

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, November 29, 2018 10:03:36 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: Thao <wordpress@3060fillmore.com>
Sent: Thursday, November 29, 2018 8:55 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.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>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Thao and I live at 524 10th Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Thao
tle.thao@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Application for Discretionary Review for Permit Application No. 2017.04.28.5244 and 2017.10.02.0114 - 2417 Green Street
Date: Thursday, November 29, 2018 10:01:18 AM
Attachments: [2018.11.28.2417 Green DR Rebuttal Ltr.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: Toyer Grear <toyer@lozeaudrury.com>
Sent: Wednesday, November 28, 2018 3:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.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>; Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Drury, Richard <richard@lozeaudrury.com>
Subject: Application for Discretionary Review for Permit Application No. 2017.04.28.5244 and 2017.10.02.0114 - 2417 Green Street

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

Dear President Rich Hillis and Honorable Commissioners,

Attached please find correspondence written on behalf of Mr. Philip Kaufman concerning the proposed project at 2417 Green Street ("Project").

Please note a hard copy will follow by overnight mail. If you have any questions, please feel free to contact our office.

Sincerely,
Toyer Grear
Office Manager / Paralegal
Lozeau Drury, LLP
410 12th Street # 250
Oakland, CA 94607
email: toyer@lozeaudrury.com
phone: 510-836-4200

fax: 510-836-4205

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Planning Commission hearing on 11/29 in re 2417 Green Street building project
Date: Thursday, November 29, 2018 9:59:46 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: Thomas Goossens <tagoossens@yahoo.com>
Sent: Wednesday, November 28, 2018 4:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Subject: Planning Commission hearing on 11/29 in re 2417 Green Street building project

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

Gentlemen:

When will our neighborhood community and the machinery of city government be rid of this vexing matter?

Earlier in the year the Board of Supervisors voted unanimously to block this project. Nevertheless, your staff has determined that it will again take the side of the very same developer as he puts forward a remarkably similar plan in the hope that there will be a different and more favorable outcome. Why do so many of us need to waste our time beating a dead horse. There must be more productive ways for your people to direct their energies. As neighbors and citizens, we want what is best for our neighborhood and for San Francisco. This project does nothing for either.

We urge you to reject the proposal that is presented to you tomorrow and to side with our neighbors and not with this developer.

Sincerely,

Thomas Goossens and Barbara Rambo
2425 Green Street

From: [CPC-Commissions Secretary](#)
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: Don't ban 5-bedroom homes
Date: Thursday, November 29, 2018 9:59:14 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: Yonathan <yonathan@gmail.com>
Sent: Wednesday, November 28, 2018 11:45 PM
To: Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Don't ban 5-bedroom homes

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

To the Planning Commission and Board of Supervisors:

This is in regards to [Leg Ver1](#) (from [File 180939](#)) of the proposed ordinance creating a "D11 Large Residence Special Use District," Within this district, on any RH-1, RH-2, or RH-3 parcel, any proposed creation or expansion of a house resulting in at least 5 bedrooms or 2,500 gross square feet of floor area would require a Conditional Use hearing from the Planning Commission to determine whether the project is "necessary or desirable" ([PC §102](#)) prior to approval. The legislation is scheduled to appear before the Planning Commission on 12/6/2018 and the BoS Land Use Committee 12/10/2018.

This legislation is a reaction to a Discretionary Review that the Planning Commission heard on 6/28/2018 ([2014-001994DRP](#), [Laura Waxman, SF Examiner: "Planning Commission, supervisors condemn landlord for unpermitted student housing"](#)) for 278 Monticello St, a 2792 sq. ft. house with 13 bedrooms (only 6 permitted bedrooms) that were used for student housing. The lot is zoned RH-1 and there is no Residential Permit Parking zone in the vicinity. At the hearing, neighbors complained of loss of street parking, loud parties, drunkenness, litter, and the disturbance of the "neighborhood character." The Planning Commission decided to scale the project down to 4 bedrooms and 3 bathrooms to punish the owner for the unpermitted construction.

Respectfully, I disagree with the approach of this ordinance.

For one thing, the boundaries of the proposed district appear to trace the *old* District 11 boundaries from the [2002 redistricting](#) (which includes several more blocks in the Ingleside) rather than the new boundaries from the [2012 redistricting \(SF Charter Appendix E\)](#). It's unclear why the 2002 District 11 boundaries should be used, or indeed why District 11 should be singled out at all.

For another thing, I am not convinced that it will be particularly effective at the intended effect of reducing the number of people living in each house. The ordinance does not define "bedroom," and it is likely that owners will simply create living rooms and other odd spaces to rent out when a real bedroom would be more healthy for the occupants.

But more importantly, we as a city need to stop reaching for the same old hammer of limiting residential density as the solution to our City's individual problems. San Francisco's neighborhoods have a wide range of densities, so it is ironic that we acquiesce to fears of density and change, when only a few miles away other neighborhoods have gone through similar transitions. By all means, address the specific problems such as unpermitted construction enforcement, noise, and managing the on-street parking. But preventing living space should be the last tool we use, not the first, and only after careful consideration of how our city needs to grow in the coming decades.

Yonathan Randolph

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, November 29, 2018 9:58:42 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: Thao <wordpress@3060fillmore.com>
Sent: Thursday, November 29, 2018 8:56 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.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>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Thao and I live at 524 10th Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Thao
thao@lgcsf.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: withdrawal of appeal of 271 Upper Terrace project
Date: Thursday, November 29, 2018 9:42:52 AM
Importance: High

Commissioners,

I am pleased to inform you that the Appeal of the PMND for 271 Upper Terrace has been withdrawn.

*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: Gibson, Lisa (CPC)
Sent: Wednesday, November 28, 2018 5:37 PM
To: Jennifer Creelman <drcreelman@cfdds.com>
Cc: Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Callagy, Alana (CPC) <Alana.Callagy@sfgov.org>
Subject: RE: withdrawal of appeal of 271 Upper Terrace project

Thank you very much, Ms. Creelman. I am pleased that you were able to resolve your concerns and withdraw the appeal.

Best,

**Lisa Gibson, Environmental Review Officer/Director
Environmental Planning Division**
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9032 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Jennifer Creelman <drcreelman@cfdds.com>
Sent: Wednesday, November 28, 2018 4:33 PM
To: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Callagy, Alana (CPC) <Alana.Callagy@sfgov.org>
Subject: withdrawal of appeal of 271 Upper Terrace project

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

My name is Dr Jennifer Creelman and I am withdrawing my appeal of the 271 Upper Terrace Project

that is scheduled before the planning commission tomorrow Thursday November 28, 2018. I am happy to report that with the help of an environmental engineer, Dr Lynn Creelman, we have reached an agreement with Clinton-Dawson that will make the project better, safer and more transparent. Any questions and I can be reached on my cell phone at 415.244.9932

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 CELEBRATES GROUNDBREAKING OF NEW SEISMICALLY-SAFE AMBULANCE DEPLOYMENT FACILITY IN THE BAYVIEW
Date: Wednesday, November 28, 2018 2:57:59 PM
Attachments: [11.28.18 Ambulance Deployment Facility.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Wednesday, November 28, 2018 11:55 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GROUNDBREAKING OF NEW SEISMICALLY-SAFE AMBULANCE DEPLOYMENT FACILITY IN THE BAYVIEW

FOR IMMEDIATE RELEASE:

Wednesday, November 28, 2018
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED CELEBRATES
GROUNDBREAKING OF NEW SEISMICALLY-SAFE
AMBULANCE DEPLOYMENT FACILITY IN THE BAYVIEW**

Construction to begin for essential emergency response headquarters, which will help improve emergency response times

San Francisco, CA — Mayor London N. Breed today joined City officials and community leaders for the groundbreaking of a new seismically-safe Ambulance Deployment Facility in the Bayview neighborhood.

The new 58,451-square-foot facility will help improve emergency response times and serve as the headquarters for the San Francisco Fire Department's emergency medical services, which is currently housed in a seismically-deficient warehouse.

“In San Francisco, we must always be prepared to respond quickly and effectively in emergency situations,” said Mayor Breed. “During my time on the Board of Supervisors, I led the charge to improve our ambulance response time and make sure the City was making

important investments in our City's emergency preparedness. As Mayor, I am committed to making sure that our first responders have what they need to do their jobs effectively, which is why this facility is so important."

The new facility, located at 2241 Jerrold Avenue directly behind Fire Station 9, is designed to achieve LEED Gold rating for new construction and will allow ambulances to provide optimal operations for first responders across the city. Upon completion, which is targeted for winter 2020, the modern building will be equipped with ample parking for the City's ambulance fleet, storage for ambulance supplies and restocking, emergency medical services offices, conference and training rooms, locker rooms and communal space. The location also will have on-site fueling, an emergency generator, solar panels and entry gates featuring art panels by artist Michael Bartalos.

"It is the responsibility of the San Francisco Fire Department to respond during times of crisis and emergency," said San Francisco Fire Chief Joanne Hayes-White. "With this new capital investment from the City, our emergency response members will be able to better serve residents when they need us the most."

San Francisco Public Works is managing the \$50.1 million project and has partnered with MEI Architects and YamaMar Design for the design of the building. S.J. Amoroso Construction is the general contractor for the project.

"As with each of our building and design jobs, Public Works is determined to deliver this project to San Francisco's first responders in a timely and fiscally responsible manner," said San Francisco Public Works Director Mohammed Nuru. "We are looking forward to working closely with the architects and contractors hired for this project to bring a world-class facility to life."

The capital costs for the Ambulance Deployment Facility replacement project are funded by the 2016 Public Health and Safety Bond sponsored by then-Supervisor Breed, which allocates \$350 million toward capital improvements for City facilities. The bond was approved with nearly 80 percent voter support.

For more information about the Ambulance Deployment Facility and the 2016 Public Health and Safety Bond, please visit sfpublicworks.org/publichealthbond.

###

From: [CPC-Commissions Secretary](#)
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: 2017-011478DRP. 463 Duncan Street
Date: Wednesday, November 28, 2018 2:54:23 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Wednesday, November 28, 2018 12:15 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2017-011478DRP. 463 Duncan Street

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

Dear Mr. Winslow,

Good afternoon.

I just want to clear something up about the project description of the existing house. This has never been corrected from the 311 notice and is still incorrect on the notice of the DR hearing.

I just hope that the correct description of the existing house can be made clear to the Commissioners at the DR hearing next week.

463 Duncan is not “an existing 2-story over basement single-family residence”. This is incorrect. No basement level exists. In fact Sheet A-2.01 of the 6/18 planet (Sheet A-2.03 of the 11/18 planet) shows the existing floor plans and they are labeled “1st FLOOR PLAN” and “2nd FLOOR PLAN”. That is it.

Rather, the more accurate description of the existing residence is "one story over garage”.

The basement level is proposed.

I think this is a very important distinction in understanding existing conditions at the site and what is proposed.

Thank you and have a nice day.

Sincerely,
Georgia Schuttish

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis](#)
Cc: [Pantoja, Gabriela \(CPC\)](#); [Sanchez, Diego \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2 items on tomorrow's agenda
Date: Wednesday, November 28, 2018 2:53:55 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: Kathleen Dooley <kathleendooley58@gmail.com>
Sent: Wednesday, November 28, 2018 1:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2 items on tomorrow's agenda

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

Commissioners, I have reviewed the agenda and would like to address 2 items. Item 14 : please delay a final vote until Ms Tang's successor has had time to review and weigh in on this item. Item 18 : do not continue to approve illegal uses of property after they have already violated the neighborhood zoning. This will only continue to embolden business owners to ignore zoning and then be rewarded by legitimizing illegal uses after the fact. This continues to be an ongoing problem that should never be resolved by rewarding violators. There are solid reasons for zoning in NCD's and that zoning should not be ignored for the convenience of certain business owners. Otherwise, why do we even have NCD's if the zoning can be so easily overturned for any given individual ? Please disapprove this request.

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: Department Holiday Party - Friendly Reminder
Date: Wednesday, November 28, 2018 11:26:36 AM
Attachments: [image001.png](#)



JOIN US FOR A
Masquerade
HOLIDAY PARTY

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

CAFE DU NORD - SWEDISH AMERICAN HALL
2174 MARKET STREET

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

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

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-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1600 Jackson Street
Date: Wednesday, November 28, 2018 10:59:38 AM
Attachments: [1600 Jackson Street - Vargas PDMA 11-28 comment letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Joshua S. Devore <jdevore@dpf-law.com>
Sent: Wednesday, November 28, 2018 10:59 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.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>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Cc: Thomas Adams <tadams@dpf-law.com>; Louise Mercier <lmercier@dpf-law.com>
Subject: RE: 1600 Jackson Street

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

Dear Commissioners, Mr. Ionin and Mr. Foster:

Please see attached correspondence on behalf of our clients, Tony Vargas and the Polk District Merchants Association, regarding tomorrow's consent calendar item on the denial of the referenced project.

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE
T: 707.252.7122 | JDEVORE@DPF-LAW.COM

From: Joshua S. Devore
Sent: Thursday, November 08, 2018 9:39 AM
To: 'nicholas.foster@sfgov.org'; 'commissions.secretary@sfgov.org'; 'richhillissf@gmail.com'; 'myrna.melgar@sfgov.org'; 'planning@rodneyfong.com'; 'milicent.johnson@sfgov.org';

'joel.koppel@sfgov.org'; 'kathrin.moore@sfgov.org'; 'dennis.richards@sfgov.org'
Cc: Thomas Adams; Louise Mercier
Subject: RE: 1600 Jackson Street

Dear Commissioners, Mr. Ionin and Mr. Foster:

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

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

T: 707.252.7122 | JDEVORE@DPF-LAW.COM

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

Dear Commissioners, Mr. Ionin and Mr. Foster:

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

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

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

T: 707.252.7122 | JDEVORE@DPF-LAW.COM

From: Joshua S. Devore
Sent: Wednesday, April 18, 2018 3:16 PM
To: 'nicholas.foster@sfgov.org'; 'commissions.secretary@sfgov.org'; 'richhillissf@gmail.com'; 'myrna.melgar@sfgov.org'; 'planning@rodnevfong.com'; 'milicent.johnson@sfgov.org'; 'joel.koppel@sfgov.org'; 'kathrin.moore@sfgov.org'; 'dennis.richards@sfgov.org'
Cc: Thomas Adams; Louise Mercier
Subject: 1600 Jackson Street

Dear Commissioners, Mr. Ionin and Mr. Foster:

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

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

Respectfully,
Joshua S. Devore

JOSHUA S. DEVORE

DICKENSON, PEATMAN & FOGARTY
1455 FIRST STREET, STE. 301 | NAPA, CA 94559
T: 707.252.7122 | F: 707.255.6876
JDEVORE@DPF-LAW.COM | WWW.DPF-LAW.COM

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

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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Polk Pacific Special Area Design Guidelines (SAD)
Date: Wednesday, November 28, 2018 9:15:31 AM
Attachments: [2018-11-27 Polk Pac SAD Request.doc](#)

*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: robyn tucker <venturesv@aol.com>
Sent: Tuesday, November 27, 2018 11:06 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>;
planning@rodneyfong.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>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>;
Courtney Kathleen <kcourtney@rhcasf.com>; chris.schulman@gmail.com; Chris Gembinski
<chrisgembinski@gmail.com>; Bigelow Chris <cgbigelow@gmail.com>; Winslow, David (CPC)
<david.winslow@sfgov.org>; andrew madden <at_madden@yahoo.com>
Subject: Polk Pacific Special Area Design Guidelines (SAD)

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November 27, 2018

San Francisco Planning Commission
1650 Mission Street, 4th FL
San Francisco, CA 94103

Re: Polk Pacific Special Area Design Guidelines (SAD) - 2018-007888CWP

Dear Mr. President and Honorable Commissioners,

I am writing on behalf of the Pacific Avenue Neighborhood Association (PANA) in partnership with Lower Polk Neighbors, Middle Polk Neighborhood Association and in support of the work of the San Francisco Planning Department. We are seeking your support to begin the initiation process of Code Changes to include references to and application of the Polk Pacific Special Area Design Guidelines (SAD Guidelines).

We have been collaboratively working for over a year to bring to bear guidelines with new clarity, context and design for our neighborhood mix of commercial and residential communities. We are particularly proud of the work to date as we have synthesized input from members of our communities and from multiple neighborhood organizations. The result is *Guidelines* that are contemporary and relevant to address our existing small scale neighborhood with many alleys and narrow streets, historical, eclectic and modern building design elements and a diverse cultural mix. We believe the guidelines will provide developers and planners with effective design guidance that is graphically and visually instructive along with text that is informative.

With your support, we look forward to approval of the Polk Pacific Special Area Design Guidelines.

Thank you for your consideration.

Robyn Tucker
Co Chair Pacific Avenue Neighborhood Association (PANA)
415-609-5607 Cell

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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 344 14th Street Continuance to 12/06/18
Date: Wednesday, November 28, 2018 9:14:23 AM

Commissioners,

Please be advised that the 344 14th Street will need to be continued. The CEQA evaluation has not yet been finalized. The proposed continuance date is December 6th.

*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: Sucre, Richard (CPC)
Sent: Tuesday, November 27, 2018 4:31 PM
To: factory 1 design <design@factory1.com> (<design@factory1.com> <design@factory1.com>)
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>
Subject: 344 14th Street Continuance to 12/06/18

Hello Larissa,

To follow-up on our phone call, we are continuing the project at 344 14th Street to the public hearing on December 6th, 2018. As soon as the environmental document is published, I'll make sure that Esmeralda emails a copy to you.

Rich

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](#)

Street. That said, the project sponsor (MM Stevenson) has not had any meaningful dialog with the local community and appears unresponsive to specific requests in the 2016 UDAT and SDAT notes for this project.

To assure the success of the project, I respectfully request that the Planning Commission make approval conditional on the City's suggestions listed below, and send this project back to Manouch Moshayedi until the project is amended accordingly.

- 1.
2. Reduce
3. the height of the project by at least 20' overall, especially on the Woodward Street frontage. "UDAT recommends finding a more significant way architecturally to break down the façade than giving the false effect of overlapping masses than in fact do not provide
4. real volumetric changes." (UDAT).
- 5.
- 6.
7. Commit
8. to using natural and compatible materials on the Woodward Street frontage. "As this project abuts and faces the Woodward Street Romeo Flats Reconstruction Historic District, the materials need to be compatible with materials of the district such as painted
9. real wood or brick which would provide a certain dialogue with the nearby Armory. The non-brick or natural materials should be lighter in tonality." (UDAT)
- 10.
- 11.
12. Commit
13. to closely follow the design guidelines set forth in the Living Alley Toolkit by adding distinctive pavement, daylighting, raised crosswalks, bulbouts and other traffic calming measures on Woodward to mitigate the increased drop-off traffic. Add street furniture
14. along Woodward Street. "In the Mission District Streetscape Plan, Woodward Street is identified as a priority street for Living Alley design treatment. All projects on Woodward Street should seek to advance the improvement of Woodward Street as a Living Alley"
15. (SDAT).
- 16.
- 17.
18. Submit
19. proof of compliance with the San Francisco
20. [Stormwater Management Ordinance](#)
21. [\(SMO\)](#).
- 22.
- 23.
24. Commit
25. to respect the creek flowing underneath the project by reducing or relocating the underground parking; submit proof of insurance / indemnification for damage caused to Woodward Street, Stevenson Street and the nearby buildings in the Historic District as a
26. result of altering or blocking the flow of the creek. "Retain and highlight existing

features, such as ... waterways, and specimen trees.” (SF Urban Design Guidelines page 28)

27.

Including these items in Appendix A and sending the plans back to the project sponsor for revision will greatly improve this project. The project will be much more successful if it respects the neighborhood, the community and the City’s requests and guidelines.

Stephen Schur
(415) 894-5696
promethods@gmail.com

From: [CPC-Commissions Secretary](#)
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: Mount Olympus Development Proposal/Case Number 2015-004297CUA
Date: Tuesday, November 27, 2018 3:44:00 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: James Shay <jim@jimshay.com>
Sent: Tuesday, November 27, 2018 3:24 PM
To: Jackson, Erika <erika.jackson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Subject: Mount Olympus Development Proposal/Case Number 2015-004297CUA

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Dear Planning Commission,

I have been periodically following the plans for the Mount Olympus Development. I live on Lower Terrace, two blocks away from the proposed development. I was pleased to learn that the proposal had been revised downward in size and upward in number of housing units. We definitely need more affordable housing.

I am writing to express my concerns about recent developments. Despite appearing at a recent Corbett Heights Neighbors (CHN) meeting, the developer did not provide details of the development to the neighbors in attendance. The latest details have come out just shortly before the upcoming commission meeting. I think the community should have more of a chance to address the latest changes with the developer in an open forum, prior to presentation to the commission, so that we can provide more meaningful input to the commission, if required. I would like to have a chance to work through our local supervisor to set up a such a meeting.

I also learned that the developer has offered to pay \$50,000 to CHN in order to acquire the support of the president of that unincorporated association. I would like to understand more about that offer of a \$50,000 pay-out to an unincorporated association, which feels like a bribe in return for dropping opposition.

I am requesting that the commission delay its decision on this proposal for a few months to give us an opportunity to engage with the developer, to learn more about the payment to our neighborhood association, and to understand how that money will be managed and spent.

Respectfully submitted,

James Shay
117 Lower Terrace

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2601 Diamond letters
Date: Tuesday, November 27, 2018 2:12:03 PM
Attachments: [Diamond opposition letter.pdf](#)
[2601 Diamond support letter.pdf](#)
[2601 support.pdf](#)
[2601 Diamond Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Winslow, David (CPC)
Sent: Tuesday, November 27, 2018 2:04 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 2601 Diamond letters

Jonas,
I have been asked to forward these letters to the Commissioners.

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: Reinstatement February 14, 2019
Date: Tuesday, November 27, 2018 11:11:52 AM
Importance: High

Commissioners,

Please be advised that your 2019 hearing schedule is on your Agenda again this week.

I overlooked the Department's Budget and Work Program accelerated deadline, which requires an earlier submittal next year.

Therefore, I will be requesting reinstatement of the February 14, 2019 hearing to your schedule and suggest Jan 31st (a fifth Thursday) or other date for you to cancel. Alternatively, you could keep it in your back pocket for a future cancellation.

Apologies for any inconvenience,

*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-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: whole foods at lomabardi's space outcome...
Date: Tuesday, November 27, 2018 10:47:30 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: Teresa Nittolo <tnittolo@sbcglobal.net>
Sent: Tuesday, November 27, 2018 10:46 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.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>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: whole foods at lomabardi's space outcome...

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good morning,

i just wanted to thank you all for denying the whole foods project aka amazon. as a small business owner on polk street i feel like this was a small victory for many small businesses every where. i myself went back and forth thinking if this could actually be good for our business corridor...after much reading and talking to other businesses, my thoughts remain, NO it's not good! i personally feel a huge weight has been lifted.

in light of all the bad press with amazon as of late, be assured you made the best decision. i know today is the finalizing of the outcome, fingers crossed...

this outcome did inspire me to be more proactive in our merchant community. this thursday we're having an open late til 8:00 holiday kick off...

my intent is planning a merchant meeting sometime in january to brainstorm what could be the best use for this building...if we all agree, hopefully this will make your jobs a bit easier. i felt this was tough one for some...

i just personally wanted to THANK YOU all. here's to a lovely holiday season to all of you.

sincerely,

teresa nittolo
belle cose
molte cose
415-474-3494

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON THE 40TH ANNIVERSARY OF THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE AND SUPERVISOR HARVEY MILK
Date: Tuesday, November 27, 2018 10:45:02 AM
Attachments: [11.27.18 Mayor Moscone and Supervisor Milk Remembrance.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 27, 2018 10:42 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE 40TH ANNIVERSARY OF THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE AND SUPERVISOR HARVEY MILK

FOR IMMEDIATE RELEASE:

Tuesday, November 27, 2018

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

***** STATEMENT *****

**MAYOR LONDON BREED ON THE 40TH ANNIVERSARY OF
THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE
AND SUPERVISOR HARVEY MILK**

“Today we remember the lives of Mayor George Moscone and Supervisor Harvey Milk and celebrate their enduring legacies.

Mayor George Moscone made many contributions leading the City where he was born and raised, including his work to make our government reflect the diversity and backgrounds of the people of San Francisco. He appointed Commissioners who were women, people of color, and LGBT to serve the City and the communities they represented. As a black woman who served as a Commissioner before becoming Supervisor, I know these opportunities opened up paths for people like me to serve our City in ways that were not possible before.

Supervisor Harvey Milk's impact was transformative not just for San Francisco, but the nation. His very presence on the Board of Supervisors as the first openly gay elected official in

California opened the doors of opportunity for future leaders in our LGBT community. His message of equality and opportunity, for not only those in the LGBT community but everyone who lacked representation, helped to shape who we are as a city, and the values we strive to uphold.

While 40 years ago we may have lost two great San Franciscans, we also were gifted with two great legacies on which our city has continued to build its passion for advancing the rights of all San Franciscans.”

###

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: TJPA Phase 2 Final SEIS/EIR is now available
Date: Tuesday, November 27, 2018 10:01:45 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: Transbay Program <info@tjpa.org>
Sent: Monday, November 26, 2018 5:22 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: TJPA Phase 2 Final SEIS/EIR is now available

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Transbay Transit Center Program Final SEIS/EIR is Available

The Transbay Joint Powers Authority (TJPA), with the Federal Transit Administration (FTA) as a joint lead agency and the Federal Railroad Administration (FRA) as a cooperating agency, has issued a **Final Supplemental Environmental Impact Statement/Environmental Impact Report (SEIS/EIR)** for the Transbay Program Phase 2 in accordance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The Final SEIS/EIR is a limited scope document that evaluates refinements to the Transbay Program Phase 2 (the Downtown Rail Extension component) as well as other transportation improvements and development opportunities associated with the Transbay Program, as described in the Final SEIS/EIR. The Final SEIS/EIR supplements the Transbay Program Final EIS/EIR certified by the TJPA in 2004 and adopted by the FTA in 2005; portions of the 2004 Final EIS were adopted by the FRA in 2010.

The TJPA is notifying you that the Final SEIS/EIR is available online in the “Supplemental Environmental Impact Statement/Environmental Impact Report” section underneath “The Project” header on the TJPA website at tjpa.org/project/seis-eir

The Final SEIS/EIR will be considered by the TJPA Board of Directors at its meeting on **December 13, 2018 (9:30am)** at **City Hall, Room 416** (1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102). The meeting location is served by public transit and is ADA accessible.

Paper copies are available for inspection at:

TJPA

201 Mission Street, Suite 2100
San Francisco, CA 94105
(415) 597-4620 www.tjpa.org

Paper copies are available for purchase at:

ARC Document Solutions

945 Bryant Street
San Francisco, CA 94103
(415) 495-8700 www.e-arc.com

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This message was sent to jonas.ionin@sfgov.org from info@tjpa.org

Transbay Program
Transbay Joint Powers Authority
201 Mission Street Suite 2100
San Francisco, Ca 94105

|

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: 1973 Broadway (Case no. 2018-002409DRP) - Discretionary Review Request
Date: Tuesday, November 27, 2018 9:57:48 AM
Attachments: [Decl of MK with Exhibits 11.26.18.pdf](#)
[Decl of PB with Exhibits 11.26.18.pdf](#)
[DR Letter Final \(signed\) 11.26.18.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: Julie Du <julie@zfplaw.com>
Sent: Monday, November 26, 2018 5:24 PM
To: richhillissf@gmail.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sarah Hoffman <sarah@zfplaw.com>; Ryan Patterson <ryan@zfplaw.com>; Autumn Skerski <autumn@zfplaw.com>
Subject: RE: 1973 Broadway (Case no. 2018-002409DRP) - Discretionary Review Request

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My apologies, attachments are now included.

Sincerely,

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

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nothing in this communication should be regarded as tax advice.

From: Julie Du
Sent: Monday, November 26, 2018 5:22 PM
To: 'richhillissf@gmail.com'
Cc: 'Commissions.Secretary@sfgov.org'; Sarah Hoffman; Ryan Patterson; Autumn Skerski
Subject: 1973 Broadway (Case no. 2018-002409DRP) - Discretionary Review Request

Dear President Hillis,

Please find attached Discretionary Review Request and declarations for the abovementioned matter. Hard copy has been hand delivered.

Sincerely,

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

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support for Rachel Swann/The Agency
Date: Tuesday, November 27, 2018 9:55:11 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: Leslie Crawford <leslie.m.crawford@gmail.com>
Sent: Monday, November 26, 2018 5:43 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Subject: Letter of Support for Rachel Swann/The Agency

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

Dear Gabriela Pantoja and Planning Commissioners,

On behalf of the Community for the Noe Valley Town Square, I am writing in full and enthusiastic support of removing the conditional use (CU) for 3848 24th Street, in order to allow its current occupant, The Agency, to stay.

I cannot emphasize strongly enough what an important neighbor, community contributor and leader Rachel Swann has been to Noe Valley. She has diligently and tirelessly served as the president of the Noe Valley Merchants & Professionals Association (a volunteer position that, as I've witnessed, takes up to 15-29 hours a week), and donated her time before that as a neighborhood volunteer preceding her tenure as president. Time and again, she has offered her help with the Noe Valley Town Square in her efforts to build community and support local retailers.

Rachel and I have worked together on up to a dozen events and worked together on a multi-non-profit organization to build the community.

Her other good works and efforts in the neighborhood include:

- Hosting for two years our biggest event at the Town Square, "Spooktacular" attracting well over 700 people. (All events at the Town Square increase foot traffic and sales at local

stores and restaurants.)

- Hosting "Heroes Day," in which we invited local police officers, fire fighters, and other public service officials to meet locals - over 200 people attended.
- Bringing in new businesses, including Hi-Way Burger and Urban Remedy.
- Donating her conference room to neighborhood groups to meet.
- Donating tee-pees for kids to play in at the Town Square.
- Hosting fundraisers for fire victims.
- Working with a local Boy Scout troop to build community
- Hiring high school students to be interns; they are from the ICA (Immaculate Conception Academy), a school for underserved girls with a goal to set them up for college and success in life.

She is always open to donating to the community when asked.

Rachel and The Agency is the kind of business and business leader Noe Valley needs. We very much to keep her, and the Agency, in the neighborhood.

All the best,
Leslie Crawford

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: New California Market (201 19th Ave)
Date: Tuesday, November 27, 2018 9:48:17 AM
Attachments: [201 19th Avenue Letter of 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: Weissglass, David (CPC)
Sent: Monday, November 26, 2018 4:29 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>
Subject: FW: New California Market (201 19th Ave)

Additional letters of opposition to 201 19th Ave. Will print copies for Commissioners for Thursday.

David Weissglass, Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9177 | www.sfplanning.org
[San Francisco Property Information Map](#)

***Planning Staff are currently available at Counter 38 at 1660 Mission Street, 5th floor, daily for inquiries and review of ADU/Legalization permits. Please contact your planner or visit <http://sf-planning.org/accessory-dwelling-units> for details.**

From: Natalia Kresich <nckresich@ucdavis.edu>
Sent: Monday, November 26, 2018 4:15 PM
To: Weissglass, David (CPC) <David.Weissglass@sfgov.org>
Subject: New California Market (201 19th Ave)

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

Hi David,

I would like to submit a letter in opposition to the Conditional Use Authorization to convert New

California Market (201 19th Ave) to a restaurant.

I am a member of Planning Association for the Richmond, as well as the Our Lady of Kazan Russian Orthodox Church directly next-door to the market.

Please see attached my letter of opposition, and the signatures of our parish to urge you to please reject this inappropriate restaurant conversion.

With best regards,
Natalia Catherine Kresich

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2601 Diamond Street 2017-009924 DRP
Date: Tuesday, November 27, 2018 9:46:11 AM
Attachments: [Diamond St..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: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Monday, November 26, 2018 4:55 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@yahoo.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; planning@rodneymfong.com; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 2601 Diamond Street 2017-009924 DRP

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

Dear Mr. Winslow and Members of the Planning Commission:

I am writing to raise the issue of whether or not this is a Demolition and should be before the Commission as a CUA and not a Request for Discretionary Review.

Sorry to write this so close to the hearing, but I still wanted to submit something prior to the hearing and hope this is an issue that can be considered on Thursday when the item is called.

Here are a couple of points:

1. This is RH-1.
2. As other projects in the RH-1 have, it could have received an Administrative Approval for

Demolition if it was appraised above \$1.9 million which has been the value for the past year. Before that the value was \$1.63 million for over two years.

3. There have been more substantial and more functional buildings than this one that have received an administrative approval in the past by the ZA that were just over the value by relatively measly amounts of money given the cost of housing (i.e. 323 Cumberland at \$75K; 653 28th Street at \$45K).

4. According to the internet, this property is valued anywhere from \$900K to \$1.1 million. The \$1.1 million is based on several comps listed on the internet. Please see the attached sheets in the pdf #1-5 from Zillow and Redfin.

5. I could find no Demo Calcs listed on the plans.

6. There was a similar project that had been a grocery store and later turned into a residence, in the RH-2 (1647 Sanchez/290 Day) that had Demo Calcs that were quite close to the numerical criteria. It was also a one level structure that was in a similar deteriorated physical condition to this one on Diamond, although the lot on Sanchez/Day is larger and is a more traditional "corner" lot, not a flat iron one. Currently the alteration is underway but it is very hard to tell what is going on per the attached photo of the Sanchez/Day site, particularly on the original part of the structure that was to be retained on the ground floor. This alteration on Sanchez/Day Street was not approved to add a basement level as the garage is on the street level. Please see sheet #6 a photo of this Sanchez/Day Street site.

7. Mr. O'Riordan stated at the 655 Alvarado CUA hearing that DBI was going to give more scrutiny to projects with vertical additions where the permits were over \$350K. The current Site Permit for this project is listed at only \$100k.

8. According to the existing plans, there is no kitchen and there is no bath at the site.

9. If this is a Demolition and if the internet appraisals are accurate, it raises the issue of Relative Affordability per that Section 317 (d) (3) (C) (ix) criterion as well as the other criteria regarding Demolitions in the Planning Code.

As I said at the beginning of this email I am very sorry for the last minute correspondence, but I only read the Agenda after the holiday.

As you know, I have been very concerned with these types of residential alterations for nearly five years now, not just due to fees and process, but also due to loss of (or lack of production of) relatively affordable housing.

I do hope you and the Commission can address this issue at the hearing on Thursday. Please see the attachments.

Thank you very much.

Sincerely,

Georgia Schuttish

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: DR 2018-006138DRP #1-#4 for 2831-33 Pierce Street
Date: Monday, November 26, 2018 11:39:10 AM
Attachments: [Bea Pierce St. Letter.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Louise Bea <louisebea@gmail.com>
Sent: Monday, November 26, 2018 11:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: DR 2018-006138DRP #1-#4 for 2831-33 Pierce Street

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

Please accept this letter for the hearing for 2831-33 Pierce Street. Please distribute to the commissioners.
Thank you kindly.
Louise Bea

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: DR for 2831 Pierce Street on December 13, 2018 2017-002545DRP-03
Date: Monday, November 26, 2018 11:38:54 AM
Attachments: [DR for Green Street.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Louise Bea <louisebea@gmail.com>
Sent: Monday, November 26, 2018 11:24 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; davidwinslow@sfgov.org
Subject: DR for 2831 Pierce Street on December 13, 2018 2017-002545DRP-03

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

Please accept the attached letter for the hearing re 2831-33 Pierce Street on December 13, 2018.
Thank you.
Please distribute to the Commissioners.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM
Date: Monday, November 26, 2018 10:42:10 AM
Attachments: [11.26.18 Tenant Legal Defense Services Organizations.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: Monday, November 26, 2018 10:28 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM

FOR IMMEDIATE RELEASE:

Monday, November 26, 2018

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

***** PRESS RELEASE *****
MAYOR LONDON BREED ANNOUNCES FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM

\$5.8 million awarded to nonprofit legal service providers to help prevent unlawful evictions and displacement

San Francisco, CA— Mayor London N. Breed today announced the local nonprofit legal service organizations that will receive \$5.8 million in total funding over the next two years to provide legal assistance to San Francisco tenants facing eviction. The Tenant Right to Counsel (TRC) Program is the first of its kind in California and second nationally.

“As a lifelong renter, I know what it is like to face housing insecurity and the threat of eviction,” said Mayor Breed. “I fought to include funding for tenant legal defense services in the budget because no one should face eviction alone without knowing their rights. This is one of the most important things we can do to prevent displacement and keep our residents housed.”

Voters passed Proposition F in June 2018, which established a policy that all residential tenants facing eviction in San Francisco have a right to legal representation. While Proposition F did not create a funding source for its implementation, Mayor Breed worked with the Board of Supervisors to rebalance the City's budget to include \$1.9 million in Fiscal Year 2018-2019 and \$3.9 million in 2019-2020 to implement the TRC Program.

“Eviction and displacement create incredible hardship for both the household losing a home and communities losing valuable friends, colleagues, and neighbors,” said Kate Hartley, Director of the Mayor's Office of Housing and Community Development. “We are so pleased to be funding eviction defense services so that we can support the housing stability that our families and the health of our City depend upon.”

The Mayor's Office of Housing and Community Development (MOHCD) provides the City's primary funding for counseling and legal services for tenants and will oversee the implementation of the TRC Program. MOHCD carried out a competitive funding process to select TRC Program Partners to provide legal assistance and a TRC Program Lead Partner to assist with program planning, develop and oversee a centralized case intake and referral system, and provide legal assistance. With this new funding, the TRC Program will begin ramping up immediately with full implementation planned for July 2019.

The Eviction Defense Collaborative (EDC) was selected to serve as lead partner for the program and will work in collaboration with the ten partner nonprofit legal service organizations to determine which organization is best suited to handle each individual case. Funding for TRC will be apportioned to each organization in relation to their programming responsibility.

The Partner organizations are as follows:

- AIDS Legal Referral Panel
- Asian Americans Advancing Justice – Asian Law Caucus
- Asian Pacific Islander Legal Outreach
- Bay Area Legal Aid
- Justice & Diversity Center of the Bar Association of San Francisco
- La Raza Centro Legal
- Legal Assistance to the Elderly
- Open Door Legal
- Tenderloin Housing Clinic
- The Bar Association of San Francisco (mediation)

"We know having an attorney represent a tenant in court significantly improves their odds of avoiding eviction," said Martina I. Cucullu Lim, Executive Director of the Eviction Defense Collaborative. "People across the country are seeing and feeling the devastating impact evictions are having on their friends, families, and neighbors – and recognizing the need for change. Tenant Right to Counsel is part of that change. We look forward to working with the City, the Court, our legal service partners, and tenants to show how Tenant Right to Counsel can preserve housing and stabilize communities."

###

From: [CPC-Commissions Secretary](#)
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: The Agency at 3848 24th Street
Date: Monday, November 26, 2018 9:26:38 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: kelly gilliam <kellygilliam1@hotmail.com>
Sent: Wednesday, November 21, 2018 4:10 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: The Agency at 3848 24th Street

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

Dear Gabriela Pantoja and Planning Commissioners,

I am writing to enthusiastically support allowing The Agency and Rachel Swann to remain and conduct business at 3848 24th Street. It is my understanding that, by San Francisco code, a retail business must replace a vacating retail business. Anyone who lives in this neighborhood knows that there already are way to many EMPTY retail spaces up, down and around 24th Street! Retail is fleeing as Internet shopping has taken over. By enforcing this code all that is accomplished is another space will be available for rent.

Do we need one more empty store front? My opinion is NO, we do not. In the meantime, The Agency employees and Rachel Swann herself have shown what a great resident and business owner who loves and cares about their neighborhood can, and should, do! Rachel not only generously donates money to neighborhood activities and events, where she is often the Lead Sponsor, but she also puts her boots on the ground, donates her time and energy and helps make the events happen. She is a regular sponsor of the Noe Valley Garden Tour as well as almost EVERY event held at the Noe Valley Town Square. She has produced the wildly successful Halloween events held in 2017 and 2018. She has scooped ice cream, passed out balloons, and handed out snacks at multiple events. The office is used for Gallery Nights for new artists in the neighborhood. Basically, The Agency and Rachel Swann are building and supporting the Noe Valley community in ways that are extremely helpful. In my opinion that's better than another

empty store front.

There is an article in the November 2018 issue of the Noe Valley Voice that states that the San Francisco Planning Commission “has given developers permission to convert the former Real Food Company grocery store into retail space. At it’s meeting Oct. 4, the commission approved the owners request to lift a long-standing zoning requirement that the property at 3939 24th St. only be used for general grocery store operations.” The developers are converting the space to three retail stores. This has the effect of adding even more retail spaces to the neighborhood. And it points out that zoning CAN be changed. I am asking that the Conditional Use be removed from 3848 24th Street so that The Agency and Rachel Swann can continue to conduct business in that space as the strong supporters of the Noe Valley neighborhood and the Noe Valley community that they have shown themselves to be.

Feel free to contact me

Sincerely,

Kelly Gilliam

Noe Valley resident since 2004

415-505-4571

From: [CPC-Commissions Secretary](#)
To: [Winslow, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Supporting 1621 Diamond Street
Date: Monday, November 26, 2018 9:26:07 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: priti tripathi <ptfromsf@gmail.com>
Sent: Friday, November 23, 2018 9:32 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; 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>
Subject: Supporting 1621 Diamond Street

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

Dear Commissioners and Superintendent Mandelman,

My name is Priti Tripathi. I live at 479 28th Street which is less than 2 blocks away. I have been a resident of San Francisco for more than 20 years.

I am in full support of the project at 1621 Diamond Street. I am in support because this project is zoned in an R1 and is adding an additional housing unit, the renovation will update the structural, energy, electrical and plumbing systems to meet current code requirements. The plan also shows a sensitivity to adjacent properties and the middle block open space.

I am concerned that neighbors who want to make Noe Valley Great Again are using the current planning permitting process to disrupt the addition of much needed housing to the city.

Please approve this project.

Sincerely,

Priti Tripathi

From: [CPC-Commissions Secretary](#)
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: For 11/29 hearing: Opposing 2015-004297CUA
Date: Monday, November 26, 2018 9:25:34 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Dirk Aguilar <daguilar@gmail.com>
Sent: Monday, November 26, 2018 4:49 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jackson, Erika <erika.jackson@sfgov.org>
Subject: For 11/29 hearing: Opposing 2015-004297CUA

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

Dear Planning Commission,

I am writing to oppose this project, because it is completely inappropriate for its lot.

For reference, the developers of 22-24 Ord Court and 214 States Street had previously claimed to you that much smaller projects were "infeasible" due to hill grades that were flatter than this one. I take no comfort in soils and structural engineering, when the slope is too steep to be even hiked on and a landslide occurred across the street 2 years ago. Please visit the site and see for yourselves.

In the interest of the safety of neighbors above and next to this project, as well as the impacts on the 17th Street / Roosevelt traffic artery I respectfully ask that you please reject this application. Thank you for your attention to this matter.

Best regards,

Dirk Aguilar

30 Ord Street

San Francisco, CA 94114

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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for November 29, 2018
Date: Wednesday, November 21, 2018 12:10:52 PM
Attachments: [20181129_cal.pdf](#)
[20181129_cal.docx](#)
[Advance Calendar - 20181129.xlsx](#)
[CPC Hearing Results 2018.docx](#)
[CPC Action Items - 2018.docx](#)

Commissioners,
Attached are your Calendars for November 29, 2018.

Happy Thanksgiving!

Cheers,

*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-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: 1621 Diamond Street
Date: Wednesday, November 21, 2018 9:49:51 AM
Attachments: [1621 Diamond Street .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: Law, Elaine (Perkins Coie) <ELaw@perkinscoie.com>
Sent: Tuesday, November 20, 2018 12:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Murphy, Alan H. (Perkins Coie) <AMurphy@perkinscoie.com>; Harewood, Shari (Perkins Coie) <SHarewood@perkinscoie.com>
Subject: 1621 Diamond Street

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

Good afternoon:

Please find enclosed an electronic copy of materials for the Planning Commission's review in advance of the Discretionary Review hearing on 1621 Diamond Street, scheduled for November 29, 2018. These materials are submitted on behalf of the Project Sponsor.

Fifteen hard copies will be delivered this afternoon via messenger. Please let me know if there are any questions.

Thank you for your assistance.

Best regards,

Elaine

Elaine Law | Perkins Coie LLP
Temporary Legal Practice Assistant
505 Howard Street Suite 1000
San Francisco, CA 94105
D. +1.415.954-3251
E. ELaw@perkinscoie.com

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support for The Agency on 24th Street
Date: Wednesday, November 21, 2018 9:48:52 AM
Attachments: [Support Letter.TheAgency.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: Robert Roddick <noevalleylawoffice@gmail.com>
Sent: Tuesday, November 20, 2018 3:08 PM
To: gabriela.pantoja@sfgov.org; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Letter of Support for The Agency on 24th Street

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

Dear Gabriela Pantoja and Planning Commissioners,

Please find attached, my letter of support for The Agency. I respectfully request you consider removing the conditional use requirement for 3848 24th Street, currently occupied by The Agency. This locally owned real estate company is a valuable contributor to our community, and we want them to stay.

Sincerely,
Robert T. Roddick
Attorney at Law
O: (415) 641-8687
F: (415) 641-4737
Noe Valley Law Office
1330 Castro Street
San Francisco, CA 94114

 Virus-free. www.avg.com

From: [CPC-Commissions Secretary](#)
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: The agency
Date: Wednesday, November 21, 2018 9:48:35 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Puja Amin <puja.amin1@gmail.com>
Sent: Wednesday, November 21, 2018 4:26 AM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: The agency

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

Dear Gabriela Pantoja and Planning Commissioners

We're writing to support removing the conditional use (CU) for [3848 24th Street](#), and allowing its current occupant, The Agency, to stay.

As you may know, there were no retail stores interested in that space when The Agency rented it. Rachel Swann, owner of The Agency, has contributed to [Noe Valley](#) in many deep ways. We don't want to lose her enthusiastic volunteer efforts for our neighborhood. And given the trends toward online retail, we don't think she would be replaced by a store that would contribute as much to our community.

Rachel and her staff have volunteered for most of the major events at the [Noe Valley Town Square](#). They produced the Halloween events in 2017 and 2018 that drew over 2,000 parents and children. They sponsored free ice cream and snacks at other events, and volunteered their time to clean up after the events. They have helped enliven [24th Street](#) and made Noe Valley a strong community, something no other real estate firm on the street has done in recent years.

Rachel is President of the Noe Valley Merchants Association, and in this volunteer job, she's worked hard to try to bring new retail and restaurants to [24th Street](#). It's a tough challenge. Faced with high rents and online shopping, few independently owned stores are interested. Still, she helped convince [Urban Remedy](#) and Hi-Way Burger to come to the neighborhood. And she is currently in discussions with a hardware store.

Her company has helped [Noe Valley](#) in many ways. We don't want to lose her!

Best,
Puja

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET AND CIVIC CENTER FOOT PATROLS
Date: Wednesday, November 21, 2018 9:41:15 AM
Attachments: [11.21.18 Mid-Market and Civic Center Foot Patrols.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Wednesday, November 21, 2018 8:57 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET AND CIVIC CENTER FOOT PATROLS

FOR IMMEDIATE RELEASE:
Wednesday, November 21, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET
AND CIVIC CENTER FOOT PATROLS**

SFPD has expanded community policing efforts alongside an multi-departmental effort to address quality of life issues and help unhoused individuals

San Francisco, CA — Today Mayor London N. Breed announced that the San Francisco Police Department is expanding foot patrols in the Mid-Market area. San Francisco Police Chief Bill Scott is in the process of adding 10 new officers, a second lieutenant, and two sergeants to walk the area. This will increase the number of foot beat officers in the Tenderloin/Mid-Market area by nearly 50%, for a total of 43 personnel assigned to foot patrols in the area once staffing is complete in the next two weeks.

“Community policing and service outreach are key to making our streets safer and cleaner for all of our residents and visitors,” said Mayor Breed. “Not only can these officers focus on deterring criminal behavior, but they can strengthen ties and build trust with community members to ensure that we are all working together to make our streets safe for all.”

“The presence of our foot beat officers sends a strong signal that we prioritize community safety and engagement with the public,” said Chief Scott. “Residents, workers and merchants have let us know that our foot beats and mobile command center on UN Plaza have made the area safer and more family friendly. By stepping up our foot beat presence, we can continue to work with community members to ensure our public spaces are clean, safe and more welcoming for everyone.”

The additional foot beats will focus generally on the area of Market Street between 4th Street and 8th Street. These areas include a mix of dense housing and commercial buildings, and are heavily frequented by residents, workers, and tourists. The Powell Street Station has an average of 40,000 people exiting BART and Muni daily, and the Civic Center Station has an average of more than 33,000 people exiting daily during the week. The area is also heavily served by surface bus lines and the F Market line. San Francisco Travel reports that 18% of the nearly 26 million visitors to San Francisco visited Central Market in their last survey done in 2017.

“We are grateful for Mayor Breed’s leadership and responsiveness in addressing public safety and health concerns in the Mid-Market neighborhood where A.C.T.’s The Strand Theater is located,” said Jennifer Bielstein, Executive Director of American Conservatory Theater. “This comprehensive approach will help support us as well as other neighborhood small businesses and residents, and provide critical services to those who need them most.”

The officers will work in coordination with the multi-departmental Healthy Streets Operation Center, which is focused on quality of life issues and helping unhoused individuals into stable living conditions.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Letter requesting continuance for 1621 Diamond Street (2017-010630DRP)
Date: Wednesday, November 21, 2018 9:40:58 AM
Attachments: [20181121083852857.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: Smeallie, Kyle (BOS)
Sent: Wednesday, November 21, 2018 9:40 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Subject: Letter requesting continuance for 1621 Diamond Street (2017-010630DRP)

Good morning Jonas,

Kyle here from Supervisor Mandelman's office. I hope this finds you well.

Please see the attached letter from Sup. Mandelman, requesting a continuance for the Discretionary Review hearing for the proposed project at 1621 Diamond Street (Case No. 2017-010630DRP), which is currently scheduled to be heard at the Planning Commission meeting dated November 29, 2018.

Thank you,

—
Kyle Smeallie
Legislative Aide, Supervisor Rafael Mandelman
Office: 415.554.7753
Cell: 571.334.2814
Pronouns: He / His / Him

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SHOREVIEW PARK RENOVATION PROJECT RECEIVES URBAN GREENING GRANT
Date: Tuesday, November 20, 2018 11:15:23 AM
Attachments: [11.20.18 Shoreview Park Greening Grant.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 20, 2018 11:10 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SHOREVIEW PARK RENOVATION PROJECT RECEIVES URBAN GREENING GRANT

FOR IMMEDIATE RELEASE:
Tuesday, November 20, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**SHOREVIEW PARK RENOVATION PROJECT RECEIVES
URBAN GREENING GRANT**

Funding will help transform overlooked park into family-friendly community space

San Francisco, CA— Mayor London N. Breed today announced that a plan to renovate an overlooked Bayview-Hunters Point park received a \$625,108 state grant for environmentally friendly projects.

The renovation of Shoreview Park will include a new children's play area, a picnic and barbeque grill area with shade trellis, a lawn, outdoor fitness equipment, small plazas, community gardens, strategically placed seating, lighting and an accessible pathway. Two accessible park entrances offer access to Shoreview Apartments tenants and nearby housing complexes, and a direct connection to the Bayview Adult Day Healthcare Center and KIPP College Preparatory Academy, both located on San Francisco Unified School District's property adjacent to the park. Construction is anticipated to start in the spring of 2019.

“As San Francisco continues to grow, I am committed to making sure that we are creating

open spaces and parks that serve all of our communities,” said Mayor Breed. “I know how important it is for kids to have these kinds of places in their neighborhood. This grant will help us transform Shoreview Park into a newly-renovated public space for Bayview-Hunters Point residents.”

The renovation of the .85-acre park at 1 Lillian Street was among 20 infrastructure projects throughout the state to share in \$24.7 million in funding through the California Natural Resources Agency’s Urban Greening program. Funded by cap-and-trade revenues, also known as the Greenhouse Gas Reduction Fund, the grants support projects that aim to reduce greenhouse gases by sequestering carbon, decreasing energy consumption and reducing vehicle miles traveled. The projects also convert built environments into green spaces that improve air and water quality.

“We are thrilled to receive the Urban Greening grant for Shoreview Park,” said San Francisco Recreation and Park Department General Manager Phil Ginsburg. “This funding will enable us to create a space where residents of all ages can gather to build community and enjoy nature.”

The park was constructed by the San Francisco Redevelopment Agency in 1979 to serve residents of the newly constructed Shoreview Apartments, a subsidized housing complex with 156 housing units.

In the early 2000s, the park fell into disrepair. In 2012, the Redevelopment Agency dissolved. In 2017, the Office of Community Investment and Infrastructure transferred Shoreline Park to the Recreation and Park Department with \$1.9 million in community development block grant funding to renovate the park. In the past year, the Recreation and Park Department has removed the fence around the play area, cleaned the sand, repaired the irrigation system and constructed new picnic tables.

Neighborhood outreach efforts resulted in a design for renovation that captures the community's desire for a family-friendly park that preserves open green space while offering space for celebrations and recreational opportunities for residents of all ages.

The Natural Resources Agency evaluated 84 applications and recommended funding for 20 projects. Ninety-eight percent of the funding was awarded to projects located within underserved neighborhoods.

“The Shoreview Park Renovation Project meets the goals of the Urban Greening Program by expanding an existing neighborhood park. The project will plant trees to help reduce greenhouse gas emissions while also providing a disadvantaged community with important amenities that contribute to a vibrant community,” said California Natural Resources Secretary John Laird.

###

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@tefarch.com; [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON TRANSGENDER DAY OF REMEMBRANCE
Date: Tuesday, November 20, 2018 9:46:07 AM
Attachments: [11.20.18 Transgender Day of Remembrance.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 20, 2018 8:57 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON TRANSGENDER DAY OF REMEMBRANCE

FOR IMMEDIATE RELEASE:

Tuesday, November 20, 2018

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

***** STATEMENT *****
**MAYOR LONDON BREED ON TRANSGENDER DAY OF
REMEMBRANCE**

“Today we remember those in the transgender community who have lost their lives as a result of anti-trans bigotry and violence, and recommit ourselves to stand up for love, equity, and resilience.

The transgender community is an integral, inseparable part of the City of San Francisco. At a time when many of our nation’s leaders are attempting to erase trans existence—to roll back the progress for which previous generations have sacrificed—we will continue to act on the San Francisco values we hold dear. We remain united in the belief that everyone deserves safety and dignity. Until that day comes we will continue to fight back against any and all threats of physical, emotional, or political violence.”

The Office of Transgender Initiatives will be joining the community in observing Transgender Day of Remembrance this evening, starting at 5:30pm with a vigil at the steps City Hall followed by a program at UC Hastings.

###

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 \(CPC\)](#); [Schuett, Rachel \(CPC\)](#)
Subject: FW: SF Heritage comment re Draft EIR for Potrero Power Station Project
Date: Tuesday, November 20, 2018 9:43:14 AM
Attachments: [SF Heritage comments re DEIR for Potrero Power Station Project \(11.19.18\).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: Mike Buhler <MBuhler@sfheritage.org>
Sent: Monday, November 19, 2018 2:39 PM
To: [CPC.PotreroPowerStation <CPC.PotreroPowerStation@sfgov.org>](mailto:CPC.PotreroPowerStation@sfgov.org)
Cc: [Ionin, Jonas \(CPC\) <jonas.ionin@sfgov.org>](mailto:jonas.ionin@sfgov.org); [Enrique Landa \(e5@associatecapital.com\) <e5@associatecapital.com>](mailto:e5@associatecapital.com)
Subject: SF Heritage comment re Draft EIR for Potrero Power Station Project

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

Dear Ms. Schuett. Attached please find San Francisco Heritage's comments on the Draft EIR for the Potrero Power Plant Mixed-Use Development Project. Please don't hesitate to contact me directly at 415/441-3000 x15 or mbuhler@sfheritage.org should you need any additional information.

Thank you.
Mike

Mike Buhler
President & CEO
San Francisco Heritage
2007 Franklin Street
San Francisco, CA 94109

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Request reschedule DR Nov 29
Date: Tuesday, November 20, 2018 9:39:00 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: Judd Winick <judd@juddspillowfort.com>
Sent: Monday, November 19, 2018 1:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Pam Ling <ling.pam@gmail.com>; David Howard <davidhoward1@gmail.com>; PKanter@reedsmith.com;
Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Re: Request reschedule DR Nov 29

Thank you so much for your quick reply. We appreciate it, especially as we are traveling.

Per your instructions, we would like to petition the Planning Commission directly to request to reschedule our hearing. We need more time to prepare, especially with holidays and travel, having just received plans.

Thank you.

Judd Winick and Pam Ling

Sent from my iPhone and I have thick thumbs. Expect typos.

> On Nov 19, 2018, at 12:00 PM, CPC-Commissions Secretary <commissions.secretary@sfgov.org> wrote:
>
> Pam,
> Given that the matter has already been noticed for the Hearing on November 29th, you should work with your Planner and the Project Sponsor on a continuance date. I am unable to unilaterally make that call.
>
> You may also petition the Planning Commission directly with an email to me, that I can forward as soon as it is received.
>
> Having said that. It is not uncommon for sponsors to submit revised plans at the hearing itself.
>
> 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: Pam Ling <ling.pam@gmail.com>
> Sent: Monday, November 19, 2018 11:38 AM
> To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
> Cc: judd@juddspillowfort.com; David Howard <davidhoward1@gmail.com>; PKanter@reedsmith.com
> Subject: Request reschedule DR Nov 29
>
>
> This message is from outside the City email system. Do not open links or attachments from untrusted sources.
>
>
>
>
> Dear Mr. Ionin,
> We are scheduled for a Discretionary Review on November 29 at 1 pm for 1621 Diamond St.
>
> We just received revised plans and our architect is not available due to the holiday. We need time to prepare revised light studies.
>
> Can we please reschedule so we have more time? We don't want to waste the Commission's time and we need to have accurate data.
>
> Thank you!
>
> Pam Ling and Judd Winick
>
> Sent from smart phone please excuse brevity / misspelling
>
>

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3848 24th Street: The Agency Conditional Use
Date: Tuesday, November 20, 2018 9:38:27 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: Carly DaCosta <carly.a.dacosta@gmail.com>
Sent: Monday, November 19, 2018 1:58 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3848 24th Street: The Agency Conditional Use

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

Dear Gabriela Pantoja and Planning Commissioners,

I am writing to show my support for The Agency and Rachel Swann to remain at 3848 24th Street by approving a Conditional Use permit. There are empty and struggling retail spaces already along 24th St - let's keep not only a productive and flourishing business in place, but also show support for a very active member of the Noe Valley community, Rachel Swann.

I have no idea the amount of money put into the community by The Agency, but I can say for sure it is a business that has only been around for a short time and I've seen more from The Agency and Rachel than I have of any retail store in Noe Valley. They are generous with their resources to fit in with such a family-friendly community. Most recently they put on the family friendly Halloween extravaganza in Noe Square. Frankly, I don't even think most of The Agency employees have kids so it shows how important they think it is to be involved in the community! It would be a blow to morale of the neighborhood should The Agency not be allowed to stay.

If the old grocery store (that has been sitting there for forever) can get permission to change zoning to retail (when there are plenty of empty retail stores that could have been used, oddly enough), then The Agency should be able to stay where they are and continue to be a productive business within the Noe Valley society.

I imagine you've received quite a few requests like mine on behalf of Rachel and The Agency. And I also imagine you to be very reasonable, level-headed people who will use common sense in conjunction with the spirit of any laws/codes when making this decision.

Thank you very much for your own service to the community and taking the time to read letters like these.

Best,

Carly & Jered DaCosta

3838 26th St
SF CA 94131

--

Carly DaCosta
706.577.6084
@carlyadacosta
[LinkedIn](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 271 Upper Terrace -- Case No: 2015-004297PRJ -- Joint Request to Incorporate Voluntary Conditions of Approval
Date: Tuesday, November 20, 2018 9:38:05 AM
Attachments: [image001.png](#)
[56742779_1 - Request for Voluntary Conditions of Approval \(DC signed\) \(00865552xA4507\).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: Klebaner, Liz <lklebaner@nossaman.com>
Sent: Monday, November 19, 2018 2:51 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>;
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>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Cc: Townes, Chris (CPC) <chris.townes@sfgov.org>; srogerinsf@yahoo.com; deatley@apple.com;
adamzmf@gmail.com; Oryol, Yuliya <yoryol@nossaman.com>; ivulakh@comcast.net;
dananjsg@gmail.com; Bonnie Day <bonniedaymedia@gmail.com>; Frank <flux21c@gmail.com>;
Desiree Roldan <desroldan@gmail.com>; harveywoo@gmail.com; fungyeechan@gmail.com;
jeremy.p.becker@gmail.com; m.doshi.becker@gmail.com; tmltan@hotmail.com; Liz Bridges
<liz@SLLLAWFIRM.COM>
Subject: 271 Upper Terrace -- Case No: 2015-004297PRJ -- Joint Request to Incorporate Voluntary
Conditions of Approval

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

Dear Commission President Hillis and Honorable Commissioners,

The developer and proponent of the above-referenced project, Dawson & Clinton, and Neighbors of 17th Street & Roosevelt jointly submit the attached for your consideration.

Thank you,

Liz Klebaner
Attorney at Law
NOSSAMAN LLP

777 South Figueroa Street, 34th Floor

Los Angeles, CA 90017

klebaner@nossaman.com

T 213.612.7800 F 213.612.7801

D 213.612.7880



NOSSAMAN LLP

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From: [CPC-Commissions Secretary](#)
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: Letter of Support - Power Station-Dogpatch / Central Waterfront-DEIR Comments
Date: Tuesday, November 20, 2018 9:36:58 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Bruce Kin Huie <brucehuie@me.com>
Sent: Monday, November 19, 2018 3:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Susan Eslick <susan.thebookkeeper@gmail.com>; Scott R. Kline <scott@scottrklinephoto.com>; Jarred Doumani <jared@doumani.net>; Vanessa Aquino <vanessa.r.aquino@gmail.com>; Enrique Landa <e5@associatecapital.com>
Subject: Letter of Support - Power Station-Dogpatch / Central Waterfront-DEIR Comments

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

I live on 23rd Street at Indiana – 3 blocks to the West of the Power Station site. The Power Station is within Dogpatch. I support the addition of housing, recreation and transportation options outlined in the project DEIR to fill in current gaps in complete neighborhood services.

As many in Dogpatch learned during the Dogpatch Central Waterfront Public Realm Plan – Dogpatch is a neighborhood with gaps in neighborhood serving capabilities – lack of street lights, no sidewalks in many locations including along 23rd St to the West of the site, no community facilities such as a library, athletic center or community center and some but limited green space with urban recreation. Local property owner reaction was the creation of Green Benefit District to maintain current street parks serving new developments and within a few blocks of the Power Station site. One recreation site is Progress Park that opened in 2012 and offers a bocce ball court and a new exercise area underneath the 280-freeway onramp.

There are 3 priority areas where continued detailed discussions between project sponsor and neighbors continue with the current DEIR:

ACTIVE RECREATION & OPEN SPACE WITH NEW WATERFRONT ACCESS

On recreation, neighbors continue discussions with the project sponsor on details to add detail of open space with active recreation for all generations – young children, adolescents, those with families and most important to my generation – active senior services. More is better.

COMMUNITY SERVICES WITH NEW HOUSING DENSITY

Public community services that serve multiple generations such as community center, library or active athletic centers do not exist in Dogpatch, but do exist in neighborhoods to the West, to the

South and built out to the North of Dogpatch with new development. All are missing in Dogpatch and needed with the population bump up over the next 10-15 years.

There is good news to report – those new and long-term neighbors in Dogpatch and adjacent neighborhoods continue the process of community meetings and ongoing discussions using the Draft EIR and Design for Development documents to guide conversations. Key benefits to current and future Dogpatch locals – more housing options, addition of community serving facilities and new recreation uses not seen in Dogpatch is the proposed addition of a recreational dock on page 2-45 of the DEIR is a great example to honor on-the-water recreation. A detailed investment plan at each phase of the discussion is needed, as the population will grow exponentially over the next 10 years from the initial 1,800 people in 2016.

CONSERVATION OF DOGPATCH HISTORY

Safeguarding history is an ongoing priority in Dogpatch. More is better. The current plan to outline the priority of key structures should be studied and outlined carefully to insure Dogpatch history does not disappear.

I support more housing and workplace density in Dogpatch presented by the project sponsor to focus attention on open space active recreation, new and current transportation options and preservation of historic neighborhood assets along the Southeast San Francisco Waterfront.

Best –

Bruce Huie

18-year Dogpatch resident and property owner

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); andrew@tefarch.com; [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S TURKEY GIVEAWAY
Date: Monday, November 19, 2018 2:16:04 PM
Attachments: [11.19.18 Turkey Giveaway .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: Monday, November 19, 2018 1:56 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S TURKEY GIVEAWAY

FOR IMMEDIATE RELEASE:

Monday, November 19, 2018

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

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

**MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S
TURKEY GIVEAWAY**

City Departments, the A. Phillip Randolph Institute, and community partners to distribute over 4,000 turkeys at public housing locations and non-profit organizations throughout the City

San Francisco, CA— Mayor London N. Breed today joined the San Francisco Police Department, San Francisco Department of Public Works, San Francisco Housing Authority (SFHA), the A. Philip Randolph Institute (APRI), and community partners to hand out turkeys to families at public housing sites and non-profit organizations in San Francisco as part of the 12th annual Mayor's Turkey Giveaway.

This Thanksgiving season, more than 4,000 frozen turkeys will be distributed across San Francisco. The turkeys are being provided by the City with the generous support of the A. Phillip Randolph Institute, Whole Foods, and Foster Farms.

“This annual tradition brings together the City and partner organizations to share in the holiday spirit with those in need,” said Mayor Breed. “As someone who grew up in public

housing, it is heartening to see this program expanding to help even more families enjoy Thanksgiving and the holiday season together.”

Mayor Breed participated in two giveaways with residents of the Hayes Valley North and South affordable housing community and residents of the Ping Yuen North affordable housing complex in Chinatown.

“As we celebrate this season, let us remember to reach to those who may be in need of comfort or assistance during the holidays,” said San Francisco Police Chief William Scott. “The men and women of SFPD are thankful to collaborate with the Mayor's Office, APRI and the SFHA to help San Francisco families enjoy a holiday meal.”

“The partnership of working with businesses to contribute turkeys to those in need and Public Works being able to deliver to the various sites allows us to see firsthand the overwhelming appreciation and joy this tradition brings,” said Director of Public Works Mohammed Nuru.

The A. Phillip Randolph Institute (APRI) a local nonprofit organization, identifies families in need and helps to distribute the turkeys. The turkeys are handed out to families at public housing sites in San Francisco in time for Thanksgiving.

"This is a time for us all to start to think about what we are thankful for, a perfect time to share our compassion with our neighbors, and work toward a world where no one has to experience hunger, especially during the holidays," said Jacqueline Flin, Executive Director of APRI.

“At Whole Foods, we are proud to support the communities that we serve. Our partnership with the Mayor’s Turkey Giveaway to feed needy families during the holiday season is a reflection of our values and our commitment to ensuring that all communities have access to affordable, healthy food,” said Rob Twyman, Whole Foods President of the North California Region.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Schuett, Rachel \(CPC\)](#)
Subject: FW: potrero power station comments
Date: Monday, November 19, 2018 1:04:54 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: Monday, November 19, 2018 1:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: potrero power station comments

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: peterlinenthal1 <ppotrero@pacbell.net>
Sent: Saturday, November 17, 2018 9:52 AM
To: CPC.PotreroPowerStation <CPC.PotreroPowerStation@sfgov.org>
Subject: potrero power station comments

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

Dear SF Planning Department Commissioners,

Nov. 2018

I direct the Potrero Hill Archives Project. Since 1986 we've collected neighborhood history and made it available to the public. We just held our 19th annual Potrero Hill History Night.

I would like to comment on the DEIR for the Potrero Power Station.

Building our future does not require throwing away our past.

The historic brick buildings on the Potrero Power Station site have extraordinary national

significance, offering a connection to:

- the explosion of industry on Potrero Point starting in the 1860s
- until 1913, the most important power plant on the west coast
- PG&E's 99 years on the site
- Irish Hill to the north
- and the rebuilding of San Francisco following 1906.
- These buildings are part of the only historic district in San Francisco combining industrial & residential communities, and give context to the remaining Spreckels Sugar warehouses across the street

The proposed project in the DEIR would demolish four brick buildings, extending the historic period to include Unit 3 and the Stack, both built in the 1960s. I challenge anyone to make the case that the 1960s were as significant as the late 19th & early 20th century periods on this site. Saving the "60s structures is fine but only if priority is given to the cluster of more significant brick buildings.

Most people have no idea what's on this site. The historic buildings are largely hidden from view and inaccessible even on Power Station tours. My article in the September Potrero View was an attempt to raise awareness. We will be circulating a 'Save the Historic Potrero Power Station Brick Buildings' petition. The developer wants the development to reflect the site's history but to tear down the few buildings which are part of that history makes absolutely no sense.

If Associate Capital intends the development to merge with Pier 70 to the north, why is the Power Station development preserving fewer historic buildings? Why is it denser than Pier 70? Why does it offer a smaller percentage of open space? Some of the mitigations offered are insulting. Can anyone imagine that books printed-on-demand, videos, or salvaged fragments would compensate for the loss of historic structures?

The DEIR does not offer a reasonable range of alternatives. A variety of adaptive reuse solutions should be considered. SF Heritage's proposed charrettes will be an excellent way to generate possibilities. Saving the brick buildings & maintaining their visually cohesive cluster should be a priority. Space inside could be public spaces, perhaps tennis & basketball courts and walled gardens. Additions are possible but should not overwhelm old buildings which need breathing space. Of course, consideration of alternatives must include Associate Capital's cost estimates. Without these estimates, how can alternatives be evaluated?

These brick buildings are irreplaceable and, I hope, will become incredible assets. The history held by these buildings belongs to everyone and should not be taken away.

Peter Linenthal director, Potrero Hill Archives Project

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In support of Rachel Swann/The Agency/3848 24th Street San Francisco
Date: Monday, November 19, 2018 1:04:33 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Brian Curry <currybf@gmail.com>
Sent: Monday, November 19, 2018 12:59 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>; richhillissf@gmail.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: In support of Rachel Swann/The Agency/3848 24th Street San Francisco

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

Greetings Ms. Pantoja and Commissioners,

I am writing on behalf of the The Noe Valley Cub Scouts, Pack 88, in support of Rachel Swann and her offices at 3848 24th Street. Rachel has been a tireless supporter of the Cub Scouts. The Pack has been grateful for her enthusiastic and creative contributions to the enhancement of the Packs activities.

The Pack leadership is grateful for her generous offer to host Pack 88 meetings in the rooms at 3848 24th Street, San Francisco, CA 94114. We have used her spaces in the recent past as executive planning space, to map out future Pack activities such as camp outs or community support such as the Noe Valley clean up. I doubt there is any other business on 24th street that has the space and the willingness to support Pack 88 in this way. It was a dramatically more efficient space in operate in than a member's kitchen table.

Rachel has shown that there are great synergies to be had between Pack 88 and her knowledge and commitment to Noe Valley, and we know we are only one of many local groups she supports wholeheartedly. She has plugged Pack 88 into activities and events in Noe Valley that we would otherwise not be aware of, providing our scouts opportunities to contribute and be of service through volunteer and community building activities she coordinates that benefit the Noe Valley community. Our pack leadership has found her actions

and know-how invaluable and our collaborations always resulting in synergies for positive results, benefiting both the young boys and girls of the Cub Scouts and the Noe Valley community.

If the Agency was denied the opportunity to continue to operate at 3848 24th Street, the effect on Pack 88 would be severe. The loss of those spaces to operate in, as well as the possible loss of Rachel's expertise and commitment, would be a harsh blow to the community in Noe Valley and to Pack 88.

We trust that the leadership making this decision is weighing both the significant contributions Rachel Swann has personally made as a community organizer in addition to the contributions from the company she operates out of this space, The Agency, which supports community events nearly every month. We are truly grateful for her commitment and collaboration and wish she and The Agency continued success as she helps fuel a thriving and vibrant 24th Street in Noe Valley.

Sincerely,

Pack 88 Team
(Brian Curry, Pack Member)

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 EMERGENCY WINTER SHELTER SCHEDULE
Date: Monday, November 19, 2018 10:37:45 AM
Attachments: [11.16.18 Winter Shelter Beds.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: Friday, November 16, 2018 10:44 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EMERGENCY WINTER SHELTER SCHEDULE

FOR IMMEDIATE RELEASE:

Friday, November 16, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES EMERGENCY
WINTER SHELTER SCHEDULE**

In addition, the Department of Homelessness and Supportive Housing has opened 75 emergency shelter mats to help homeless individuals avoid current air quality

San Francisco, CA— Mayor London N. Breed, the Department of Homelessness and Supportive Housing (HSH), the San Francisco Interfaith Council, and Episcopal Community Services (ECS) today announced the schedule for the Emergency Winter Shelter Program and shelter site locations. The program will run from Sunday, November 18, 2018 through Saturday, March 30, 2019.

Now in its 30th year, the City and ECS have collaborated with the San Francisco Interfaith Council to provide additional shelter services to homeless San Franciscans during the winter months.

The Department of Homelessness and Supportive Housing has additionally opened 75 emergency shelter beds to provide space for homeless individuals to avoid the unhealthy air

quality caused from smoke resulting from the Camp Fire. Members of the Homeless Outreach Team are conducting direct outreach to encourage unsheltered people to head indoors as well as conducting wellness checks. Additionally, they are providing masks, water, and transportation to shelter. Unsheltered individuals should go to 525 5th Street for assistance with shelter placement.

“The winter months can be particularly difficult for our homeless population, which is why the Emergency Winter Shelter Program is so important,” said Mayor Breed. “I am committed to opening 1,000 new shelter beds by the end of next year because it is our responsibility as a City to make sure we have enough spaces for everyone who needs one. Additionally, with the current condition of the air in San Francisco, we are taking immediate steps to help our unsheltered population, and our Department of Homelessness and Supportive Housing is working tirelessly to help move folks indoors.”

Winter Shelter Program spaces are reserved on a first-come, first-served basis each Sunday. The reservation ticket will allow the guest a seven-night stay. Two meals will be served to shelter guests each night. Those interested in a sleeping space on November 18, can go to St. Boniface Church, 133 Golden Gate Avenue, at 5:30 pm, 30 minutes prior to the opening of the Winter Shelter program to receive a ticket. These spaces are not reserved through the regular adult emergency shelter reservation system.

“What began as a call from our City to provide a one year emergency shelter, during the most inclement months of the year, today enters its thirtieth year of service,” said Michael Pappas, Executive Director of the San Francisco Interfaith Council. “Our Interfaith Winter Shelter puts into action the greatest common teaching shared by our rich diversity of faiths, to care for those in need. We are indebted to our partners in this effort, the congregations that open their doors and offer shelter, those who prepare and serve meals, Episcopal Community Services for their diligent operational oversight and the spiritual assistance of the Night Ministry. We pray for the day when shelters, like ours, won't be necessary. Until then, we are committed to do our part to help ease the suffering of some of our City's most vulnerable residents.”

ECS is funded by the Department of Homelessness and Supportive Housing to provide the operational staff that sets up, manages and takes down the shelter every day in the host churches. The Interfaith Council works to identify the four host churches where the overnight shelter is located and to identify the church groups, congregations and community groups that sign up to provide the evening meals throughout the program.

“The Interfaith Winter Shelter plays a crucial role in sheltering the chronically homeless through the winter months, and Episcopal Community Services is proud to continue to offer our operational expertise as the shelter enters its 30th year,” said Beth Stokes, Executive Director, Episcopal Community Services. “Engaging with guests at the Interfaith Shelter is a key first step to bringing those individuals experiencing homelessness inside, off the streets and near the critical health services they need to stabilize and move into permanent housing.”

The Winter Shelter Program increases HSH’s sheltering capacity by 5% to 8% on any given night throughout the winter, when shelter demand increases with the colder, wetter weather, not including navigation centers. The regular adult emergency shelter program will operate parallel to the Winter Shelter Program. Access information is available on HSH’s website, shelter reservation and resource center sites and by calling 311.

The Women’s Winter Shelter Program at Bethel AME Church was converted to a year-round women’s shelter program operated by the Providence Foundation. This program has been in continuous operation since November 2014, providing 30 beds every night.

“I would like to thank the SF Interfaith Council, Episcopal Community Services and the faith community for coming together, yet again, to provide shelter and warm meals each night this winter,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Through this partnership we’re better able to meet the increased demand for shelter as the temperature dips and the nights get longer; in addition to the safe places provided, the program also offers each guest dignity, warm meals and connection to the City’s larger homelessness response system.”

This effort is in addition to Mayor Breed’s recently announced plan to open 1,000 shelter beds by the end of next year, the largest expansion in San Francisco in the last 30 years.

For more information about the Winter Shelter Program and HSHs Emergency Shelter Programs please visit: hsh.sfgov.org/emergencyshelter

Winter Shelter Schedule for Single Adult Men:

St. Boniface Church, capacity 60 men

133 Golden Gate Ave

November 18 through December 7

Canon Kipp Senior Center, capacity 50 men

705 Natoma Street

December 8 through December 15

Cathedral of Saint Mary of the Assumption, capacity 100 men

1111 Gough Street

December 16 through January 12

St. Mark’s Lutheran Church, capacity 65 men

1031 Franklin Street

January 13 through February 2

First Unitarian Universalist Society, capacity 70 men

1187 Franklin Street

February 3 through February 23

Canon Kipp Senior Center, capacity 50 men

705 Natoma Street

February 24 through March 30

###

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 INITIATES EFFORT TO VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE FUNDING FOR HOMELESSNESS
Date: Monday, November 19, 2018 10:10:23 AM
Attachments: [11.19.18 Proposition C Validation.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: Monday, November 19, 2018 9:01 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED INITIATES EFFORT TO VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE FUNDING FOR HOMELESSNESS

FOR IMMEDIATE RELEASE:

Monday, November 19, 2018
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED INITIATES EFFORT TO
VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE
FUNDING FOR HOMELESSNESS**

As Mayor Breed attempts to address legal uncertainty so the City can begin distributing Proposition C funding, she is meeting with business and civic leaders to identify short-term support for homelessness programs

San Francisco, CA — Mayor London N. Breed has introduced an ordinance that will allow the City Attorney to proactively seek validation of Proposition C in the courts. This will allow the City to more quickly resolve legal uncertainty about the implementation of Prop C, which was passed in the recent November election, and potentially free up funding faster. This effort is being made in cooperation with the City Attorney, and Board President Malia Cohen co-sponsored the legislation.

“We need to do everything we can to deliver on the promise of Prop C and the will of the voters, and this validation action gives us the best chance to move forward quickly to deliver funding for homelessness,” said Mayor Breed. “Starting in January, the City will be collecting

the tax established under Prop C, but the Controller has said we cannot begin spending the funds until we have more legal certainty. My goal with this action is to allow the City to be as proactive as possible in determining any legal challenges to Prop C. In the short-term, I have also spoken with business leaders who are interested in contributing to solutions now to a number of critical programs that will help us get people into housing and shelter and connected to mental health and substance use services. I will work with these leaders to help deliver more funding quickly towards programs that we know can help people who are struggling on our streets.”

At last week’s Board of Supervisors meeting, Mayor Breed introduced the ordinance that will permit the City Attorney to file a validation action in court, which triggers a defined expedited window during which any potential opponent must respond to the City’s action or file litigation challenging the validity of Proposition C. If no one responds to the City’s action or files litigation, the court can decide to validate the measure, giving the City more certainty to move forward with dispensing funding. The ordinance must be approved by the Board of Supervisors and signed by the Mayor before the City Attorney can then go to court to seek validation.

By moving forward with this validation action, Mayor Breed is taking the most expeditious and legally responsible path to implement funding from Prop C. While it is possible that a party may sue the City during this timeframe, that possibility exists regardless. Mayor Breed’s proactive step allows San Francisco to set a defined timeline and receive quicker clarification on the legal status of Prop C. This is a similar approach to what the City did for Props C and G from June earlier this year.

Mayor Breed has additionally been in discussions with business leaders interested in providing immediate financial support to the City’s efforts to address homelessness. The Mayor has identified a number of funding priorities which reflect the objectives of Prop C. These include expanding the City’s shelter bed capacity to reach her goal of opening 1,000 new shelter beds, establishing a flexible funding source to support more single room occupancy hotel rehabilitation and master lease opportunities, adding more mental health stabilization, substance abuse recovery, respite, and residential treatment beds, funding more small site acquisitions projects to preserve vulnerable rent-controlled housing by converting them into permanent affordable housing, and providing gap funding for affordable housing projects so they can move forward faster.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Rachel Swann CU at 3848 24th Street NOE VALLEY
Date: Monday, November 19, 2018 10:01:32 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: Carol yenne <cyenne@sbcglobal.net>
Sent: Thursday, November 15, 2018 12:09 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>
Subject: Support for Rachel Swann CU at 3848 24th Street NOE VALLEY

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

November 15, 2018

Dear Gabriela Pantoja and Planning Commissioners

I am writing to you **in support of the conditional use request for 3848 24th Street** that would allow the current tenant, Rachel Swann and The Agency, to continue to stay in the location that they are in now.

The conditional use policy allows the neighborhood to make decisions one by one on the businesses that can be granted an exception to the zoning use and I support this exception for Rachel Swann to be able to stay at the location she is at. Previously I supported the CU requests for Sterling Bank and Circle Bank who both needed neighborhood support to get the CU request to stay in Noe Valley as I saw the need for small banks in the community in much the same way as I see the value in the offices of Rachel Swann to continue to stay in Noe Valley. As expected those banks have proven to be good neighbors to our community as I believe that Rachel Swann and her business have.

Rachel has participated in our small business community in many ways over the years. She ran the Harvest Festival for many years and for the

last two years she has been a small business leader and her firm has produced very popular Halloween events for the community that have benefited everyone in Noe Valley.

The generosity that she and her firm have shown the community in both time, talent and financial support, has been really wonderful and would not be easily replaced if she were not here. She has proven herself to be a good neighbor and a great supporter of small businesses and diversity of business for Noe Valley.

Therefore I support conditional use approval be given to Rachel and The Agency to remain at 3848 24th Street.

Sincerely,

Carol Yenne
Owner
Small Frys Children's Store (since 1984)
3985 24th Street
San Francisco, Ca 94114

From: [CPC-Commissions Secretary](#)
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: [Feliciano, Josephine \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Subject: FW: OPPOSE conditional use for 16th/Valencia
Date: Monday, November 19, 2018 10:01:12 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: Kate <raggedyskate@yahoo.com>
Sent: Thursday, November 15, 2018 12:23 PM
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).

I live one block away at 3251 16th st. Already the neighborhood is overcrowded at night with people coming in from outside of the mission to party. There is a plethora of places for entertainment, but not a lot for working class jobs during the day.

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,
Katharine Gibson
3251 16th st #1
SF, CA 94103

.....

From: [CPC-Commissions Secretary](#)
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: 3848 24th Street - The Agency - Conditional Use Letter
Date: Monday, November 19, 2018 10:00:57 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kristen Gianaras <kristen@novysf.com>
Sent: Thursday, November 15, 2018 4:52 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3848 24th Street - The Agency - Conditional Use Letter

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

Dear Gabriela Pantoja and Planning Commissioners,

We're writing to support removing the conditional use (CU) for 3848 24th Street, and allowing its current occupant, The Agency, to stay.

As you may know, there were no retail stores interested in that space when The Agency rented it. Rachel Swann, owner of The Agency, has contributed to Noe Valley in many deep ways. We don't want to lose her enthusiastic volunteer efforts for our neighborhood. And given the trends toward online retail, we don't think she would be replaced by a store that would contribute as much to our community.

You may be aware that services are gradually replacing some of the retail on 24th Street. Some of that is inevitable with the trend toward online shopping. Few independent store owners can make it on 24th Street these days. In fact, none were interested in renting 3848 24th Street when the old stained glass workshop closed. But The Agency is next best thing: It's a locally owned service company committed to supporting the neighborhood. They deserve to stay. And we deserve to keep them as valued members of our community.

Rachel and her staff have volunteered for most of the major events at the Noe Valley Town Square.


They produced the Halloween events in 2017 and 2018 that drew over 2,000 parents and children. They sponsored free cream and snacks at other events, and volunteered their time to clean up after the events. They have helped enliven 24th Street and made Noe Valley a strong community, something no other real estate firm on the street has done in recent years. In addition, The Agency hosts interns from the local high school, Immaculate Conception Academy (ICA) at 24th Street & Guerrero Street, and is teaching these young girls valuable career experience through their work-study program.

Rachel is President of the Noe Valley Merchants Association, and in this volunteer job, she's worked hard to try to bring new retail and restaurants to 24th Street. It's a tough challenge. Faced with high rents and online shopping, few independently owned stores are interested. Still, she helped convince Urban Remedy and Hi-Way Burger to come to the neighborhood. And she is currently in discussions with a hardware store.

Her company has helped Noe Valley in many ways. We don't want to lose her!

Kindly,
Kristen Gianaras
Owner: NOVY Restaurant
and Vice President of the Noe Valley Merchants Association

Kristen Gianaras
Owner


4000 24th Street
San Francisco, CA 94114
www.novysf.com
p. [415.829.8383](tel:415.829.8383)
f. [415.829.8657](tel:415.829.8657)
c. [415.672.3600](tel:415.672.3600)
kristen@novysf.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: 24th Street
Date: Monday, November 19, 2018 10:00:47 AM
Attachments: [Conditional Use 3848 24th Street correction.msg](#)
[Conditional Use 3848 24th Street.msg](#)

From: [CPC-Commissions Secretary](#)
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: Conditional Use removal re 3848 24th Street
Date: Monday, November 19, 2018 9:59:54 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Dara Papo <d_papo@hotmail.com>
Sent: Friday, November 16, 2018 3:55 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tara Brant <tara.brant@gmail.com>
Subject: Conditional Use removal re 3848 24th Street

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Gabriela Pantoja, Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Gabriela Pantoja and Planning Commissioners,

As long term Noe Valley residents, we have been increasingly concerned about the number of empty store fronts on and around the 24th Street shopping corridor. We strongly support allowing The Agency and Rachel Swann to remain and conduct business at 3848 24th Street. It is our understanding that, by San Francisco code, a retail business must replace a vacating retail business however keeping solid anchors in place on 24th Street should be a priority.

Rachel Swann and The Agency employees clearly love Noe Valley as demonstrated by their involvement in - and often lead sponsorship of, most every event that occurs at the Noe Valley Square as well as their involvement with the wine walk, halloween events, and garden tours.

Additionally, the Agency helps host the work of local artists.

The changes that the Planning Commission has allowed the developers of the Real Food Grocery store to make (Noe Valley Voice, Nov 2018) from grocery to retail should be precedent setting of the Commission's wisdom regarding making zoning changes that are clearly in the best interest of the community. And while we are thrilled to soon have the Real Foods space *finally* again occupied, it is not the time to risk having another vacant storefront at 3848 24th Street.

Please consider this request that the Conditional Use be removed from 3848 24th Street so that The Agency and Rachel Swann can continue to conduct business and remain strong supporters of the Noe Valley community.

Thank you,

Tara Brant and Dara Papo

436 Clipper Street

San Francisco, CA 94114

d_papo@hotmail.com

tara.brant@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The Agency Noe Valley
Date: Monday, November 19, 2018 9:59:41 AM
Attachments: [The Agency Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: William Adams <will@williamadamsdesign.com>
Sent: Friday, November 16, 2018 7:13 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: The Agency Noe Valley

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

November 16, 2018

Gabriela Pantoja, Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103

To Whom It May Concern:

I want to pledge my full support for Rachel Swann and The Agency, office located at 24th Street in Noe Valley. IS Design and myself came on board to share the space with Rachel and her team, when the former confirmed original retail tenant decided to back out on her last minute. We were originally hired to complete the design for her space to accommodate retail and herself, so we already had developed a good relationship - it only seemed natural to join The Agency in Noe Valley.

We had occupied the space with The Agency for almost a year - but had run into several

issues with the City Planning department, due to our company selling artwork and what the city said was the lack of not having a gallery permit to sell our art, despite that we sold a host of other home items. Because of these problems and lack of cooperation with the original planner, we needed to vacate the space and relocate to a different neighborhood who would welcome us, unfortunately.

The Agency has always been a valuable addition to Noe Valley and the community around it. Rachel Swann has done a lot to bring the community into her space and even teach young people valuable job skills, with high school interns working within in her company from the ICA Academy.

I still work in Noe Valley, as I eventually went and opened my own small business. I see no reason why The Agency should not continue to occupy their space on 24th Street, in fact it would be a disservice to not have her in Noe Valley to the community, merchants and residents.

Best,

--

Will Adams

williamadamsdesign.com

From: [CPC-Commissions Secretary](#)
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: Concerned Noe Valley Resident
Date: Monday, November 19, 2018 9:57:23 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Stephanie Taylor <stephanie.taylor57@gmail.com>
Sent: Sunday, November 18, 2018 2:53 PM
To: Pantoja, Gabriela (CPC) <Gabriela.Pantoja@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Subject: Concerned Noe Valley Resident

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

I am writing to enthusiastically support allowing The Agency and Rachel Swann to remain and conduct business at 3848 24th Street. It is my understanding that, by San Francisco code, a retail business must replace a vacating retail business. Anyone who lives in this neighborhood knows that there already are way to many EMPTY retail spaces up, down and around 24th Street! Retail is fleeing as Internet shopping has taken over. By enforcing this code all that is accomplished is another space will be available for rent. Do we need one more empty store front? My opinion is NO, we do not.

In the meantime, The Agency employees and Rachel Swann herself have shown what a great resident and business owner who loves and cares about their neighborhood can, and should, do! Rachel not only generously donates money to neighborhood activities and events, where she is often the Lead Sponsor, but she also puts her boots on the ground, donates her time and energy and helps make the events happen. She is a regular sponsor of the Noe Valley Garden Tour as well as almost EVERY event held at the Noe Valley Town Square. She has produced the wildly successful Halloween events held in 2017 and 2018. She has scooped ice cream, passed out balloons, and handed out snacks at multiple events. The office is used for Gallery Nights for new artists in the neighborhood. Basically, The Agency and Rachel Swann are building and supporting the Noe Valley community in ways that are extremely helpful. In my opinion that's better than another empty store front.

There is an article in the November 2018 issue of the Noe Valley Voice that states that the San Francisco Planning Commission "has given developers permission to convert the former Real Food Company grocery store into retail space. At it's meeting Oct. 4, the commission approved the owners request to lift a long-standing zoning requirement that the property at 3939 24th St. only be used for general grocery store operations." The developers are converting the space to three retail stores. This has the effect of adding even more retail spaces to the neighborhood. And it points out that zoning CAN be changed.

I am asking that the Conditional Use be removed from 3848 24th Street so that The Agency and Rachel Swann can continue to conduct business in that space as the strong supporters of the Noe Valley neighborhood and the Noe Valley community that they have shown themselves to be.

Thank you,

Stephanie Young
651 29th Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 22, 2018
Date: Thursday, November 15, 2018 5:11:15 PM
Attachments: [CPC Hearing Results 2018.docx](#)
[Advance Calendar - 20181122.xlsx](#)
[20181122_cancel.docx](#)

Commissioners,
Attached are your Calendars for November 22, 2018.

HAPPY THANKSGIVING!

Enjoy the break.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

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 15, 2018 12:06:37 PM
Attachments: [2018 11 14.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Attached, please find this week's Board report.

Thanks,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6362 **Fax:** 415-558-6409

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org





T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

By U.S. Mail

November 9, 2018

CITY AND COUNTY OF SAN FRANCISCO
c/o Mayor London Breed
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

CITY AND COUNTY OF SAN FRANCISCO
c/o Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

SAN FRANCISCO PLANNING DEPARTMENT
Clerk of the Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

SAN FRANCISCO PLANNING COMMISSION
Clerk of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

LISA GIBSON, Director of Environmental Planning/Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

JOHN S. RAHAIM, Planning Director
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Notice of Intent to File Suit Concerning 2417 Green Street

PLEASE TAKE NOTICE: that Petitioner Philip Kaufman ("Petitioner") intends to file a Verified Petition for Alternative and Peremptory Writ of Prohibition and Mandate ("Petition") against Respondents the City and County of San Francisco ("City"), the San Francisco Planning Department, the San Francisco Planning Commission, San Francisco Environmental Review Officer Lisa Gibson, and San Francisco Planning Director John S. Rahaim to enforce the following

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NOV 15 2018

COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

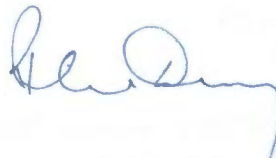
unanimous resolutions of the Board of Directors, Motion M18-001 (Jan. 9, 2018); Motion M18-002 (Jan. 9, 2018); and Motion M18-012 (Feb. 6, 2018), which require the Planning Department to prepare an environmental review document pursuant to the California Environmental Quality Act ("CEQA") for a proposed project at 2417 Green Street, San Francisco ("Project"), and which prohibit the City from relying on a CEQA categorical exemption for the Project.

Among other issues, Petitioner will allege that the City failed to proceed in the manner required by law by disregarding the three unanimous resolutions of the Board of Supervisors. The petition being filed will seek the following relief:

1. An alternative writ of prohibition to prevent the Planning Commission from holding a hearing on the Project unless and until the City prepares a CEQA document for the Project in accordance with the Board of Supervisors resolutions;
2. An alternative and peremptory writ of mandate directing Respondents to suspend any and all activity in furtherance of the proposed project at 2417 Green Street unless and until Respondents San Francisco Planning Department and Lisa Gibson prepare an environmental review document for the proposed project in compliance with three unanimous resolutions of the San Francisco Board of Supervisors
3. Costs of suit.
4. An award of attorney fees pursuant to Code of Civil Procedure § 1021.5 and any other applicable provisions of law or equity.
5. Any other equitable or legal relief that the Court considers just and proper.

Petitioner urges Respondents to conduct the appropriate environmental review for the Project as required by the Board of Supervisors.

Sincerely,



Richard T. Drury
Lozeau Drury LLP

PROOF OF SERVICE

I, Toyer Grear, declare as follows: I am a resident of the State of California, and employed in Oakland, California. I am over the age of 18 years and am not a party to the above-entitled action. My business address is 410 12th Street, Suite 250, Oakland, California, 94607.

On November 9, 2018, I served a copy of the foregoing document entitled:

Notice of Intent to File Suit Concerning 2417 Green Street
on the following parties:

CITY AND COUNTY OF SAN FRANCISCO
c/o Mayor London Breed
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

CITY AND COUNTY OF SAN FRANCISCO
c/o Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

SAN FRANCISCO PLANNING DEPARTMENT
Clerk of the Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

SAN FRANCISCO PLANNING COMMISSION
Clerk of the Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

LISA GIBSON, Director of Environmental Planning/Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

JOHN S. RAHAIM, Planning Director
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

BY MAIL. By placing the document listed above in a sealed envelope with postage thereon fully prepaid for First Class mail, in the United States mail at Oakland, California addressed as set forth above. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed November 9, 2018 at Oakland, California.


Toyer Grear



November 15, 2018

Dear Neighbor,

You are invited to a public meeting to discuss a development project being proposed at 95 Hawthorne Street. As the project sponsor, we would like to update you on the project's current status and provide an opportunity for you to ask questions.

The project is expected to include the following elements:

- 392 residential units including 52 BMR units
- Ground-floor retail space
- New sidewalks and landscaping
- 42 stories
- Off-street parking, including car-share spaces and bicycle parking

Please see below for detailed meeting information:

- Location: 75 Hawthorne Street, San Francisco
- Date: December 11, 2018
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

We hope to see you then.

Kind regards,

A handwritten signature in black ink, appearing to read "Oisín Heneghan", written over a circular stamp.

Oisín Heneghan
Project Manager

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NOV 19 2018

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

2018

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NOV 19 2018

CITY & COUNTY OF S.F.
TRAINING DEPARTMENT
OFFICE