing in the neighborhood, where several nearby sites are being considered for residential development or have been developed in recent years, as shown below:



Location: 1641 Jackson Street, across the street from 1600 Jackson (subject site)
Status: Currently offered for sale as a residential development property



Location: NE corner of Polk Street & Pacific Avenue, one block from subject site
Status: Reportedly being considered for residential development



Location: 2050 Van Ness Avenue/ 1675 Pacific Avenue, on same block as subject site
Status: Application filed for multi-unit residential development



Location: SW corner of Van Ness & Pacific avenues, two blocks from subject site
Status: Reportedly being considered for residential development



Location: 2101 Van Ness Avenue @ Pacific Avenue, two blocks from subject site
Status: Application filed for 48-unit development



Location: 1595 Pacific Avenue @ Polk Street, across the street from subject site
Status: 41 units, constructed in 2013



Location: 1645 Pacific Avenue, on same block as subject site
Status: 39 units, constructed in 2014



Location: 1868 Van Ness Avenue @ Washington Street, two blocks from subject site
Status: 35 units, constructed in 2017



Location: The Marlow - 1788 Clay Street @ Van Ness Avenue, three blocks from subject site
Status: 98 units, constructed in 2014

Several additional residential developments outside of the immediate neighborhood but within walking distance of 1600 Jackson Street are either being considered for development, under construction, or recently constructed. Future and existing residents in the area would greatly benefit from a full-service grocery store at that location.

Sincerely,

Patricia Soriano

Patricia Soriano

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

22 October, 2018

TO: San Francisco Planning Commission
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

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