

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: [Vu, Doug \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPPOSE conditional use for 16th/Valencia
Date: Thursday, November 15, 2018 11:23:18 AM

From: Reddy Lieb <reddy@reddylieb.com>
Sent: Thursday, November 15, 2018 11:15 AM
To: Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>
Subject: OPPOSE conditional use for 16th/Valencia

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

Dear Commissioners,

I strongly oppose the conditional use proposal for 2017-001270CUA (D. VU: (415) 575-9120) 3140-3150. 2017-001270VAR (D. VU: (415) 575-9120) 3140-3150 16TH STREET – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8).

It is not acceptable to approve another proposal to displace a community-supporting small business site with a massive entertainment venue designed to service a wealthy, transient, youthful, monoculture.

Especially because a Subaru dealer is interested in using the space as a repair shop, it is essential that you reject the proposal to convert a space that should continue to provide much-needed working-class jobs to our city, at a property that is scale-appropriate to the community. You must reject any attempts to displace this automotive repair space with a 3-story entertainment space,

As our representatives, you must support opportunities that would support and create working-class jobs, promote community supportive businesses, and make it possible for artists and our displaced communities of color to return to our city, and begin to restore our endangered communities.

We have lost so much, but this must change. You must reject any proposals that could further disrupt our communities.

Sincerely,

Reddy Lieb
50 Dolores Terrace
San Francisco, CA 94110

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Pollak, Josh \(CPC\)](#)
Cc:
Subject: FW: Hearst Building Appeal of Negative Declaration, Planning Commission Item 13
Date: Thursday, November 15, 2018 10:36:17 AM
Attachments: [SBH Letter to SF Planning Commission re Hearst Building 11-15-18.pdf](#)

From: Susan Brandt-Hawley <susanbh@preservationlawyers.com>

Sent: Thursday, November 15, 2018 10:27 AM

To: Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Rodney Fong <planning@rodnevfong.com>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Pollak, Josh (CPC) <josh.pollak@sfgov.org>; Mike Buhler <Mbuhler@sfheritage.org>; Jamie Robertson <jrobertson@jmaventuresllc.com>; jsmidek@jmaventuresllc.com; cguibert@coblentzlaw.com; david@noyola.com; hearsthotel@jmaventuresllc.com; klopin@jmaventuresllc.com

Subject: Hearst Building Appeal of Negative Declaration, Planning Commission Item 13

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

Good morning. Please see attached letter. Thank you.

Susan Brandt-Hawley
Brandt-Hawley Law Group
707.938.3900
preservationlawyers.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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Subject: 16th Street
Date: Thursday, November 15, 2018 9:11:20 AM
Attachments: [OPPOSE conditional use for 16thValencia.msg](#)
[OPPOSE conditional use for 16thValencia.msg](#)
[OPPOSE conditional use for 16thValencia.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Subject: 16th Street
Date: Thursday, November 15, 2018 9:10:30 AM
Attachments: [Please oppose conditional use for 16th and Valencia.msg](#)
[OPPOSE conditional use for 16thValencia.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3140 16th St
Date: Thursday, November 15, 2018 9:05:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Commissioners,

Please be advised that the Project Sponsor for 16th Street on today's Agenda is requesting a continuance.

From: Sucre, Richard (CPC)
Sent: Wednesday, November 14, 2018 4:48 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Vu, Doug (CPC) <doug.vu@sfgov.org>
Subject: FW: 3140 16th St

Hey Jonas,

FYI

Richard Sucre, Principal Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9108 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: John Kevlin <jkevin@reubenlaw.com>
Sent: Wednesday, November 14, 2018 4:17 PM
To: Vu, Doug (CPC) <doug.vu@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 3140 16th St

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

Hey Doug –

On behalf of the project sponsor, we are requesting a continuance of the planning commission hearing for 3140 16th Street to the Nov 29 hearing. I will be in attendance at the continuance calendar tomorrow to make this request as well. Thanks.

John

REUBEN, JUNIUS & ROSE, LLP

John Kevlin, Partner
T. (415) 567-9000
F. (415) 399-9480
jkevin@reubenlaw.com
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SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

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



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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY LEADERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION DISTRICT
Date: Thursday, November 15, 2018 9:04:22 AM
Attachments: [11.14.18 490 South Van Ness.pdf](#)

From: Press Office, Mayor (MYR)
Sent: Wednesday, November 14, 2018 5:02 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY LEADERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION DISTRICT

FOR IMMEDIATE RELEASE:

Wednesday, November 14, 2018

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

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

**MAYOR LONDON BREED AND COMMUNITY LEADERS
CELEBRATE THE GROUNDBREAKING OF NEW
AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION
DISTRICT**

*80 affordable apartments to be created for low-income families and include housing for
HOPE SF families*

San Francisco, CA — Mayor London N. Breed and community leaders today celebrated the groundbreaking of 80 new affordable apartments in the Mission District, 20 of which will be prioritized for San Francisco families wishing to move to high-quality affordable housing under the Mayor's HOPE SF initiative.

The 100% affordable project at 490 South Van Ness will serve households with incomes between 30% and 60% of Area Median Income, approximately \$35,500 to \$71,050 for a family of four. Construction is expected to be completed in the summer of 2020.

“San Francisco is in a housing shortage that is driving up rents and resulting in displacement of our low and middle-income communities across the City,” said Mayor Breed. “Projects like this one are the direct result of the City stepping up to create the affordable housing that we desperately need.”

Located in the heart of the Mission District just two blocks from 16th Street BART, the new apartments are being co-developed by Mission Housing Development Corporation and BRIDGE Housing. Residential amenities will include a community room, laundry rooms, bike parking, a courtyard, a roof garden, and resident services provided by Mission Housing. The

ground floor will have a community-centered space available to residents and nonprofit organizations.

"What a massive win for the community that we are able to celebrate affordable housing on this site rather than market-rate units far beyond the reach of Mission District families," said Supervisor Hillary Ronen. "I worked hard with my predecessor David Campos to ensure this vacant parcel would be used for the kind of housing my constituents really need."

"The entire Mission Housing Development Corporation family is honored to break ground on our first new affording housing development in almost 15 years," said Sam Moss, Executive Director of Mission Housing. "It's been a long, difficult road back but to finally break ground and start building new affordable housing makes all the time, blood, sweat and tears worth it. The affordable housing project that is 490 South Van Ness does not get done without the collaboration of several partners and a dedicated team of Mission Housing staff members. I am grateful for everyone's tireless work and passion for the people of our community."

"We're honored to be part of the team that's bringing affordable family homes and community services to a neighborhood that has seen so much displacement," said Cynthia A. Parker, President and CEO of BRIDGE Housing.

"This site will go a long way to help working families and low income households afford to call San Francisco 'home' thanks to an incredible public-private effort to maintain affordable housing options in this booming economy that risks displacement of our most vulnerable residents," said Liz Minick, San Francisco – East Bay community executive, Bank of America. "In the heart of the Mission District and just two blocks from public transit, residents at the future 490 South Van Ness can access and be part of the City's vibrant economy. Bank of America is proud to have provided \$56.5 million in financing, including a \$32 million construction loan and \$24.2 million in a Direct Equity investment to help make this vision a reality for San Franciscans."

Over \$27 million in financing is being provided by the San Francisco Mayor's Office of Housing and Community Development. Additional sources of funding include the San Francisco Housing Authority (Project-Based Section 8 vouchers), Bank of America, Barings, U.S. Department of Housing and Urban Development, the California Tax Credit Allocation Committee and the California Debt Limit Allocation Committee.

###

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: Public Comments IN OPPOSITION to CANNABIS GRANDFATHERING UPDATE, Case Number: 2018-008367PCA [Board File No. tbd]
Date: Wednesday, November 14, 2018 4:09:50 PM
Attachments: [Comments in OPPOSITION.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: Rob Yost [mailto:robertmyost@gmail.com]
Sent: Wednesday, November 14, 2018 3:20 PM
To: Secretary, Commissions (CPC); Christensen, Michael (CPC); Starr, Aaron (CPC)
Subject: RE: Public Comments IN OPPOSITION to CANNABIS GRANDFATHERING UPDATE, Case Number: 2018-008367PCA [Board File No. tbd]

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

TO: San Francisco Planning Commission
CC: Jonas P. Ionin, Commission Secretary, San Francisco Planning Commission
CC: Michael Christensen, Senior Planner, San Francisco Planning Department
CC: Aaron Starr, Manager of Legislative Affairs, San Francisco Planning Department

RE: Public comments IN OPPOSITION to CANNABIS GRANDFATHERING UPDATE, Case Number: 2018-008367PCA [Board File No. tbd]

In advance of tomorrow's Planning Commission meeting, please find attached written comments submitted on behalf of a committee of concerned residents in The Metropolitan, a condominium complex located in the South Beach/Rincon Hill neighborhood at 333/355 1st Street. These comments are offered IN OPPOSITION to 2018-008367PCA regarding the Cannabis Grandfathering Update for consideration in tomorrow's session.

Respectfully submitted,

Rob Yost
robertmyost@gmail.com
215-801-9302

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 \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Cc:
Subject: FW: I strongly oppose the conditional use proposal for 2017-001270CUA
Date: Wednesday, November 14, 2018 3:19:11 PM
Attachments: [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

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

From: claudie [mailto:claudie@freedomarchives.org]
Sent: Wednesday, November 14, 2018 3:04 PM
To: Secretary, Commissions (CPC)
Subject: I strongly oppose the conditional use proposal for 2017-001270CUA

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Freedom Archives 522 Valencia Street San Francisco, CA 94110 415
863.9977 <https://freedomarchives.org/>

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Cc:
Subject: FW: Oppose
Date: Wednesday, November 14, 2018 3:18:43 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Elise [mailto:eliseodom@comcast.net]
Sent: Wednesday, November 14, 2018 3:09 PM
To: Secretary, Commissions (CPC)
Subject: Oppose

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

Subject: OPPOSE conditional use for 16th/Valencia
Dear Commissioners,

I strongly oppose the conditional use proposal for 2017-001270CUA (D. VU: [\(415\) 575-9120](#)) [3140-3150](#). 2017-001270VAR (D. VU: [\(415\) 575-9120](#)) [3140-3150 16TH STREET](#) – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8).

It is not acceptable to approve another proposal to displace a community-supporting small business site with a massive entertainment venue designed to service a wealthy, transient, youthful, monoculture.

Especially because a Subaru dealer is interested in using the space as a repair shop, it is essential that you reject the proposal to convert a space that should continue to provide much-needed working-class jobs to our city, at a property that is scale-appropriate to the community. You must reject any attempts to displace this automotive repair space with a 3-story entertainment space,

As our representatives, you must support opportunities that would support and create working-class jobs, promote community supportive businesses, and make it possible for artists and our displaced communities of color to return to our city, and begin to restore our endangered communities.

We have lost so much, but this must change. You must reject any proposals that could further disrupt our communities.

Sincerely,

Elise Odom

Sent from my iPhone

<http://www.missionartistsunited.org/artists/eliseodom>

<http://www.artspan.org/artist/eliseodom>

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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Subject: FW: OPPOSE conditional use for 16th/Valencia
Date: Wednesday, November 14, 2018 2:53:38 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: FLORA Davis [mailto:floradavis@me.com]
Sent: Wednesday, November 14, 2018 2:36 PM
To: Secretary, Commissions (CPC)
Subject: OPPOSE conditional use for 16th/Valencia

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Dear Commissioners,

I strongly oppose the conditional use proposal for 2017-001270CUA (D. VU: (415) 575-9120) 3140-3150. 2017-001270VAR (D. VU: (415) 575-9120) 3140-3150 16TH STREET – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8).

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We have lost so much, but this must change. You must reject any proposals that could further disrupt our communities.

Sincerely,
Flora Davis

FLORA DAVIS

Islais Creek Studios:

1 Rankin@Custer, Bayview, SF

415 513 2072

<http://www.floradavis.com>

<http://www.instagram.com/floralindadavis/>



From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPPOSE conditional use for 16th//Valencia
Date: Wednesday, November 14, 2018 1:50:32 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: ss@ssteuer.com [mailto:ss@ssteuer.com]
Sent: Wednesday, November 14, 2018 1:35 PM
To: Secretary, Commissions (CPC)
Subject: OPPOSE conditional use for 16th//Valencia

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

Dear Commissioners,

I strongly oppose the conditional use proposal for 2017-001270CUA (D. VU: (415) 575-9120) 3140-3150. 2017-001270VAR (D. VU: (415) 575-9120) 3140-3150 16TH STREET – north side between Albion and Valencia Streets – Lot 018 in Assessor’s Block 3555 (District 8).

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As our representatives, you must support opportunities that would support and create working-class jobs, promote community supportive businesses, and make it possible for artists and our displaced communities of color to return to our city, and begin to restore our endangered communities.

We have lost so much, but this must change.
You must reject any proposals that could further disrupt our communities.

Sincerely,
Sharon Steuer
displaced Mission Artist
San Francisco

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Agenda 11b. CANNABIS GRANDFATHERING UPDATE
Date: Wednesday, November 14, 2018 11:15:33 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: rmorine@aol.com [mailto:rmorine@aol.com]
Sent: Wednesday, November 14, 2018 10:54 AM
To: Christensen, Michael (CPC); Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: Agenda 11b. CANNABIS GRANDFATHERING UPDATE

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

Commissioners, Planner Christensen

I am writing to express my concern regarding the proposal to amend Section 190(b)(3) of the Planning Code. Any attempt to allow any new MCD's or Retail Cannabis operators to circumvent the 600' radius location limitation should be denied. Allowing ANY new cannabis locations within the now codified 600' radius goes against the intent of preventing the clustering of this type of use.

The location at 5 Leland Ave is of particular concern. As a resident of Visitacion Valley, I was not supportive of any MCD given the apprehensions expressed by many of my neighbors. These concerns were multiplied as two (2) MCD applications simultaneously worked their way thru the approval process. If both approved, the two storefronts would be less than 100' away from one another.

Both locations were heard before the Planning Commission. Both sponsors were given the opportunity to present their best case. Only one was marginally approved. The sponsors of 5 Leland, possibly sensing the lack of affirmative votes, agreed to a continuance. The sponsors' lack of follow-up (they did not attempt to address the issues identified during their hearing) is the sole cause for them not being heard before the 600' radius limitation was enacted.

Allowing any “grandfather” opportunity undermines the intent of not creating a cannabis storefronts cluster within any given neighborhood.

Please do not approval ANY modification to Section 190(b)(3) or other sections of the Planning Code that would allow cannabis storefronts to locate within 600’s of one another.

Thank You

Russel Morine

Visitacion Valley Resident

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'S LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD UNANIMOUSLY PASSES BOARD OF SUPERVISORS
Date: Wednesday, November 14, 2018 9:07:16 AM
Attachments: [11.13.18 Endangered Projects Legislation.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: Tuesday, November 13, 2018 5:06 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED'S LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD UNANIMOUSLY PASSES BOARD OF SUPERVISORS

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED'S LEGISLATION TO KEEP
ENDANGERED HOUSING PROJECTS MOVING FORWARD
UNANIMOUSLY PASSES BOARD OF SUPERVISORS**

Legislation will ensure 2,298 housing units—including nearly 340 affordable units—are not derailed by unrealistic permitting deadlines

San Francisco, CA — Today the Board of Supervisors unanimously passed legislation introduced by Mayor London N. Breed that will protect 2,298 units of housing, including 340 units of affordable housing, in San Francisco's pipeline that were at-risk due to unrealistic permitting deadlines. The legislation is part of Mayor Breed's efforts to ensure that San Francisco builds at least 5,000 new homes per year to address the high cost of housing.

When San Francisco changed its affordable housing requirements in 2016, a number of projects were grandfathered in at specific inclusionary rates to keep them moving through the approval process. However, they were only given 30 months to get their site permits, and many projects had not gone through the City's entitlement process. Many of these projects would not have met this deadline, and were at risk of not moving forward if they did not.

The legislation will extend the deadline for projects to secure building permits by 18 months to ensure that they still move forward in a timely manner, while also recognizing that the projects should not be penalized for a long entitlement process.

“In order for families and working people to be able to afford to live in San Francisco, we need to build more housing. We have failed for decades to create enough housing to keep pace with job and population growth, and as a result we now have some of the highest rents in the world,” said Mayor Breed. “This legislation will prevent the loss of thousands of new homes as we work to speed up the approval process for new housing.”

Following the passage of Proposition C in June 2016, which raised the City’s inclusionary rate for new housing projects, a number of existing projects were grandfathered in at specific inclusionary rates in recognition that they should not be subject to new standards mid-project. These projects were given 30 months to receive their building permits before their grandfathered inclusionary rate would expire.

The intent of this deadline was to encourage these projects to be built quickly, but many have not been able to move through the complicated planning process. With the December 7th permitting deadline approaching for these grandfathered projects, many were at risk of facing new inclusionary requirements that would likely cause them to be abandoned.

Mayor Breed recently announced the creation of the position of Director of Housing Delivery, who will be tasked with working with a Housing Delivery Team to move projects through the permitting process and propose reforms to streamline the approval process.

The Board will have to pass a final vote on the legislation before it goes to the Mayor for her signature.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Schuett, Rachel \(CPC\)](#)
Subject: FW: Potrero Power Plant Project
Date: Tuesday, November 13, 2018 12:51:39 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: CPC.PotreroPowerStation
Sent: Tuesday, November 13, 2018 12:46 PM
To: Secretary, Commissions (CPC)
Subject: FW: Potrero Power Plant Project

Rachel Schuett, Senior Planner
Environmental/Transportation Team, Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9030| www.sfplanning.org
[San Francisco Property Information Map](#)

From: Richard C Hutson <rchutson@comcast.net>
Sent: Monday, November 12, 2018 4:59 PM
To: CPC.PotreroPowerStation <CPC.PotreroPowerStation@sfgov.org>
Subject: Potrero Power Plant Project

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

San Francisco City Planning Commission

Re: Draft Environmental Impact Report Proposed Potrero Power Plant Project

Commissioners,

This letter is to follow up and expand on my remarks at the hearing on November 8, 2018. Although there are myriad issues that need to be addressed, I will limit my comments to the excessive height and bulk of the proposed project. Page 34 of the Central Waterfront Plan - *Generally, building heights should not obstruct public views of the Bay from Potrero Hill. Public "windows" to the bay should be maintained or created from within the Central Waterfront by extending the street grid as much as possible through Port lands to give views of the water or maritime activities.*

It is my understanding that except for a 100' strip along the Bay that belongs to the Port, this project is on private land, but it seems like the same objectives should apply to any project that close to the Bay.

The proposed project fails to adequately protect the public view of the Bay from Potrero Hill and will create a wall of buildings along the waterfront blocking the public view of the bay and the hills beyond. It will also diminish, if not hide, the iconic stack which the developer claims as the focal point of the project. This issue can be addressed by significantly

reducing overall building heights and with more separation between the taller structures.

I've heard a lot of criticism of Mission Bay for its lack of variation in building heights and design, but at least, except for the black monstrosity of the Exchange building, it does not totally obliterate the public view of bay. Allowing a block of 150' – 300' buildings on the Power Plant site is irresponsible planning.

I have included for your reference a photo that was taken at the corner of Pennsylvania Ave and 20th Street showing how the stack relates to the site and the public view from Potrero Hill to provide some context for my comments.

Sincerely,
Richard C. Hutson



From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES A 34% REDUCTION IN TENTS SINCE TAKING OFFICE
Date: Tuesday, November 13, 2018 12:36:21 PM
Attachments: [11.12.18 Tent Reductions.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Monday, November 12, 2018 11:13 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES A 34% REDUCTION IN TENTS SINCE TAKING OFFICE

FOR IMMEDIATE RELEASE:

Monday, November 12, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES A 34% REDUCTION
IN TENTS SINCE TAKING OFFICE**

With the opening of two new navigation centers, efforts continue to move individuals off the street and into stable living conditions

San Francisco, CA— Mayor London N. Breed announced a 34% reduction in tents on the streets of San Francisco since she took office in July, a reduction of approximately 193 tents in less than four months.

Mayor Breed also celebrated the opening of the Bayshore Boulevard Navigation Center this past week, which will serve 128 people, and announced another new Navigation Center at 5th and Bryant streets that will open in December and serve 85 people.

Since being elected, the Mayor has increased funding for housing, expanded shelters, and increased available resources for people suffering from mental illness. Additionally, she has expanded the resources for Healthy Streets Operations Center (HSOC), which has led the City's coordinated response to assist and support unsheltered persons. HSOC is working to help those individuals out of tents and into shelter as well as supporting those suffering from

behavioral health issues, such as mental illness and drug addiction, by connecting them to services.

“Our coordinated outreach and response efforts, coupled with our targeted investments, have reduced long term tent encampments and helped connect our homeless population with care and shelter,” said Mayor Breed. “One of my highest priorities upon taking office has been to make our streets clean and healthy, and moving people out of tents and into shelters that make our neighborhoods safer for all. There is still plenty of work to be done, but our approach is working. We will continue our efforts to ensure that encampments do not return and we connect people with the help they need.”

San Francisco continues to make investments to support efforts to help people out of tents and into stable living conditions. This year, the City has added roughly 140 available beds in Navigation Centers, 20 family shelter beds, 40 medical respite and sobering beds, and 54 new psychiatric beds.

Mayor Breed worked to ensure \$60 million in new funding for critical homelessness service programs over the next two years in the budget she signed in August. This includes funds to create 430 new permanent supportive housing units, \$4.4 million to fund the operation of a new Navigation Center for Transitional Age Youth, and \$2 million to create two new access points to connect families and residents struggling with homelessness to support and services. To quickly help those who have fallen into homelessness, \$12 million is also allocated to rapid re-housing programs.

“Under the leadership and direction of Mayor Breed, departments are collaborating better than they ever have before,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “The recent reduction in tents is due to this renewed sense of partnership, purpose and accountability in our City government.”

The budget of Homeward Bound, a program that unites those living on the streets with family members, has also doubled this year. As of the end of September, 189 people had returned to stable living conditions through Homeward Bound this year. Additionally, the San Francisco Fire Department has increased medical response team to rapidly respond to medical calls in the Tenderloin and Civic Center, and the City’s Street Medicine Team has added an additional 10 new clinicians.

“Our Department’s partnership and collaborative approach with the Department of Homelessness and Supportive Housing and the Department of Public Health has enabled officers to engage with those in need,” said Commander David Lazar of the San Francisco Police Department, who oversees the Department’s role at HSOC. “As a result, individuals are connected with services such as a stay at the Navigation Center, placed into temporary housing, and/or provided with necessary treatment. We will continue to do our work by helping people and leading with services.”

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: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM TO ADDRESS VEHICULAR HOMELESSNESS
Date: Tuesday, November 13, 2018 12:35:50 PM
Attachments: [11.13.18 Vehicular Homelessness.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 13, 2018 8:03 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM TO ADDRESS VEHICULAR HOMELESSNESS

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN,
AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM
TO ADDRESS VEHICULAR HOMELESSNESS**

Data-driven, citywide program will include a new team focused on resolving vehicle encampments, conducting a needs assessment of people living in vehicles, and exploring a vehicle triage center and a storage facility where people can keep their vehicles while they receive services

San Francisco, CA — Mayor London N. Breed, Supervisor Vallie Brown, and Supervisor Ahsha Safaí today announced a data-driven, citywide program to address the growth of vehicular homelessness in San Francisco. The program will be run by the Department of Homelessness and Supportive Housing (HSH).

To ensure that San Francisco's attempt to address vehicular homelessness does not follow the same strategies that failed in other communities, HSH will be exploring solutions that have proven effective at addressing tent encampments and using data to develop appropriate interventions.

Expanding on current efforts, HSH will create a new team focused on resolving vehicle encampments, and work with the San Francisco Municipal Transportation Agency to prioritize and schedule vehicle encampments for outreach and resolution. HSH will conduct a survey and needs assessment of people living in vehicles to better understand the make-up of the population and what services are needed to help those living in vehicles on the streets.

HSH will study the opening of a vehicle triage facility that would provide a temporary location where people living in vehicles could come to be assessed and connected to housing and other service resources. HSH will also explore opening a vehicle storage facility where people who are receiving services at shelters, navigation centers, or treatment programs can store their vehicles, which would remove a significant barrier to accepting services.

“Living in vehicles is not healthy and is not sustainable for our communities,” said Mayor Breed. “As we work to build more housing, including badly need affordable housing, we are looking at effective, practical solutions to help these folks into housing and services.”

Mayor Breed, Supervisors Brown and Safaí, and the Department of Homelessness and Supportive Housing will work together to ensure that funding for the appropriate vehicular homelessness intervention is included in the FY19-20 City budget. Supervisors Brown and Safaí will also be exploring further legislative solutions to address this issue.

“After months of research, we are taking an aggressive step to address people living in their vehicles in our City’s neighborhoods,” said Supervisor Safaí. “A vehicular triage lot with wrap around services is a strong step in addressing this long-term problem.”

“I am encouraged by these steps to move forward in the right direction, especially opening up a RV triage space in the City,” said Supervisor Brown. “We’re unpacking a complex issue that requires nuanced solutions, as it deals with health, housing, homelessness, and transportation, involving many City departments. Going forth, my office and Supervisor Safaí will work with Departments and community partners to put forth a comprehensive strategy to re-house our most vulnerable, provide services to those who need it, and better manage the impact of these vehicles on our roads.”

As of October 2018, there were 432 inhabited vehicles in San Francisco, including 313 recreational vehicles (RVs) and 119 passenger cars according to HSH.

“I would like to thank Mayor Breed and Supervisors Brown and Safaí for their leadership and commitment to a thoughtful approach to addressing vehicular homelessness, said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Adding a dedicated Vehicular Encampment Resolution Team along with specific resources tailored to address the concerns of the most vulnerable people living in vehicles will improve outcomes for them and our neighborhoods.”

###

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, SUPERVISOR RAFAEL MANDELMAN AND THE OFFICE OF TRANSGENDER INITIATIVES CELEBRATE TRANSGENDER AWARENESS MONTH
Date: Tuesday, November 13, 2018 12:26:20 PM
Attachments: [11.13.18 Transgender Awareness Month.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 13, 2018 12:15 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR RAFAEL MANDELMAN AND THE OFFICE OF TRANSGENDER INITIATIVES CELEBRATE TRANSGENDER AWARENESS MONTH

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED, SUPERVISOR RAFAEL
MANDELMAN AND THE OFFICE OF TRANSGENDER
INITIATIVES CELEBRATE TRANSGENDER AWARENESS
MONTH**

Celebrations include the lighting of City Hall in the colors of the Transgender Flag and the San Francisco Trans Film Festival

San Francisco, CA — Mayor London N. Breed, Supervisor Rafael Mandelman, the Office of Transgender Initiatives, and community leaders joined together on Tuesday at City Hall to declare November as Transgender Awareness Month in San Francisco.

“Today, as we raise the Transgender Flag over City Hall to kick off Transgender Awareness Month in San Francisco, the Trump Administration is still working to erase the identities of nearly two million transgender Americans,” said Mayor Breed. “We will not allow discrimination of any kind to go unchecked. I am committed to making sure that all transgender and LGBTQ residents are safe, supported, and welcomed in San Francisco.”

Transgender Awareness Month kicked off with the raising of the Transgender Flag at City

Hall and a proclamation recognizing the work of the City's Transgender Advisory Committee. The flag raising ceremony was preceded by a historic first meeting between Transgender Advisory Committee members, transgender leaders, and Mayor Breed to discuss the importance of trans-specific housing, health, and cultural efforts.

The week includes community events, including the San Francisco Trans Film Festival, and the lighting of City Hall in the colors of the Transgender Flag. It is followed by the Transgender Day of Remembrance, which occurs annually on November 20 to honor members of our transgender community whose lives were lost in acts of discriminatory violence.

“At a time when the LGBTQ community, and trans people in particular, are under siege from a hostile and toxic presidential administration, it's crucial for San Francisco to stand and support our trans community,” said Supervisor Rafael Mandelman. “I'm proud to work closely with the Office of Transgender Initiatives and the Mayor to support inclusive policies and programs for the trans community.”

San Francisco's Office of Transgender Initiatives is the first of its kind in the United States. Under the guidance of Director Clair Farley, the office is dedicated to advancing the rights, leadership, and policies of the transgender and gender non-conforming community.

“Today with Mayor Breed, we honor our community's resilience as we continue to advocate for equity and human rights,” said Farley. “November in San Francisco will be known from this day forward as Transgender Awareness Month, as we celebrate trans community and continue to fight all attempts to erase our lives.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Final Remarks 1600 Jackson St. from Hearing 11/8/18
Date: Tuesday, November 13, 2018 12:12:31 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: Tratratt [mailto:tratratt@aol.com]
Sent: Friday, November 09, 2018 2:49 PM
To: Secretary, Commissions (CPC); RichHillissf@gmail.com; Melgar, Myrna (CPC);
planning@rodnevfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards,
Dennis (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC)
Cc: Peskin, Aaron (BOS)
Subject: Final Remarks 1600 Jackson St. from Hearing 11/8/18

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Subject: 1600 Jackson Street, Case No. 2016-000378CUAVAR

From: Karen Dold
1650 Jackson St. 504
San Francisco, CA 94109

Dear Planning Commissioners,

My name is Karen Dold and I live directly next door to the proposed Whole Foods 365 site at 1650 Jackson St. I am a resident/owner and have lived here since 1991. I support the Whole Foods 365 mixed-use project.

1) Between the six blocks of California and Broadway Streets on Polk Street, there are 14 empty storefronts plus two pop-up stores. There are two large buildings - one which held the Big Apple Market - our neighborhood full service grocery store until about 5 years ago. The other is the 1600 Jackson Street space, formerly Lombardi's. Since the closing of The Big Apple Market, we have had no full-service, reasonably priced grocer in our neighborhood. The Big Apple co-existed along with Cheese Plus, the Cheese Store before that and Real Foods on Polk and all were fine.

2) There is a small produce, corner style market on Polk at California Streets called the Golden Veggie Market. It is within two blocks away from both Whole Foods on California Street and Trader Joe's at California and Hyde Street. It is thriving.

3) I see the addition of Whole Foods 365 as a store which would complement our local small shops such as Cheese Plus, Bel Campo Meats, and The Jug Shop. In no way do I see this wonderful addition to our neighborhood as competition with existing shops as we have already had a full service grocery store on Polk St.

4) Our neighborhood has already changed with the addition of many large condominium and apartment buildings. We are more dense than we have ever been. The small antique and charming stores along Polk Street are mostly gone, replaced by coffee shops, nail salons, gyms and massage businesses. We need a full service grocery store to replace what we have lost and to bring an anchor to our dying street. Whole Foods will bring more people which will benefit residents and store owners alike, helping Polk to thrive.

5) I strongly oppose our neighborhood merchants who we are expected to support but who do not support this neighborhood and do not live in it. I oppose the stance the MPNA has taken against the people it is supposed to represent without polling the neighborhood or divulging exactly how many members they actually have and not how many they have on their email roster.

6) I applaud both Whole Foods 365 and Village Properties for continuing to go through this process with us. We could not ask for better neighborhood outreach or partners. I also support their desire to use this viable building in the interest of sustainability.

Thank you,
Karen Dold

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 15, 2018
Date: Friday, November 09, 2018 2:03:11 PM
Attachments: [Advance Calendar - 20181115.xlsx](#)
[20181115_cal.pdf](#)
[20181115_cal.docx](#)
[CPC Hearing Results 2018.docx](#)
[CPC Action Items - 2018.docx](#)

Commissioners,
Attached are your Calendars for November 15, 2018.

Stay indoors...

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Secretary, Commission (CPC)
To: [Cassie Shouger \(CPC\)](#)
Cc: [John Hillis \(CPC\)](#)
Subject: Fwd: Whole Foods 365 on Polk & Jackson
Date: Friday, November 09, 2018 9:38:27 AM

Janet P. Ianni,
Director of Commission Affairs

Planning Department, City & County of San Francisco
1650 Mission Street, Suite 402, San Francisco, CA 94103
Direct: 415-558-4309/fac 415-558-6409

janet.ianni@sfgov.org
www.sfplanning.org

From: Jeff Shouger (mailto:jeff.shouger@gmail.com)
Sent: Thursday, November 08, 2018 11:51 AM
To: Secretary, Commission (CPC), Medgar, Myra (CPC)
Subject: Fwd: Whole Foods 365 on Polk & Jackson

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see below. I support the whole foods!

Jeff

Jeff Shouger
650-339-0717
jeff.shouger@gmail.com
Skype: jeff.shouger
www.linkedin.com/in/jshouger

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

From: Jeff Shouger <jeff.shouger@gmail.com>
Date: Thu, Nov 8, 2018 at 10:21 AM
Subject: Re: Whole Foods 365 on Polk & Jackson
To: Peskin, Aaron (BOS) <Aaron.Peskin@sfgov.org>, Rich Hillis <rjhillis@gmail.com>, <milicent.johnson@sfgov.org>, <glaring@rodneycome.com>
Cc: Cassie Shouger <cassieshouger@gmail.com>, <John.Rahaim@sfgov.org>, Karen Dold <ktrattati@aol.com>, Rob Twyman (NC NCC) <rob.twyman@wholefoods.com>, Trevor Barr <trevorbarr24@gmail.com>, Trevor Barr <tbarr@cardinalconsultinginc.com>, <dennis.richards@sfgov.org>, <jdineen@sfchronicle.com>, <joel.koppelt@sfgov.org>, <kathryn.moore@sfgov.org>, <rob@villageprop.com>

Just following up on Whole Foods today.

I continue to be for allowing them to open the store in our neighborhood. They have done an amazing job trying to jump over ever hurdle the city has put in their way. If this doesn't show commitment to the neighborhood I'm not sure what would.

I can't make it to the hearing because I have to work. But please record this as my vote and support for the store.

Thank you.

On Mon, Jun 18, 2018 at 8:31 AM Cassie Shouger <cassieshouger@gmail.com> wrote:

Good morning everyone. Thanks for doing nothing to address the situation!



Cassie Shouger
Cassieshouger@gmail.com
(415) 310-3144

Sent from my iPhone

On Apr 29, 2018, at 8:04 AM, Jeff shouger <jeff.shouger@gmail.com> wrote:

It looks like they have taken hostage the corner as well as one of the city bikes.

Jeff

Jeff Shouger
650-339-0717
jeff.shouger@gmail.com
Skype: jeff.shouger
www.linkedin.com/in/jshouger

On Sat, Apr 28, 2018 at 11:41 AM, Cassie Shouger <cassieshouger@gmail.com> wrote:
Still here - 311 has been contacted a dozen times and have done nothing <image1.jpeg>

Cassie Shouger
Cassieshouger@gmail.com
(415) 310-3144

Sent from my iPhone

On Apr 27, 2018, at 6:48 PM, Jeff shouger <jeff.shouger@gmail.com> wrote:

And the person is still there camping out at 6pm.....

On Fri, Apr 27, 2018 at 9:51 AM Cassie Shouger <cassieshouger@gmail.com> wrote:

Good morning from 1650,

I can't tell you how disappointed I am that after dozens of residents expressed their desire to have a 365 in the neighborhood last night, we were essentially turned down because of your own personal, individual, isolated negative experiences and/or vendettas against whole foods or Amazon or Jeff Bezos. It became blatantly obvious how out of touch our planning commission is with the realities we, as residents, face every single day. Quite frankly, it reminded me of Zuckerberg congressional hearing. Let me remind you that Amazon alone employs more than 30,000 people in the state of California. That's not including the thousands of seasonal workers they hire over the holidays. They are going to extreme measures to be good corporate citizens and are making huge strides in their effort to work towards a sustainable future.

I love living in SF. I'm from a small town in Kentucky and living here has been a dream of mine. My father grew up in Pacific Heights, went to Town and Lowell and UCSF and USF grad school. Never did I imagine I'd spend 1.3mm for a 1000 sq ft condo but nevertheless I love the city. A whole foods is just what we need in the polk neighborhood. A convenient grocery store and an anchor shop would bring added foot traffic and security. The argument that small retailers would suffer is lame. Go ahead, keep the space vacant for another 4 years, keep the surrounding streets filthy with trash and scattered with the unpredictable behavior of drug addicts - PEOPLE DON'T COME TO POLK BECAUSE IT'S DISGUSTING. HOW DOES THAT HELP SMALL BUSINESSES? It's ridiculous that I have to move out of this neighborhood to feel safe again and THAT's a sure fire way to lose my family's business.

I'll continue to send you pictures like the ones attached from this morning. From here on out you'll get to see some of what I encounter on my morning walk with my dogs. I hope that you'll become better informed.

Thank you.

Cassie Shouger

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

From: Cassie Shouger <cassieshouger@gmail.com>
Date: Sun, Apr 8, 2018 at 11:50 AM
Subject: Re: Whole Foods 365 on Polk & Jackson
To: Aaron Paskin@sf.gov, Nicholas Foster@sf.gov, moe@middlepark.org, John Rahaim@sf.gov, rpb.rayman@wholefoods.com

Gentlemen - another Whole Foods is popping up in stoneham. Seems like every neighborhood in SF now has a Whole Foods - haight, mission, noe, pac heights, soma, fidi, Castro. Why are we being treated differently? The tent encampments are getting worse on Jackson and the neighborhood desperately needs more foot traffic. Our lovely street is being trashed and literally being crapped on. Whole Foods would be a great addition to the area and would help to clean up our streets. I beg you to please approve this!

<https://www.sfbchronicle.com/bayarea/amp/Whole-Foods-coming-to-empty-Macys-space-at-12813429.php>

Cassie Shouger
Cassieshouger@gmail.com
(415) 310-3144

Sent from my iPhone

On Jan 28, 2018, at 7:45 PM, Cassie Shouger <cassieshouger@gmail.com> wrote:

Hello Gentleman,

My name is Cassie Shouger. My husband and I live at 1650 Jackson Street Unit 708 - right next door to where the proposed 365 will be. I'm writing to you in great support of the neighboring Whole Foods. I understand the concerns raised by others (traffic on polk, delivery trucks, impact on surrounding small businesses, etc) and while these are valid concerns not to be discounted, I believe the benefits far outweigh the risks. Our street needs this. With the vacant Lombardi's, Town School Clothing Center, the bakery on the corner of Van Ness and Jackson, It's a Grand Coffee on Polk and Washington among a long list of other vacant store fronts this area needs a lift.

Traffic is everywhere in SF courtesy of Uber/Lyft and constant construction - a Whole Foods on Polk might cause a bit of additional traffic but I'm not concerned with it. Can't be any worse than the construction on Broadway! Whole Foods is willing to work with the nearby specialty shops like Jug Shop and Cheese Shop - and my husband and I will continue to be loyal patrons.

Everyday we walk our dogs around the neighborhood, regularly stepping over needles, walking around guys passed out or doing drugs on the corner or stepping in human feces. I'm honestly scared for my well being at night. Thank goodness for our building security.

One Saturday afternoon I walked by two men camped out in front of the lombardis for nearly 3 days. They were lighting a crack pipe as my husband and our two dogs mosey by on our way to Basik Cafe. I saw a cop car parked in front of the Jug Shop. I ran in to the Jug Shop to inform the policemen of the situation. When I told them, you know what they did? They laughed at me. Now I realize you may think I must be one of those whiny older ladies with nothing better to do than complain about everything. You'd be wrong in that assumption. I love our neighborhood. My husband and I are both well educated, in our 30's and we work Gaming. We're very active in the community and we enjoy living in Russian Hill. As we start to think about having children, the griminess comes to mind right away. How are we as successful adults going to feel ok about calling this "home" when we bring a child in to the world.

When my parents come to visit us, I'm embarrassed to take them out walking in our neighborhood - is this what I paid 1.3 million dollars for (not to mention the \$200k we spent remodeling)?

I'm not suggesting Whole Foods will solve all of the issues I've mentioned but it certainly can't make things worse. We could use some more foot traffic and added security. The homelessness in SF is a huge problem and as SF residents we are willing to do whatever we can to help. In the interim, permitting a grocery store to occupy the vacant space would be greatly appreciated. It would be incredibly convenient and would help to clean up middle polk. Additionally, it would likely attract other businesses to move in the many other vacant store fronts nearby.

If you have any questions or would like to further discuss, please feel free to call or email me.

All the best,

Cassie Shouger
Director, Executive Recruiting
Electronic Arts Inc | 209 Redwood Shores Parkway, Redwood City, CA 94065
(415) 310-3144 | csouger@ea.com | [LinkedIn](https://www.linkedin.com/in/cassieshouger) | [Facebook](https://www.facebook.com/cassieshouger)

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Sent from Gmail Mobile Jeff shouger 650-339-0717 jeff.shouger@gmail.com

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Sent from Gmail Mobile Jeff shouger 650-339-0717 jeff.shouger@gmail.com

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Sent from Gmail Mobile Jeff shouger 650-339-0717 jeff.shouger@gmail.com

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: Friday, November 09, 2018 9:37:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Richard Cardello [mailto:richard@cardelldesign.com]
Sent: Thursday, November 08, 2018 12:13 PM
To: Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.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: RE: RHN / WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018

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Case No. 2016-000378CUA AND 2016-00038VAR
PLANNING COMMISSION HEARING DATE 11-08-2018 AGENDA ITEMS 14a AND 14b
WHOLE FOODS 365, 1600 JACKSON AT POLK
CONDITIONAL USE AND VARIANCE APPLICATIONS

President Hillis, Commissioners and Zoning Administrator Sanchez:

I am Richard Cardello and have lived on Russian Hill for almost 36 years.

You well know the long process-history of the proposed Whole Foods 365 at 1600 Jackson Street

You also know how much the area residents want this neighborhood-serving market.

At your last hearing, you challenged the project sponsors to provide housing on the second floor of the existing building. They have complied -- their revised proposal includes eight (8) housing-units (one studio, three one-bedroom and four two-bedroom).

I believe you must approve this CU and the resultant required variances.

Please continue your long service to San Francisco by doing what the area residents want.

Thank you.

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

T 415.923.5810

richard@cardellodesign.com

From: Richard Cardello

Sent: Friday, October 26, 2018 2:48 PM

To: 'Nicholas.Foster@sfgov.org' <Nicholas.Foster@sfgov.org>; 'richhillissf@gmail.com' <richhillissf@gmail.com>; 'myrna.melgar@sfgov.org' <myrna.melgar@sfgov.org>; 'planning@rodneyfong.com' <planning@rodneyfong.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>; 'Commissions.Secretary@sfgov.org'

<Commissions.Secretary@sfgov.org>

Cc: 'john.rahaim@sfgov.org' <john.rahaim@sfgov.org>; 'Aaron.Peskin@sfgov.org'

<Aaron.Peskin@sfgov.org>; 'zoning@rhnsf.org' <zoning@rhnsf.org>;

'Rob.Twyman@wholefoods.com' <Rob.Twyman@wholefoods.com>

Subject: RHN / WHOLE FOODS 365, 1600 JACKSON ST, Case No. 2016-000378CUA PLANNING COMMISSION HEARING DATE 11-08-2018

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@rodnevfong.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: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Friday, November 09, 2018 9:37:33 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Juliet Orbach [mailto:juliet.orbach@gmail.com]
Sent: Thursday, November 08, 2018 12:56 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,

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Continue the hearing for 650 Divisadero
Date: Friday, November 09, 2018 9:37:30 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

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www.sfplanning.org

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

From: Megan Peto [mailto:thats_chicken@hotmail.com]
Sent: Thursday, November 08, 2018 1:06 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,
Megan Peto

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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Urging SUPPORT FOR Whole Foods 365 Polk St
Date: Friday, November 09, 2018 9:37:24 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

From: Prashant Sridharan [mailto:prashant@strategicnerds.com]
Sent: Thursday, November 08, 2018 7:31 PM
To: Secretary, Commissions (CPC)
Subject: Urging SUPPORT FOR Whole Foods 365 Polk St

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

Commissioners,

I am writing in support of Whole Foods 365 at the 1600 Jackson location. I am a resident of an adjoining condominium complex and have the greatest stake in the outcome of this decision.

One question before the Commission is whether or not the location should be rezoned for residential. It seems illogical to tear down a perfectly viable building, not to mention not sustainable or environmentally sound. We lack a viable grocery option in the neighborhood, and need one that fills this basic need, eliminates the need to drive or use rideshare, and raises the quality of the neighborhood.

Certainly, the city's housing crisis demands more housing at all price points. To this point, I surveyed the immediate three blocks in either direction of Polk Street and noticed several vacant storefronts and struggling businesses. A strong retail anchor tenant (such as Whole Foods 365) in that location will draw in net new customers to the neighborhood, increasing opportunities for specialty grocers, restaurants, coffee shops, and retail, while increasing the financial viability of new businesses wishing to occupy vacant storefronts. I can see the conundrum facing the Commission, but a large, high quality retail location like 1600 Jackson is rarer than infill possibilities for housing.

So, what can we expect with a high quality retail tenant? The generally accepted guideline among retail analysts is that anchor tenants increase footfall by 30% or more, depending on the quality of the tenant. Thus, while housing is undeniably critical for the city, a retail

anchor tenant in the 1600 Jackson location would offer significant benefit to the neighborhood, based on experiences seen in other urban renewal projects. Unfortunately, in 2018, the number of available quality retail anchor tenants has dwindled, and the location and character of our neighborhood further limits our options. Whole Foods is it.

The Commission has been prodded by neighbors to look into potential vehicle traffic in the 1600 Jackson location. With car ownership in San Francisco declining, this seems like a particularly specious argument. In fact, a Whole Foods 365 in the 1600 Jackson location would increase the viability of walking and biking in the neighborhood, coupled with the recent improvements to the Polk Street corridor itself. I'm curious why people and outside groups who don't even live in the neighborhood would raise this argument to begin with.

Another question before the Commission is whether or not a Whole Foods 365 would harm local businesses. I am a frequent customer of the many restaurants and shops in the area. The presence of a Whole Foods 365 will not deter my willingness to shop at Cheese Plus, nor will it deter me from shopping at Belcampo. The opposition from the neighborhood hardware store seems particularly nonsensical. My experience with Whole Foods 365 in Los Angeles and Seattle is that it lacks the quality and selection offered by specialty grocers. What Whole Foods 365 will do is reduce my reliance on the over-crowded Whole Foods on Franklin Street. In fact, my anecdotal experience is supported broadly by [retail analysts](#). These analysts note that perhaps paradoxically, it is actually beneficial for a business to see a competitor move in nearby as it presents an opportunity to create a differentiated value proposition, as one would easily expect from Cheese Plus or Belcampo, as examples.

Finally, I've noticed several people commenting on this project who don't actually even live in the neighborhood (we are only ostensibly "Nob Hill"). I hesitated to even write this letter because many of these people have harassed me on various social networks and even pointed a reporter in my direction. This reporter promptly wrote an article depicting me in unfavorable light as a (then) Twitter executive. Well, I do live in the neighborhood, and I live next door and will be among those most impacted by this project. And I support this project wholeheartedly.

I sincerely appreciate the thought and consideration that has gone into this location. The neighborhood can ill afford further delay. It is time to accept the reality of our changing city and make decisions that support our vibrant neighborhood. I urge you to approve the Whole Foods 365 project.

Thank you,

--prashant

From: [Ionin, Jonas \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Connect Explore
Date: Friday, November 09, 2018 9:36:23 AM

Commissioners,

I am pleased to provide an additional resource for you. Connect Explore provides a bird's eye view of San Francisco with additional tools that may assist you in evaluating projects that come before you.

Please note that only one user can access the site/account at the same time. The existing session will be terminated when someone else signs in.

CONNECT Explorer site:

<https://explorer.eagleview.com>

CONNECT Explorer Video Tutorials:

https://www.youtube.com/playlist?list=PLrRONtDmCuSxsb0hM-xz7q3_T4PoL93kq

Account for *HPC* commissioners

- Login ID: cpc.pictometry03@sfgov.org
- Password: Eagle1650

Account for *CPC* commissioners

- Login ID: cpc.pictometry04@sfgov.org
- Password: View1650

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: [Ionin, Jonas \(CPC\)](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Community Letter of Support for 650 Divisadero
Date: Friday, November 09, 2018 9:20:53 AM
Attachments: [650 Divisadero HAND Planning Commission Letter.docx](#)

*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: HAND [<mailto:hand4sf@gmail.com>]
Sent: Thursday, November 08, 2018 12:15 PM
To: Melgar, Myrna (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); mooreurban@aol.com; richhillissf@yahoo.com; Richichillissf@gmail.com; Ionin, Jonas (CPC)
Cc: BrownStaff; Brown, Vallie (BOS)
Subject: Community Letter of Support for 650 Divisadero

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

Members of the Planning Commission,
I'm attaching a letter of support for the housing proposal at 650 Divisadero on behalf of Haight-Ashbury Neighbors for Density, a group of neighbors that supports more housing in our neighborhood. This is an excellent project that has been delayed for too long, further hurting renters in need of housing, and we urge your Commission to approve it immediately.

Please reference the attached for the full letter.

Thank you,

--

Haight Ashbury Neighbors for Density

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

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: Board Report
Date: Thursday, November 08, 2018 12:44:21 PM
Attachments: [2018_11_08.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1979 Mission Support
Date: Thursday, November 08, 2018 11:38:16 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Angelica Santiago [mailto:asantiago@mission4all.net]
Sent: Thursday, November 08, 2018 11:32 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Rahaim, John (CPC); Sucre, Richard (CPC); Vu, Doug (CPC)
Subject: 1979 Mission Support

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Good morning Commissioners and Staff,

My name is Angelica Santiago and I am with Mission for All. We are an organization and community group in support of the 1979 Mission St project. I would like to share with you this video which demonstrates just how much support there is in our community for this project. Thank you for your time.

2



magmedia11@gmail.com
sent you some files

1 file, 805 MB in total

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<https://wetransfer.com/downloads/fe059aa42e8205664da4a9853731525c20181107205611/0b756815000ef6c364585106b613243920181107205611/ad91b3>

1 file

MFA City Hall.mov

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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](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, DIRECTOR OF CULTURAL AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS AND CULTURE SECTOR APPLAUD PASSAGE OF PROPOSITION E
Date: Thursday, November 08, 2018 11:37:22 AM
Attachments: [11.8.18 Proposition E.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: Thursday, November 08, 2018 11:13 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, DIRECTOR OF CULTURAL AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS AND CULTURE SECTOR APPLAUD PASSAGE OF PROPOSITION E

FOR IMMEDIATE RELEASE:

Thursday, November 8, 2018

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

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

**MAYOR LONDON BREED, DIRECTOR OF CULTURAL
AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS
AND CULTURE SECTOR APPLAUD PASSAGE OF
PROPOSITION E**

Proposition E establishes baseline funding tied to the growth of the hotel tax to support arts & culture in San Francisco

San Francisco, CA— Mayor London N. Breed, Director of Cultural Affairs Tom DeCaigny, and leaders from San Francisco's diverse arts and culture community celebrated the approval of Proposition E, the restoration of the historic hotel tax allocation for the arts.

“In addition to generating over a billion dollars for our local economy and supporting thousands of jobs, the arts and culture sector is essential to San Francisco's identity as a world-class city,” says Mayor Breed. “Prop E was passed overwhelmingly by the voters and will help ensure that San Francisco can continue to thrive as a vibrant, diverse, and sustainable arts and culture community for generations to come.”

Prop E allocates 1.5 percent of the existing 14 percent hotel tax for arts and cultural programming. Restoring the nexus between the hotel tax and the arts ensures that arts funding will increase along with the hotel tax, which is estimated by the City Controller's Office to grow by 3.4 percent per annum.

Prop E will increase investments in existing arts and cultural programs. It significantly augments the current budgets of the \$5.3 million Cultural Equity Endowment, which supports small to mid-sized arts nonprofits and individual artists. Additionally, it will support the \$3.2 million Cultural Center Fund, which provides operational support for the city's six cultural centers, four of which operate city-owned facilities. Both funds are administered by the San Francisco Arts Commission.

"The passage of Proposition E will restore the historic link of arts funding to a guaranteed revenue source—the Hotel Tax," said Kary Schulman, Director of Grants for the Arts, which provides operational support for arts nonprofits. "This restoration of San Francisco's economic investment in the arts, which enabled the city to become one of the nation's premiere arts destinations, will now allow it to resume its place as a national model for enlightened arts support."

Prop E also includes funding for new arts and culture priorities. A new \$3 million fund will support the city's cultural districts, which currently include: SOMA Pilipinas, Calle 24, Japantown, Compton's Cafeteria Transgender Cultural District in the Tenderloin, SOMA's Leather District, and the Bayview African American Cultural District. Prop E also establishes a new \$2.5 million Arts Impact Endowment Fund, which will address emerging needs in the arts and culture sector. The Arts Commission will undertake a community based needs assessment to determine how to maximize the impact of this new fund.

"I want to thank Mayor Breed, the Board of Supervisors, especially Supervisor Tang and Supervisor Peskin for co-sponsoring the legislation, and the entire arts community who worked tirelessly to champion this measure," says Director of Cultural Affairs Tom DeCaigny. "This funding increase will not only benefit local artists and arts and culture organizations and help them stay in the City, but also all San Franciscans by enhancing arts education programming for youth, preserving the diversity of our city by investing in our cultural districts and organizations rooted in communities of color, and supporting more opportunities for everyone to experience the exceptional cultural offerings of our City."

For more information on Prop E, visit ArtsforEveryoneSF.com.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Whole Foods moving into Lombardi Sports location
Date: Thursday, November 08, 2018 11:11:43 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: Sandra Fish [mailto:info@sleepingfish.org]
Sent: Thursday, November 08, 2018 10:55 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); Melgar, Myrna (CPC); Planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); Stefani, Catherine (BOS); Peskin, Aaron (BOS)
Subject: Whole Foods moving into Lombardi Sports location

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

To the members of the planning commission,

The decision to let Amazon's Whole Foods move into the old Lombardi Sports location will result in the very disease that is plaguing San Francisco today... the death of quality neighborhoods by two means: Firstly the death of yet another valuable opportunity to provide much needed diverse and affordable housing units in the neighborhood; Secondly, the death of small businesses who help to support a living, thriving community.

As an architect who lives in this neighborhood, I can tell you that there is a sorry lack of affordable housing in it. It is a failure of a city to not allow opportunities for diverse living in its neighborhoods. The site of Lombardi Sports would be better served as much needed housing units.

As a participating member of my pedestrian community which nurtures an environment of relationships and which provides meaningful well paid jobs for people serving this neighborhood, I can say that without this fabric of community-minded small businesses and patrons helping each other through the last economic crisis of 2007, many of us will not make it through the next one.

Simply put, Whole Foods moving in will result in people moving out. Please be careful what kind of city you are creating for us to live in. Many of us who value community are already leaving.

Thank you for your attention.

A very concerned member of the Polk Street community,
Sandra Fish

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1979 Mission ... BULID IT!!!!
Date: Thursday, November 08, 2018 11:11:30 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: Angelica Santiago [mailto:asantiago@mission4all.net]
Sent: Thursday, November 08, 2018 11:04 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Rahaim, John (CPC); Sucre, Richard (CPC); Vu, Doug (CPC)
Subject: 1979 Mission ... BULID IT!!!!

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

Good morning Commissioners and Staff,

My name is Angelica Santiago and I am with Mission for All. We are an organization and community group in support of the 1979 Mission St project. I would like to share with you this video which demonstrates just how much support there is in our community for this project. Thank you for your time.

Angelica Santiago

*Mission For All
1979 Mission Street
San Francisco CA 94103
Organizing Director*

"The Mission is a wonderful tapestry of divergent views, culture, lifestyles and opinions and Mission For All strives to be the common thread that binds the Mission's Past, Present, and Future."

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please Continue the hearing for 650 Divisadero
Date: Thursday, November 08, 2018 11:11:22 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: R [<mailto:rkingsf@gmail.com>]
Sent: Thursday, November 08, 2018 11:09 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: Please 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,

Golden Gate Transit Bus Storage Facility CEQA Addendum Public Meeting



The Golden Gate Bridge, Highway & Transportation District (District) is preparing a California Environmental Quality Act (CEQA) environmental document to address the potential impacts of proposed operational changes to its Bus Storage Facility. The bus lot is within the block bounded by Third, Fourth, Perry, and Stillman Streets. The CEQA document will update and supplement the Transbay Terminal Final Environmental Impact Report that was certified by the Transbay Joint Powers Authority in 2004. District buses were originally planned to layover between service runs at the Salesforce Transit Center, but additional space will be needed which would require greater use of the Bus Storage Facility.

Therefore, the District proposes to re-route Basic Bus (Regional) Routes 30, 70, 101, and 101x to layover at the Bus Storage Facility using Howard, 4th, Perry, 3rd, and Folsom Streets. As a result of these proposed operational changes, the hours at the Bus Storage Facility would expand from 7am-7pm to 5:15am-12:45am on weekdays and 5:45am-12:45am on weekends. Additionally, although there no current plans or funding to do so, there may be limited use of the facility between 12:45am-5:15am on weekdays and between 12:45am-5:45am on weekends.

The District will be conducting a public meeting to provide an overview of the Bus Storage Facility operational changes and potential environmental impacts on November 15, 2018 6:30pm-8:00pm at the SF Fire Department Headquarters Fire Commission Room. Please join us to learn more about the project!

What:

**Golden Gate Transit Bus Storage Facility
CEQA Addendum**

Where:

**SF Fire Department Headquarters Fire
Commission Room**

698 2nd St, San Francisco, CA 94107

When:

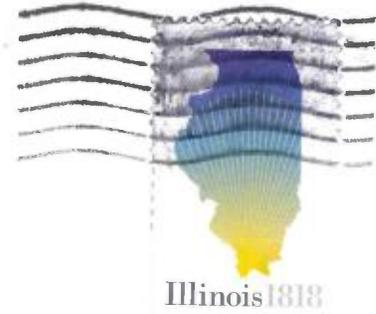
November 15, 2018 (6:30pm-8:00pm)

GOLDEN GATE BRIDGE
HIGHWAY & TRANSPORTATION DISTRICT

Golden Gate Transit
1011 Andersen Drive
San Rafael, CA 94901-5318
www.goldengate.org



The Golden Gate Bridge, Highway
94103#2480 0025



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

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



November 14, 2018

TO: San Francisco Planning Commission
CC: Jonas P. Ionin, Commission Secretary, San Francisco Planning Commission
CC: Michael Christensen, Senior Planner, San Francisco Planning Department
CC: Aaron Starr, Manager of Legislative Affairs, San Francisco Planning Department

**RE: Public comments IN OPPOSITION to CANNABIS GRANDFATHERING UPDATE, Case Number: 2018-008367PCA
[Board File No. tbd]**

By and on behalf of a committee of concerned homeowners in The Metropolitan, a condominium complex located in the South Beach/Rincon Hill neighborhood at 333/355 1st Street, we respectfully submit the following comments **IN OPPOSITION** to the above captioned matter and the proposed Ordinance described therein. The present opposition is specifically directed to the proposed exemption for sites from the "600' Buffer Rule" minimum radius requirement.

San Francisco Planning Code Section 202.2(a) *et seq.* is clear on its face and unambiguous in prohibiting a parcel containing a Cannabis Retail Use from operating within 600 feet of another such establishment. The Code, as already written, expresses the clear will and intent of the Board of Supervisors. Further, when originally proposed, the 600' Buffer Rule was significantly debated before the Board of Supervisors, and testimony from more than 150 members of the public was considered in a hearing lasting nearly seven hours.¹ The 600' Buffer Rule provides a reasoned and balanced compromise reflective of all inputs and interests, and therefore requires no additional amendment or exemptions. If it had been the will of the Board of Supervisors or the City, a "grandfathering" clause exempting certain applicants could have been added to the planning code at that time. Additionally, the proposed Ordinance, if adopted, would disproportionately impact District 6, which according to recent news articles, already has the largest share of San Francisco's cannabis dispensaries,² as reflected in Exhibit A attached hereto. Exempting applicants from the 600' Buffer Rule will only exacerbate the "clustering" of dispensaries already occurring in District 6.

We therefore respectfully request and submit that the Planning Commission:

1. **REJECT the present proposed Ordinance in its entirety;**
Or, in the alternative:
2. **REJECT aspects of the proposed Ordinance creating exemptions to the 600' Buffer Rule.**

Respectfully submitted,

Robert M. Yost
Melanie Twardzicki
Brian Lucas

By and on behalf of a committee of homeowners within the Metropolitan Condominium Complex, with additional signatures attached hereto

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NOV 14 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

¹ J.K. Dineen, *Cannabis Dispensary Rules in SF Create Clusters*, San Francisco Chronicle, Aug. 10, 2017, <https://www.sfchronicle.com/bayarea/article/Cannabis-dispensary-rules-in-SF-create-clusters-11746532.php>.

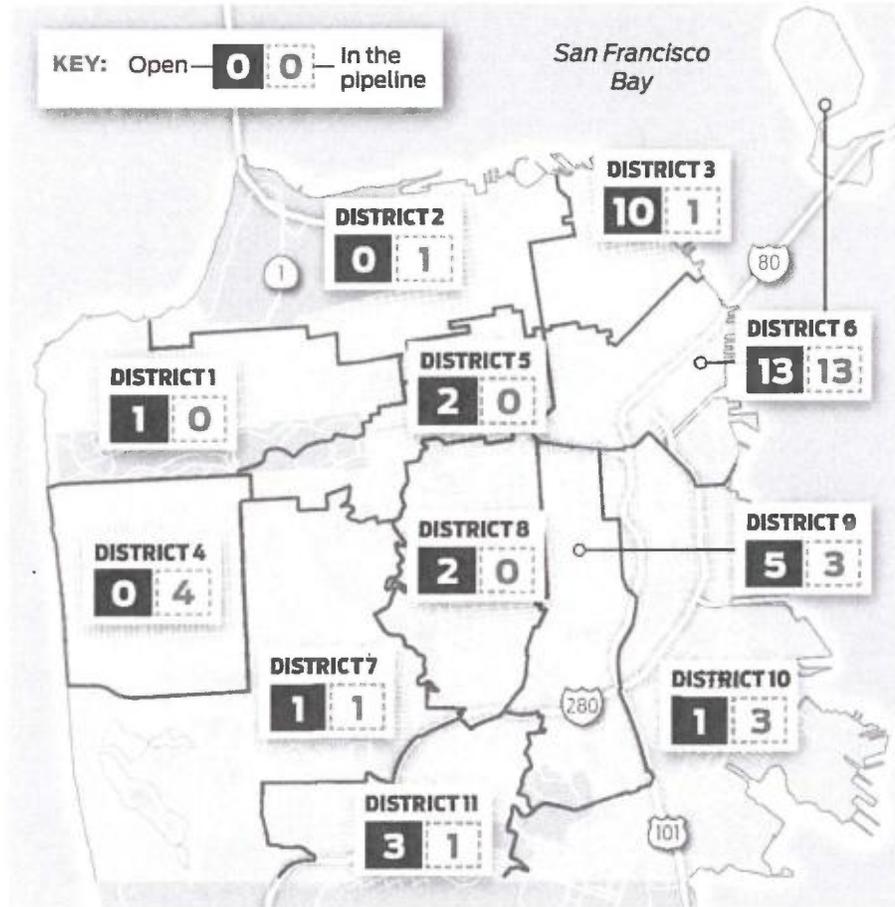
² *Id.* (stating that (a) as of August, 2017, 13 of San Francisco's 38 cannabis dispensaries were located in District 6, comprising 34 percent of such dispensaries, and (b) 13 of the 27 either proposed or approved but not yet open dispensaries were also located in District 6).

EXHIBIT A

Provided below is a map that was published³ by the San Francisco Chronicle in August, 2017 that illustrates the disbursement of dispensaries by supervisorial district, and shows the imbalance and disproportionate impact to District 6.

Medical cannabis dispensaries in S.F.

By supervisorial district



Todd Trumbull / The Chronicle

³ J.K. Dineen, *Cannabis Dispensary Rules in SF Create Clusters*, San Francisco Chronicle, Aug. 10, 2017, <https://www.sfchronicle.com/bayarea/article/Cannabis-dispensary-rules-in-SF-create-clusters-11746532.php>.

PETITION

We, the undersigned residents of The Metropolitan Association, composed of 345 units located at 333 and 355 1st Street, San Francisco, CA 94105, address this Petition to the Planning Commission to reject the proposed amendment) to the ordinance containing this rule to provide an exemption to the 600' Buffer Rule for certain Cannabis Retail establishments. The present opposition is specifically directed to the proposed exemption for sites from the "600' Buffer Rule" minimum radius requirement.

San Francisco Planning Code Section 202.2(a)(5)(B) is clear on its face and unambiguous in prohibiting a parcel containing a Cannabis Retail Use from operating within 600 feet of another such establishment. The Code, as already written, expresses the clear will and intent of the Board of Supervisors. Further, when originally proposed, the 600' Buffer Rule was significantly debated before the Board of Supervisors, and testimony from more than 150 members of the public was considered in a hearing lasting nearly seven hours.¹ The 600' Buffer Rule provides a reasoned and balanced compromise reflective of all inputs and interests, and therefore requires no additional amendment or exemptions. Additionally, the proposed Ordinance, if adopted, would disproportionately impact District 6, which according to recent news articles, already has the largest share of San Francisco's cannabis dispensaries,ⁱ as reflected in Exhibit A attached hereto. Exempting applicants from the 600' Buffer Rule will only exacerbate the "clustering" of dispensaries already occurring in District 6.

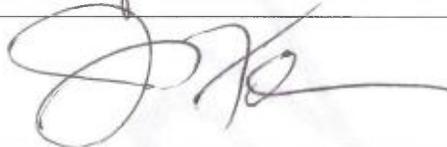
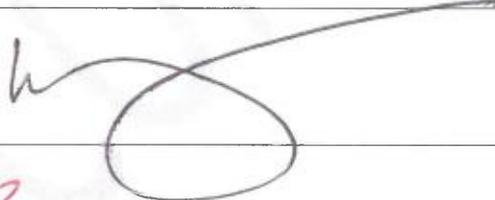
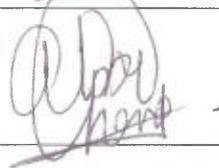
We therefore respectfully request and submit that the Planning Commission:

- 1. REJECT the present proposed Ordinance in its entirety;

Or, in the alternative:

- 2. REJECT aspects of the proposed Ordinance creating exemptions to the 600' Buffer Rule.

PRINT YOUR NAME AND ADDRESS	SIGNATURE
Jennifer Baron 333 1st Street #1103 SF, CA 94105	Jenny Baron
KAS BROEMMER 355 1ST ST, S810 SF 94105	K Broemmer
Dennis Martinez-Gonzalez 355 1st St, #407 SF CA 94105	Dennis Martinez Gonzalez
Amy Patel 355 1st St, S1902, SF, CA 94105	A Patel

- PRINT YOUR NAME AND ADDRESS	- SIGNATURE
MARIA BUDIGNANI 355 1st St UNIT 51101 SAN FRANCISCO, CA 94105	
Jason Chan 355 333 1st Street, N606	
JIM FERRER 355 1st St. #51009 SF CA 94105	
Channie Wu 333 1st St. #N901 San Francisco, CA 94105	
LAULAMP W. LAM 333-1st St SF CA 94105	
Shalini Bhafra 355 1st St., Unit 21055 San Francisco, CA 94105	
Abby Cheng 355 1st Street, Unit 3707 San Francisco, CA 94105 94105	
Charlie Wu 333 1st St. unit 1602 SF, CA, 94105	
Melanie Twardzicki 355 1st Street. unit 51904 San Francisco, CA 94105	
Rob Yosi 355 1st Street, #5905 SAN FRANCISCO, CA 94105	



Mr. Rich Hillis
President, San Francisco Planning Commission
San Francisco, California

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

Dear Mr. Hillis,

After more than five years of obstructing the 1979 Mission project the 16th St. Coalition called for a community Planning Commission meeting on November 1st. Mission for All in response organized over 500 Mission residents to attend this hearing. Mission for All members were extremely disappointed and outraged that the meeting was cancelled at the last minute. In response to the cancellation project supporters rallied on the steps of city hall. Their message, five years is enough! We're not willing to wait anymore. Stop the stalling. The proposed January hearing date reported in the press is just too late. We want the meeting held now.

In response to this expression of outrage we are proposing to hold the hearing on Thursday, November 29th. This date allows adequate time for public notice. Once again, we offer our meeting room as the venue for the hearing and can guarantee that there will be no cancellations. We have adequate space and parking and our building is easily accessible to all forms of public transportation.

We are calling on the Planning Commission to make this happen, end these unnecessary delays, and let our voices be heard.

Sincerely yours,

Angelica Santiago,

Organizing Director
Mission for All

CC: Planning Commissioners and Staff- Rich Hillis, Myrna Melgar, Rodney Fong, Milicent A. Johnson, Joel Koppel, Katherine Moore, Dennis Richards, John Rahaim, Rich Sucre', Doug Vu

CC: Honorable Mayor, London Breed

CC: Board of Supervisors- Malia Cohen, Sandra Fewer, Katherine Stefani, Aaron Peskin, Katy Tang, Vallie Brown, Jane Kim, Norman Yee, Rafael Mandelman, Hillary Ronen, Ahsha Safai'