

From: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street development
Date: Wednesday, December 12, 2018 4:11:33 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

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

From: Janet Frisbie <jan_wenn@hotmail.com>
Sent: Wednesday, December 12, 2018 3:51 PM
To: richhillis@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>
Cc: LaurelHeights2016@gmail.com
Subject: 3333 California Street development

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

Planning Commissioners,

Please grant a 15-day extension of the 45-day comment period on the Draft EIR from December 24 to January 8, 2019. The project construction would last for 7-15 years and there is substantial community opposition to the developers concept. Sixty (60) days are allowed by law and have been granted for complex or controversial projects. Last week the SF Historic Preservation Commission expressed support for a full preservation alternative.

Our Community Full Preservation Residential Alternative which I totally support preserves this historic site plus offers the same amount of housing units (558 with a 744 variant) as the developers. Our Alternative plan does not destroy the award winning building and landscaping with trees dating back to the days of the Laurel Hill Cemetery. This plan is expected to be completed in approximately 3 years. It is a thoughtful, balanced and timely use of this property.

PSKS has not considered the historical significance of this property nor the consequences of dragging this construction out for up to 15 years. This length of construction would be intolerable for the surrounding neighborhoods. In addition, I find it shocking that the developers would be allowed up to 15 years to complete this project when there is a very real housing crisis in The City.

The amount of excavation the developers propose is of great concern. It totally destroys this beautiful and historic site. The amount of dirt, dust, noise and congestion is unimaginable. Also, there is serpentine rock on this site which, if disturbed, can release asbestos dust, clearly a documented health hazard.

Therefore, for these reasons I fully support the Community Full Preservation Residential Alternative for 3333 California Street and strongly oppose the PSKS plan.

Very truly yours,
Janet Frisbie
525 Laurel st, 94118

Sent from my iPad

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: Response to DEIR Comment Period Extension Request: 3333 California Street Mixed-Use Project (Case No. 2015-014028ENV)
Date: Wednesday, December 12, 2018 2:23:32 PM
Attachments: [Response to DEIR Comment Period Extension Request 3333 California St Mixed-Use Project.pdf](#)

*Jonas P. Ionin,
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From: Zushi, Kei (CPC)
Sent: Wednesday, December 12, 2018 1:17 PM
To: LaurelHeights2016@gmail.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; calstreetrop@swca.com; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: Response to DEIR Comment Period Extension Request: 3333 California Street Mixed-Use Project (Case No. 2015-014028ENV)

Dear Ms. Devincenzi,

Please see the attached response letter.

Thank you,

Kei Zushi, Senior Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9038 | www.sfplanning.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [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 *** MAYOR LONDON BREED, ANITA LEE, AND COMMUNITY LEADERS CELEBRATE THE PRESERVATION OF PERMANENT AFFORDABLE HOUSING IN HONOR OF MAYOR EDWIN LEE
Date: Wednesday, December 12, 2018 12:05:49 PM
Attachments: [12.12.18 Inner Richmond Small Sites.pdf](#)

*Jonas P. Ionin,
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Direct: 415-558-6309|Fax: 415-558-6409

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From: Press Office, Mayor (MYR)
Sent: Wednesday, December 12, 2018 12:00 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, ANITA LEE, AND COMMUNITY LEADERS CELEBRATE THE PRESERVATION OF PERMANENT AFFORDABLE HOUSING IN HONOR OF MAYOR EDWIN LEE

FOR IMMEDIATE RELEASE:
Wednesday, December 12, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
MAYOR LONDON BREED, ANITA LEE, AND COMMUNITY LEADERS CELEBRATE THE PRESERVATION OF PERMANENT AFFORDABLE HOUSING IN HONOR OF MAYOR EDWIN LEE

Under the Small Sites Program, which was created under by Mayor Lee, 16 units of affordable housing to be preserved, including a building that he helped negotiate to be constructed during his time as a tenant attorney

San Francisco, CA — Mayor London N. Breed, Anita Lee, and community leaders today celebrated the acquisition and preservation of two adjoining buildings in the Inner Richmond neighborhood under the City's Small Sites Program, which will ensure that 16 homes remain permanently affordable.

The announcement comes one year after the tragic passing of the late Mayor Ed Lee, who oversaw the creation of the Small Sites Program. Mayor Lee negotiated the construction of
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289-291 9th Avenue, one of the buildings being preserved, during his time as a tenant attorney with the Asian Law Caucus. The building was constructed as part of a settlement agreement between Bank of Canton (now East West Bank), the Chinese Community Housing Corporations (now Chinatown Community Development Center), and the Asian Law Caucus following the demolition of a residential building in the Financial District to make room for the Bank of Canton's corporate headquarters.

"This is a bittersweet day for our community, as this program and this building are enduring legacies of Mayor Lee," said Mayor Breed. "Both of us grew up in public housing, and I know that preserving and expanding our affordable housing stock was one of his proudest accomplishments. Today, there are another 16 homes in San Francisco that remain permanently affordable because of his leadership and many Chinese seniors will remain stable in their homes."

Under the Small Sites Program, 289-291 9th Avenue and 800-810 Clement Street, two adjoining buildings located on one site in the Inner Richmond, are being acquired and rehabilitated by Chinatown Community Development Center (Chinatown CDC) with \$4.55 million in funding provided by the Mayor's Office of Housing and Community Development. An additional \$3.5 million in funding is being provided by East West Bank.

"Protecting tenants, preventing displacement and preserving existing affordable housing is critical to keeping communities across San Francisco vibrant and strong. I'm thrilled the City's Small Sites Program was able to help ensure that 289 9th Avenue and 800 Clement Street will now be permanently affordable housing, and that we can also honor the late Mayor Lee in the process," said Kate Hartley, Director of the Mayor's Office of Housing & Community Development.

The buildings consist of 14 Single Room Occupancy (SRO) units, two 2-bedroom units, and four ground floor commercial spaces. The residents are predominantly Chinese seniors with incomes ranging from 10% to 20% of the Area Median Income, and the majority of households are original tenants who moved in when the building was constructed. The rehabilitation plan includes \$871,000 in immediate upgrades, including improving the fire alarm and safety protection systems; upgrading mechanical, electrical, and plumbing systems; seismic strengthening and other code-required improvements; and exterior and common area improvements.

"Today we are commemorating and completing one journey to protect affordable housing in San Francisco. That journey started almost 40 years ago when San Francisco was facing a wave of displacement. One of the people fighting that displacement was a young attorney named Ed Lee," said Reverend Norman Fong, Executive Director of Chinatown CDC. "It is a testament to former Mayor Ed Lee's legacy on the eve of the year anniversary of his passing that the seventeen seniors living at 9th Avenue, including a 99 year old tenant who was displaced from her SRO in 1980, now have permanently secure homes."

"At East West Bank, we believe that meaningful collaborations between the private and public sectors can lead to greater societal benefits," said Emily Wang, Senior Vice President, Director of Marketing and Community Development at East West Bank. "We were pleased to work with the Mayor's Office of Housing and Community Development and Chinatown Community Development Center to protect these buildings as an affordable place for homes and local businesses."

The Small Sites Program has grown from an initial City investment of \$3 million in 2014 to a total of \$105 million in City funding to date. Twenty-seven buildings, with 200 units of housing and 13 commercial spaces have been preserved, with an additional 13 buildings in the pipeline, representing 138 units and 15 commercial spaces.

###

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: Rent Board Response (for 434-436 20th Ave DR0
Date: Wednesday, December 12, 2018 11:19:17 AM
Attachments: [Planning Department Final Response.pdf](#)

*Jonas P. Ionin,
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From: Winslow, David (CPC)
Sent: Wednesday, December 12, 2018 9:43 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Rent Board Response (for 434-436 20th Ave DR0

Please forward to the commissioners.
Thanks.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

From: Rakowski, Jennifer (RNT)
Sent: Tuesday, December 11, 2018 12:14 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Rent Board Response

David,

I have attached the Rent Board response to the questions you forwarded. Please let me know if I can provide further clarification.

Sincerely,

Jennifer Rakowski

From: [Schuett, Rachel \(CPC\)](#)
To: [CPC-Commissions Secretary](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Rich Hillis Feliciano, Josephine \(CPC\)](#); [ECN, 10SVNCalCompliance \(ECN\)](#); 10SVNROP@swca.com
Cc:
Subject: RE: Comments to for the Ten South Van Ness Ave. - Case 2015-004568ENV
Date: Tuesday, December 11, 2018 3:49:59 PM

Received. Thank you.

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: CPC-Commissions Secretary
Sent: Tuesday, December 11, 2018 3:48 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodnevfong.com; Rich Hillis <richhillissf@gmail.com>
Cc: Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>; Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>
Subject: FW: Comments to for the Ten South Van Ness Ave. - Case 2015-004568ENV

*Jonas P. Ionin,
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From: Dennis Hong <dennisj.gov88@yahoo.com>
Sent: Tuesday, December 11, 2018 3:09 PM
To: Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>
Cc: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Rose, Paul (MTA) <Paul.Rose@sfmta.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Comments to for the Ten South Van Ness Ave. - Case 2015-004568ENV

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Good morning Miss. Schuett,

Thank you for the opportunity to continue to comment on the above Projects DEIR (October 17, 2018). In addition to my email comments to the SF Planning Commission of 12/5/2018, here are a few more of my comments to this Projects December 11 'final comment period'. As usual, please continue to include my emails to the Project file. Sorry if they continue to be redundant to my past and present comments. Should anyone have any questions to my comments, please feel free to reach out to me at the above email. I trust this email works, only because the internet on my side is barley hanging on.

- My initial comments in full support was submitted on June 4, 2018 and May 2, 2018 - to the DEIR-IS and my email to the planning Commission of 12/5/2018.
- As of this date, my full support remains unchanged.
- Planning Commission:** The Dec 6, 2018 SF Planning Commission meeting went well and with great support. Will this meetings trans-script be documented in the RTC?
- DEIR/IS:** In the DEIR on page 1.7, Table 1.2 Summary of comments on the Initial Study - my name may have been misspelled as Wong, vs Hong. It maybe a typo. Were these written comments documented in the DEIR?
- MTA/Muni:** Would like to see MTA/Muni work on possibly new safety traffic patterns for both the vehicles and pedestrians. This busy and congested intersection. I like the possibility of a new elevator here, per Figure 2.14, page 2.26, only because with the other major projects in this area, this is going to be a very congested hub/area. I use this Market/Van Ness station a lot and often get blown away form the winds, including honking horns. This includes both during and after construction and chiming in on the Cities Vision 0 plan. It will also help the in ADA process vs trying to cross the street to the existing elevator.
- Retail Space:** The project will also bring the much needed retail that will revitalize and help keep the Market Street corridor area alive, including the current retails shops. Has a retail vendor been selected for this project? As a starter, how about some small pop ups, maybe have the SF SBA help secure a few?
- Trees:** Figure 2.4, page 2.10 shows the existing palm trees along South Van Ness, but was unable to see in the DEIR if or how they will remain/protected. Will they remain and be protected during construction?
- Construction work:** Like all these construction projects small and large - While there are Mitigation Measures in place, I feel there still needs to be more accountability with the Noise, Debris, Dust, staging of material and traffic control on this projects, including the use and operation of construction cranes. All to often history shows this type of work really impacts the business and residents and in some cases out of business. This is already a windy area. There is a need to coordinate this work, especially with the up coming 1629 Market Street Project and a few others out there and to protect the adjacent brick buildings from construction

vibration.

Parking: How or will the new Board Of Supervisors "no Parking issues" impact this project and how will the no parking space be used?

Retaining part of the existing bldg: In any of the 'project variants', how will the noise, activities and etc. impact the occupants of the new building?

Project Variants: Table S.3:, page S.51 as handed out at the December 6 meeting - does a nice job with the Project Variants to the alternative and recapping this. I prefer Alternative 3, only because it seems less intrusive to the buildings height, at the same time offers a partial preservation of the existing building/site, which would be a win win. If the "Proposed Project" could somehow include just part of the exciting building it would be preferred, just my opinion.

Construction projects/etc: small or large - I feel there needs to be more accountability with the; Noise, Debris, Dust, staging of material and traffic control all too often really impacts the business and residents. Should there be an in place joint type of communication process for meetings, notices, signs, person to contact for ongoing issues etc., with the local business', neighbors, agencies and etc. with dates and etc. Similar to the MTA Weekend Traffic notices, Construction Forecast Van Ness Improvement Project or Rain ReadySF. Just a loose thought. As I see it, Communication is a key to any projects success.

Cumulative Projects - Table 4.0.1, page 4.0.10; Could both the 1500 and the 1546 Mission be part of this table? Additionally could Construction timelines be shown for each of these listed projects?

1,500 foot radius: Given this projects unusual property configuration, in Figure 4.0.1 (Map) how was the "1,500 foot Radius" determined? I.E., at each of the center of the property or at each of the properties corners. Not important just food for my thought. Some of these projects show different radius.

Housing, while this issue is complicated and too many variables it still does a Great job with the 984 units of housing, nice spread of units from studio to 3 bedroom units. Not supporting this project would mean a great loss of these 984 housing units. San Francisco, the State and the Feds are lacking both funds and space to do this accomplish our housing needs.

Use of Open Space: Given the limited site configuration, the Project Plan does an excellent job with the open space issue at both the street level and the Roof Plans, including the site plan on Figure 2.14, page 2.26 at the Mid Block Alley. Includes how it will transition with the 1629 Market Project.

Great job with the DEIR: Both the Developer/Sponsor, community and the Planning Department has done a great job with the DEIR-IS and the October 17, 2018 DEIR.

Due to the current cost of construction and lengthy delays we are losing too many of these projects and missing our housing goals. The developers are moving outside the city and even bay area.

I feel that this project along with a few others in these HUB Plan areas all make for a great transition, especially with the current Central SOMA Plan. As I see it, it will also encourage

other developers to bring forth their projects. Hopefully the One Oak and the 30 Van Ness Project will soon see some day lite.

In closing: I'm a resident, a property owner of San Francisco for seventy plus years. Studied both City Planning and Architecture, a retired Construction Project Manger. Currently living in District seven (thirty-five plus years prior to that in District 3 for thirty years. Worked in this HUB area for twenty five plus years. I guess that makes me a San Francisco Native. In my opinion, this is another win win project for the city. Again, the San Francisco Planning Department has done a fine job with this DEIR and covers it all. Looking forward to - RTC. I can only hope it is placed on a fast track process, planning and all the permits.

Sincerely,

Dennis

From: [CPC-Commissions Secretary](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SOMCAN Statement on 1052-1060 Folsom & 190-194 Russ Street
Date: Tuesday, December 11, 2018 3:47:37 PM
Attachments: [SOMCAN Statement on 1052-1060 Folsom & 190-194 Russ St.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

From: dwoo@somcan.org <dwoo@somcan.org>
Sent: Tuesday, December 11, 2018 3:42 PM
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>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Angelica Cabande
<acabande@somcan.org>
Subject: SOMCAN Statement on 1052-1060 Folsom & 190-194 Russ Street

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

Dear Commissioners,

Please see attached SOMCAN's statement on the proposed 1052-1060 Folsom & 190-194 Russ Street project that will cast new shadows on Victoria Manalo Draves Park that will be before the Planning Commission on December 20th, 2018.

This same project was denied in 2015 based on shadow impacts, and the project before you is actually larger in scope with larger shadow impacts. SOMCAN is again opposing this project due to the new shadows cast on VMD Park.

Thank you,
David

David Woo
Community Development Coordinator
South of Market Community Action Network
415.255.7693 (office)

From: [Poling, Jeanie \(CPC\)](#)
To: mkrogsta@mail.ccsf.edu
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: RE: Keep our Public land Balboa Reservoir Public
Date: Tuesday, December 11, 2018 12:37:01 PM

Thank you for your comments, Ms. Krogstad. I'm the project coordinator for the project's EIR that is currently being prepared.

Sincerely,

Jeanie Poling

Senior Environmental Planner

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9072 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: CPC-Commissions Secretary
Sent: Tuesday, December 11, 2018 11:52 AM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com; Rich Hillis <richhillissf@gmail.com>
Cc: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>
Subject: FW: Keep our Public land Balboa Reservoir Public

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Marya Krogstad <mkrogsta@mail.ccsf.edu>
Sent: Sunday, December 09, 2018 5:13 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Keep our Public land Balboa Reservoir Public

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

Dear San Francisco Planning Commission:

I do not want a private developer to profit off public land that City College has used for decades. Please it is your job to defend our City of San Francisco and defend City College!
Keep our Balboa Reservoir public.

Thanks very much in advance for your service and support,
Marya Krogstad

citizen, student, artist, nurse, voter, taxpayer

From: [Alison Rowe](#)
To: [CPC-Commissions Secretary](#)
Cc: [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#)
Subject: Re: Against CUP for Lot 040 in Assessor's Block 0533 (District 2) for Shake Shack and a Gym to Replace Real Foods in Cow Hollow
Date: Tuesday, December 11, 2018 12:08:34 PM

How did the city get around the formula retail restrictions?

On Dec 11, 2018, at 11:52 AM, CPC-Commissions Secretary <commissions.secretary@sfgov.org> wrote:

Ms. Rowe,

This matter was approved on Dec. 6th.

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Alison Rowe <allierowe@gmail.com>
Sent: Sunday, December 09, 2018 5:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <Christopher.May@sfgov.org>
Subject: Against CUP for Lot 040 in Assessor's Block 0533 (District 2) for Shake Shack and a Gym to Replace Real Foods in Cow Hollow

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

Dear SF Planning Commission,

Please confirm receipt of this email.

I hope it can be added to the points to consider for the CUP for Shake Shack.

I write to express that I am against the Shake Shack proposal. Here are my thoughts, in no particular order.

- I have lived here in Cow Hollow since 1991 and have an office on Union Street. I am knowledgeable about the retail evolution on the street on which I shop, both Chestnut

and Union, by nature of having lived here for so long. Shake Shack or any chain restaurant does not belong anywhere except, perhaps, Lombard Street in a now dark restaurant building that has parking (was it Mel's or IHOP?). There is no parking at the Real Foods.

- I realize that the Shake Shack has a snappy name and national fervor. It does not belong in our charming and traditional neighborhoods that purport to favor local retailers and restaurateurs over chains, particularly publicly traded restaurants. The only non-chain food operator on the whole of Union Street is a Starbucks. The idea is absurd in a local's only shopping district.

- San Francisco wants to play developer and rezone? The proposal appears to be a blatant manipulation of the current zoning for a General Grocery store. The Real Foods was 11,133 square feet. Now the city is considering reducing the food portion of the space to 900 square feet, or 8% of it's zoned use. 8%. That implies that the food will only be prepared food because there is no space for a general grocer in 900 square feet, a little shoebox for a retailer.

- The arguments that the failure of Real Foods means that a grocer will fail is false. The failure of an old concept retailer is conflated with business success of a fresh food retailer. Real Foods had a good run for a long time. Maybe they failed because their lease was up and the new rent was unsustainable for them? Who knows. But don't conflate superficial arguments to make superficially considered conclusions.

- Allow formula retail to replace local operators? The space can be clearly demised, so give local business operators the chance to rent one of the smaller spaces.

- Formula retail - would you put McDonald's there? Why another chain burger joint? Why not put out a RFP to every burger operator for that location and take the highest price which would purportedly pay the highest real estate taxes to the city?

- San Francisco bans straws and promotes healthy eating...and will allow a national chain to sell heart-unhealthy hamburgers and deep-fried potatoes? Do you think having a for-profit gym balances out the menu next door? How many gyms do we want on Union Street? There is the Equinox and SoulCycle and some yoga. The places are healthy, but not bursting over with customers who can not find a place to work out.

- The space for the burger joint is for "community". How many tables will they have inside? How many are community tables?

- The neighborhood has the Balboa Cafe for their famous burgers, and a decades long reputation for being a place to meet and eat or drink.

The only people who win on this proposal are the real estate owner and the agent who gets a cut of the lease value. The neighborhood could use the space as a parking

garage again.

I am disappointed, but not surprised, that private businesses with money can influence the City of San Francisco to do the wrong thing and break the zoning. This zoning has been in place for a lot longer than those who are making these decisions, which will hurt the neighbors for a long time. Residents may have moved to the neighborhood just because there was a regular grocer there. Prepared foods at high mark-ups are a different model. We need a place to buy eggs and milk and fresh vegetables without driving. Some residents do not have cars.

The current owner bought the building knowing the grocery zoning. Their business model clearly worked for many years. Their crying over spilt milk now is like a buyer of a rent-controlled building complaining after the fact that he/she can't make as much money as non-rent controlled buildings. No one forced the buyers of these limited-zoned buildings to invest in them. Presumably, they were sophisticated enough to buy the building at market price and can sell at market price now, with the limitations on zoning that were always in place. It's not an entitlement to re-zone prior to selling. Entitlement and money unfortunately seem to influence SF governance and hurt its local constituents, the residents.

Sincerely,

Alison Rowe
San Francisco, CA 94123

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity
Date: Tuesday, December 11, 2018 11:53:20 AM
Attachments: [image003.png](#)
[AIASFresponseRHCA.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Jennifer Jones <jjones@aiasf.org>
Sent: Friday, December 07, 2018 5:08 PM
To: kcourtney@rhcasf.com
Cc: richhillissf@gmail.com; andrew@tefarch.com; Rahaim, John (CPC) <john.rahaim@sfgov.org>; info@sfcityattorney.org; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mike Buhler <Mbuhler@sfheritage.org>; fjoseph1butler@gmail.com; jcherry@rhcasf.com; jcheney@rhcasf.com; ventures@aol.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Rosa Sheng <Rosa.Sheng@smithgroup.com>; slew@rmw.com; Ross Levy <ross@levyaa.com>
Subject: RE: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity

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

Kathleen, et al,
Please see the attached/below response to the December 3 letter sent by RHCA. Please let me know if you would like to speak further.

Best,

Jenn Jones

Jennifer Jones, CAE, IOM
Executive Director

AIASF
(415) 874-2620

jjones@aiasf.org

www.aiasf.org

Hallidie Building, 130 Sutter Street, Suite 600
San Francisco, CA 94104

December 7, 2018

Russian Hill Community Association
Attn: Kathleen Courtney, Chair, Housing & Zoning Committee
1166 Green St.
San Francisco, CA 94109

Dear Kathleen Courtney & members of the Russian Hill Community Association:

Thank you for the letter outlining your concerns regarding the tour of Residence 950 on December 19, 2018.

The upcoming tour and presentation for AIASF members should not be construed as endorsement of a project nor the process for its development. Historically, AIASF has planned tours of contentious projects to create and advance a dialog amongst its members, including the Moscone Center, SFMOMA, and Millennium Tower - all of which were controversial at points in their history.

Residence 950 provides a unique opportunity to further the dialog amongst members of AIASF on the issues referenced in your December 3 letter: historic preservation and professional ethics. The presenters are aware that our audience, many of whom are preservation professionals and leaders of AIASF's Historic Resources Committee, will not give them a pass on issues of historic preservation at this event and are prepared to address the unprecedented fines/preservation issues associated with this property.

Please find reassurance that this program will inform future events and lectures at the chapter on preservation in partnership with our Historic Resources Committee, and I welcome your contributions and ideas for programming about the historic fabric of our city.

I will follow up with information on when associated events will take place in early 2019, and I invite you to join us at AIASF as my guest.

Regards,

Jennifer Jones, CAE, IOM
Executive Director, AIASF

Jennifer Jones, CAE, IOM
Executive Director

AIASF

(415) 874-2620
jjones@aiasf.org
www.aiasf.org

Hallidie Building, 130 Sutter Street, Suite 600
San Francisco, CA 94104

From: AIA San Francisco
Sent: Monday, December 3, 2018 4:35 PM
To: Jennifer Jones <jjones@aiasf.org>; Stacy Williams <swilliams@aiasf.org>
Cc: Annabelle Udo-O'Malley <auomalley@aiasf.org>
Subject: Fwd: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity

Get [Outlook for Android](#)

From: Kathleen Courtney <kcourtney@rhcasf.com>
Sent: Monday, December 3, 2018 3:13:17 PM
To: AIA San Francisco
Cc: Commission President Rich Hillis ; Commission President Andrew Wolfram; Commission President Angus McCarthy ; Planning Director John Rahaim ; City Attorney Dennis Herrera ; Supervisor Catherine Stefani ; Supervisor Aaron Peskin; Mike Buhler; Joe Butler ; Jamie Cherry RHCA ; Jeff Cheney RHCA; 'Robyn Tucker'; Commissions Secretary Jonas Ionin
Subject: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity

AIASF Membership - Attached and pasted below is a letter to the Membership regarding your promotion of the tour of "950 Residence". We are requesting that you convene a "Case Study" session on this matter. We look forward to your response.

Russian Hill Community Association

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

December 3, 2018

AIA San Francisco
130 Sutter Street, Suite 600
San Francisco, CA 94104

Re: "Residence 950" – Site of Historic Willis Polk Residence

Dear Members of AIA San Francisco:

The integrity and professionalism of the American Institute of Architects San Francisco Chapter is compromised by its promotion of a by-invitation-only tour and presentation of "Residence 950" on December 17, 2018.

We call to your attention that the Willis Polk Residence at 950 Lombard, a designated historic resource, was purchased by the developer September 12, 2012 for \$4,500,000. On June 8, 2017 the developer entered into an Agreement with the City of San Francisco which called for a Settlement of \$400,000, recognizing that the historic structure was deliberately demolished over a period of years by work done beyond the work permitted. On March 22, 2018, representatives of San Francisco Heritage toured the property and confirmed that little historic fabric remains of the cottage, also an original structure on the property. In October, 2018 the property, now called "Residence 950" went on the market for \$45,000,000.

And now the San Francisco Chapter of the American Institute of Architects is offering an invitation only, private tour and presentation for \$40 on December 19th.

The phrase "have you no shame" comes to mind. What is the message AIASF wants to impart to its members? What is the responsibility of the architect when confronted with a situation like this? Or with the proposed project at the site of the demolished Richard Neutra house at 49 Hopkins?

We urge the AIASF to implement a "Case Study" seminar for its members of the Willis Polk, Richard Neutra and other significant or not so significant properties where professional ethics are called into question in the service of a developer. We are certain that members of the preservation community and citizens interested in protecting San Francisco's unique resources would be more than willing to participate.

We welcome your response.

Sincerely,

Kathleen Courtney

Kathleen Courtney
Chair, Housing & Zoning Committee
kcourtney@rhcasf.com
510-928-8243

Cc: President Rich Hillis, Planning Commission; President Andrew Wolfram, Historic Preservation Commission; President Angus McCarthy, Building Inspection Commission; Planning Director John Rahaim'; City Attorney Dennis J. Herrera; Supervisor Catherine Stefani; Supervisor Aaron Peskin; SF Heritage CEO Mike Buhler; F. Joseph Butler, AIA, Little House Committee; Jamie Cherry, Jeff Cheney, RHCA; Robyn Tucker, PANA

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: AT&T CCL05208-- 145 Laurel Street (Case # 2018-006212CUA)--ALTERNATE DESIGN PHOTOSIMS
Date: Tuesday, December 11, 2018 11:52:36 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Misako Hill <MHill@J5IP.Com>
Sent: Friday, December 07, 2018 5:54 PM
To: richhillissf@gmail.com; Myrna Melgar <melgarsf@gmail.com>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; planning@rodnevfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Lindsay, Ashley (CPC) <ashley.lindsay@sfgov.org>; CPC.Wireless <CPC.Wireless@sfgov.org>; BLACKSTONE, CAMMY <cb720d@att.com>
Subject: AT&T CCL05208-- 145 Laurel Street (Case # 2018-006212CUA)--ALTERNATE DESIGN PHOTOSIMS

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

Dear SF Planning Commission:

Per your request at the November 29, 2018 hearing, AT&T has investigated alternate rooftop designs. Attached please find 4 antenna design options for you review.

1. Reduced FRP height and width (FRP Height reduced by 2 feet and screen measures 16ft x 7ft)
2. Unscreened antennas with reflective wrap (antenna height reduced by 2 feet)
3. Reduce FRP height, width, and length (FRP Height reduced by 2 feet and screen measures 13ft x 7ft)
4. Unscreened antennas with antennas painted white (antenna height reduced by 2 feet)

Photosim link: <https://www.dropbox.com/sh/5bgpslg5aag310i/AAD8cZlYE4a2hp78MuW6w4UKa?dl=0>

Please confirm you are able to access the files and if you have any questions for me or require additional information.

****VACATION ALERT: I WILL BE OUT OF THE OFFICE 12/24/2018 TO 12/28/2018****

Thank you,

Misako Hill

Senior Project Manager/Zoning Specialist

J5 Infrastructure Partners

☎ Mobile: 415.533.2540

✉ MHill@J5IP.Com



From: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Photographs of Item 11: December 13, 2018 Planning Commission Meeting
Date: Tuesday, December 11, 2018 11:48:46 AM
Attachments: [20181210163544.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Monday, December 10, 2018 1:28 PM
To: Rich Hillis <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>; CPC.3333CaliforniaEIR <CPC.3333CaliforniaEIR@sfgov.org>;
Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: Photographs of Item 11: December 13, 2018 Planning Commission Meeting

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

Re: December 13, 2018 Planning Commission Meeting
Item 11: 3333 California Street, Case Number 2015-014028ENV

Dear President Hillis and Commissioners,

Attached are photographs of historically significant characteristics of the site and comments that were presented to the State Historical Resources Commission on May 17, 2018. As a result of the State Commission's approval of our nomination, the site was listed on the California Register of Historical Resources.

Thank you for your consideration of this matter.

Laurel Heights Improvement Association of SF, Inc.
By: Kathy Devincenzi, President
(415) 221-4700

From: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street
Date: Tuesday, December 11, 2018 11:48:24 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Cristina Morris <cmomorris@outlook.com>
Sent: Monday, December 10, 2018 3:58 PM
To: Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodnevfong.com <planning@rodnevfong.com>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: 3333 California Street

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

Dear Sirs/Madams,

In anticipation of your hearings regarding 3333 California Street, I am writing in support of protecting the well-established historical designation of the property, as evidenced by the August 31, 2018 letter from Julianne Polanco, State Historic Preservation Officer to the principals of the Laurel Heights Improvement Association of San Francisco. You have been provided with a copy of that letter.

Any future development at that site should comply and honor the historic property designation in the following areas:

1. Retain the historic significance of the landscaping of the property, which has 185 mature trees. Such care of natural resources has an added environmental benefit and the green space is very important to the surrounding neighborhoods, particularly as San Francisco becomes more urbanized and "Manhattanized."

2. Use space (within the historical designation parameters) solely for housing, which allows for larger units to be built for families, consistent with the use and character of the Laurel Heights and Presidio Heights neighborhood.
3. Consider the environmental impact of increased traffic, parking issues and the overall impact on the quality of life for the existing neighborhood as well as for those people who will eventually occupy any new units at 3333 California Street. This includes elimination or a substantial reduction of any plan to add commercial enterprises on the property.

Finally, a detailed economic study should be conducted to see:

1. The impact on existing commercial areas (Sacramento Street, California Street and Masonic Street, if commercial development is allowed at 3333 California Street. The study should take into account the number of current empty commercial properties in those areas. This neighborhood may not support any further commercial development, especially given the congested corridor of Masonic and Geary (Trader Joes, Target, etc.)
2. Whether the San Francisco economy supports the number of units being proposed by the developer, as it current trends indicate that there is an over supply of housing units, young working people leaving San Francisco (and California) and an eventual downturn in the tech bubble, on which San Francisco over-relies for its economy at present.

Thank you for your time in reading this email and for seriously considering alternative plans put forth by the Laurel Heights Improvement Association.

Cristina Morris
Presidio Heights

Sent from [Mail](#) for Windows 10

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 AND SUPERVISOR VALLIE BROWN ANNOUNCE CITYWIDE STOREFRONT VACANCY STRATEGY
Date: Tuesday, December 11, 2018 11:21:13 AM
Attachments: [12.10.18 Storefront Vacancies.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Monday, December 10, 2018 8:40 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR VALLIE BROWN ANNOUNCE CITYWIDE STOREFRONT VACANCY STRATEGY

FOR IMMEDIATE RELEASE:

Monday, December 10, 2018

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

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

**MAYOR LONDON BREED AND SUPERVISOR VALLIE
BROWN ANNOUNCE CITYWIDE STOREFRONT VACANCY
STRATEGY**

Strategy includes legislation, program investments, and administrative reforms to retain and attract businesses to neighborhood commercial districts

San Francisco, CA — Mayor London N. Breed and Supervisor Vallie Brown today announced a Citywide Storefront Vacancy Strategy to retain, strengthen, and attract businesses to commercial corridors throughout San Francisco. This initiative includes an investment of nearly \$1 million that responds to the City's vacant storefronts and addresses the need for new legislation, new programs, and administrative reforms to ensure the ongoing vibrancy and vitality of neighborhood commercial districts.

“We are committed to helping our local small businesses adapt to the major shifts we are seeing in the retail industry,” said Mayor Breed. “This means streamlining our city bureaucracy so that opening a store or getting a permit is straightforward and simple, creating new programs to highlight our commercial corridors, and increasing flexibility so businesses can use their space in a way that makes sense for them.”

Across the nation, cities are grappling with storefront vacancies as retail sales slow. Shopping habits and trends have shifted over the past few years and various types of storefront businesses continue to face local challenges, such as the cost of labor, price of rent, and demographic shifts. Many neighborhood commercial districts are beginning to demonstrate modest increases in vacancy rates, and community organizations and stakeholders have observed the closure of long-standing retailers and persistently empty commercial spaces and storefronts.

“There’s no question about it, we need to support our small businesses,” said Supervisor Vallie Brown. “We need to make sure the City doesn’t get in the way—that’s the kind of legislation I’m focused on right now, legislation that removes antiquated regulations, legislation that cuts permitting costs and delays, and legislation that supports small businesses in developing vital new revenue streams.”

“Today’s retail environment requires a flexibility that allows our brick and mortar businesses to meet the changing preferences of their customers,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “These policy proposals, investments, and reforms provide a simplified process, ongoing support, and the space for entrepreneurs to do what they do best: act on the ideas that allow their businesses and our neighborhoods to thrive.”

The Citywide Storefront Vacancy Strategy is a multi-pronged approach that involves three main elements: new legislation, new programs, and administrative reforms.

New legislation aims to remove existing barriers and support modern business models by enabling local entrepreneurs to provide residents and visitors with experiences and services that are reflective of each neighborhood’s unique character; including:

- Streamlining the permit review process to remove barriers to opening, expanding, relocating, and/or operating a small business and making it as simple and efficient as possible.
- Supporting a broader range of space uses and creative solutions to activate storefronts, including combining uses within one location, allowing temporary pop-up uses, and promoting new uses.
- Supporting temporary activation on vacant development sites.

New program investments of nearly \$1 million to retain, attract, and strengthen small businesses - leveraging existing programs and creating new ones such as:

- Vacant storefront and corridor-wide assessments to determine the cause of a vacancy and developing a roadmap to fill vacancies.
- Case management services by facilitating property owner relationships and generating a pipeline of prospective tenants to fill vacant storefronts.

- Leverage existing city programs and services to support small businesses with technical and financial services and lease negotiations to help small businesses succeed and thrive.

Administrative reforms will make it easier for small businesses to obtain permits easier by allowing as many permits over-the-counter as possible. This will allow people to open their business more quickly, reducing their startup time and costs, and positioning them for future success.

- Strengthening coordination between city agencies, enabling small businesses to get their permits over-the-counter, rather than waiting months for their applications to move through all of the City departments.

The strategy is guided by findings in a report from the Office of Economic and Workforce Development released in February called [‘State of the Retail Sector: Challenges and Opportunities for San Francisco’s Neighborhood Commercial Districts.’](#)

“We need to tackle commercial vacancies by implementing solutions that have the small business at the center. Giving the business owner the ability to be creative and providing the support to open their doors, the mayor’s proposal is a leap in the right direction,” said Stephen Adams, President of the Small Business Commission.

“Those of us that create these small businesses often operate with very limited resources and the cumbersome processes required are a significant drain on those resources. The permit process, can be often times confusing with conflicting instructions from different people or departments,” said David Quinby, owner of The Riptide. “This new initiative from Mayor Breed is a game changer for us.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC 2019 Amended Hearing Schedule
Date: Tuesday, December 11, 2018 11:20:58 AM
Attachments: [2019 - CPC Hearing Schedule Amended.pdf](#)

Commissioners,
Attached is your amended 2019 hearing schedule.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Tribute to Mayor Edwin M. Lee 12.12.18; 8:30AM
Date: Tuesday, December 11, 2018 11:13:54 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Tugbenyoh, Mawuli (MYR)
Sent: Monday, December 10, 2018 12:17 PM
Subject: Tribute to Mayor Edwin M. Lee 12.12.18; 8:30AM

Commissioners –

Please attend a tribute to Mayor Ed Lee this Wednesday on the one year anniversary of his passing, if you are able.



Mayor London N. Breed
invites you to join her
in celebrating the life of
Mayor Edwin M. Lee
on the one-year anniversary of his passing
on Wednesday, the twelfth of December
at eight-thirty in the morning

R.s.v.p.
matthew.goudreau@sfgov.org
(415) 554-6674

Mayor's Balcony
San Francisco City Hall

Regards,

Mawuli Tugbenyoh 杜本樂

Mayor's Liaison to Boards and Commissions
Office of Mayor London N. Breed

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: 49 Hopkins 2017-016050CUA
Date: Friday, December 07, 2018 4:43:51 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: SchuT <schuttishtr@sbcglobal.net>
Sent: Friday, December 07, 2018 4:42 PM
To: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 49 Hopkins 2017-016050CUA

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

Dear Jeff,

Good afternoon. I do not think that forgiveness should be given. Alvarado and States are the template.

Based on the Staff's recommendation though I understand this may not be the case.

I cannot be at the hearing, due to a family matter.

If I could be there I would encourage the Commission to consider this issue of this project being flipped, that it is likely to be a speculative project, in addition to the egregiousness of the situation that this Project Sponsor created with the illegal demolition.

The Commission has considered this issue of speculation in approving other demolitions — demolitions that were approved prior to the work, not after the obliteration — in a previous approval motion.

I am thinking specifically of 439 Alvarado, DRA-0358. See basis for recommendation #2 of that Approval Motion.

This was a Mandatory DR in 2014. As you know Mandatory DRs are now CUAs.

This Project Sponsor for Alvarado Street followed the rules. This one on Hopkins did not.

Whatever happens I hope that the Commission will deal with the issue of speculation.

I hope that you can please mention this email in your Staff Report next week. I am surprised that there are no written comments from the public in the packet, but please consider this one and the “speculation issue” as well as the “forgiveness issue” in your presentation next week.

Thank you and have a nice weekend.

Sincerely,

Georgia Schuttish

Sent from my iPad

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](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for December 13, 2018
Date: Friday, December 07, 2018 2:26:39 PM
Attachments: [20181213_cal.docx](#)
[20181213_cal.pdf](#)
[CPC Hearing Results 2018.docx](#)
[Advance Calendar - 20181213.xlsx](#)

Commissioners,
Attached are your Calendars for December 13, 2018.

Commissioners Fong, Hillis and Richards:
Please review the hearing and materials for Item 17, under the DR Calendar.

Commissioner Richards:
Please review the hearing and materials for Items 12 and 13, under the Regular Calendar.

Enjoy the weekend,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, December 07, 2018 2:21:56 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: Tanvi <wordpress@3060fillmore.com>
Sent: Friday, December 07, 2018 1:56 PM
To: richhillssf@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 Tanvi and I live at 1380 Greenwich St. 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,

Tanvi
tanvi.dudhela@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, December 07, 2018 2:21:51 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: Vivian Tsai <wordpress@3060fillmore.com>
Sent: Friday, December 07, 2018 1:58 PM
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 Vivian Tsai and I live at 3126 Scott Street. 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,

Vivian Tsai
vivian_w_tsai@yahoo.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 950 Lombard, San Francisco Property Listing: MLS® #395153
Date: Friday, December 07, 2018 1:32:24 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: SchuT <schuttishtr@sbcglobal.net>
Sent: Friday, December 07, 2018 8:46 AM
To: richhillisf@yahoo.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; mooreurban@aol.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; planning@rodneymfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 950 Lombard, San Francisco Property Listing: MLS® #395153

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

Good morning.

President Hillis suggested I send the old photos of 950 Lombard prior to the alteration as I offered yesterday during Public Comment.

Kathleen Courtney wanted me to send them to you all as well.

This is the website from 2012 when the property sold for \$4.5 million and you should be able to view the old photos. If not, I have screenshots from this website as well and would be happy to send them to you, if needed.

Thank you.

Georgia

https://www.hill-co.com/listing-sfar_sold/395153-950-lombard-san-francisco-ca-94133/

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, December 07, 2018 11:27:13 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Nuala REGE <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 11:20 AM
To: richhillssf@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 Nuala REGE and I live at owner 3060 Fillmore-also support Indie Superette. 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,

Nuala REGE
RNREGE@comcast.net

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, December 07, 2018 11:27:07 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

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

From: Candace Sullivan <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 12:56 PM
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 Candace Sullivan and I live at 10458 Mill Station Rd. Sebastopol. 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,

Candace Sullivan
dandcsullivan@comcast.net

From: [Starr, Aaron \(CPC\)](#)
To: [Planning@RodneyFong.com](#); [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board Report
Date: Thursday, December 06, 2018 12:21:13 PM
Attachments: [2018_12_06.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409
Email: aaron.starr@sfgov.org
Web: www.sfplanning.org



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 11:22:12 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

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

From: Nuala Rege <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 11:19 AM
To: richhillssf@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 Nuala Rege and I live at owner 3060 Fillmore. 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,

Nuala Rege
RNREG@comcast.net

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 10:59:30 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

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

From: Sal Salma <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 10:53 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 Sal Salma and I live at 3050 fillmore (property owner). 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,

Sal Salma
yasalma@aol.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 9:31:44 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: erica <wordpress@3060fillmore.com>
Sent: Wednesday, December 05, 2018 5:03 PM
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

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Dear President Hillis and Planning Commissioners,

My name is erica and I live at 1430 fulton street. 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,

erica
hrlygirlie64@aim.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 9:31:38 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

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

From: LOU CAPURRO <wordpress@3060fillmore.com>
Sent: Wednesday, December 05, 2018 8:53 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>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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Dear President Hillis and Planning Commissioners,

My name is LOU CAPURRO and I live at 330 PIERCE ST. 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,

LOU CAPURRO
loucapurro@yahoo.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 9:31:03 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Ashley Nance <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 4:51 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 Ashley Nance and I live at 2383 Post St. 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,

Ashley Nance
ashleynance29@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Thursday, December 06, 2018 9:30:57 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

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

From: Rich Rege <wordpress@3060fillmore.com>
Sent: Thursday, December 06, 2018 7:59 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 Rich Rege and I live at own 3060 Fillmore-also support Indie Superette. 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,

Rich Rege
RNREGE@comcast.net

From: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street
Date: Thursday, December 13, 2018 9:43:38 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: Cristina Morris <cmomorris@outlook.com>
Sent: Wednesday, December 12, 2018 7:43 PM
To: Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodnevfong.com <planning@rodnevfong.com>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 3333 California Street

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

Dear Madams/Sirs,

I previously wrote you about 3333 California Street. In addition to the substantive concerns, please consider the following:

I strongly urge the Planning Commission to grant a 15-day extension of the Due Date for Comments on this DEIR. It is a lengthy and complex document.

Given the holidays and the importance of the issues to the surrounding neighborhoods and the city generally, an extension would be most appreciated.

Very truly yours,

Cristina Morris
Presidio Heights

Sent from [Mail](#) for Windows 10

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: [Zushi, Kei \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2015-014028ENV Project Title: 3333 California Street
Date: Thursday, December 13, 2018 9:43:30 AM
Attachments: [3333CALSF Draft EIR 12-12-2018 Response.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: victoria underwood <victoria.underwood@att.net>
Sent: Wednesday, December 12, 2018 8:06 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: M.J. Thomas <laurelheights2016@gmail.com>
Subject: Re: Case No. 2015-014028ENV Project Title: 3333 California Street

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

Attached please find my additional comments letter regarding the above referenced DEIR to be heard tomorrow December 12, 2018. I will bring copies to the hearing.

Thank you.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Zushi, Kei \(CPC\)](#)
Subject: FW: Grant a 15 day extension regarding 3333 California St
Date: Thursday, December 13, 2018 9:41:11 AM
Attachments: [Memo to SF Planning Commission 12.12.18.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: annechome <annechome@yahoo.com>
Sent: Wednesday, December 12, 2018 9:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Moore, Julie (CPC) <julie.moore@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: Grant a 15 day extension regarding 3333 California St

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

To: SF Planning Commission

From: Anne Neill, neighbor at 3179 California St, CA 94115
annechome@yahoo.com

Date: December 12, 2018

Re: 3333 California St, SF

Dear SF Planning Commission,

I am using my neighbors' letter as a template for a discussion about 3333 California St. However, I am adding my own thoughts as well. I have attended multiple presentations by the developer and I have grave concerns. The project scope is far too big, this neighborhood should not have the type of density that the developer is proposing, and we certainly don't need additional retail. With the historical significance of the building, more time is needed to take these concerns under consideration, thus my request to grant a 15-day extension to January 8, 2019.

Please grant a 15-day extension of the 45-day comment period on the Draft EIR from December 24 to January 8, 2019, because the project construction would last for 7-15 years and there is substantial community opposition to the developer's concept. 60 days are allowed by law and have often been granted for complex projects or projects that are controversial. Last week, the SF Historic Preservation Commission expressed support for an alternative.

Approximately 800 residents signed a petition against the rezoning requested by the developer, and he would not plan the project with the community.

Last week, the San Francisco Historic Preservation Commission stated strong support for preserving this resource by building a residential alternative.

The developer proposes to destroy the historically significant characteristics of the site and create a concrete jungle with three underground levels of garages for 896 parking spaces topped with nondescript buildings crowded onto the site. He wants to change the zoning to allow retail which was banned in Planning Commission Resolution 4109 to avoid adverse impacts to Laurel Village and Sacramento Street.

Also, the developer did not tell the community about the historic significance of the site. The neighborhood learned last year and had the building and landscaping listed on the California Register of Historical Places because they were designed to complement each other in an integrated composition. So, the landscaping is also a historical resource on this site and has been used for recreation by the public for many years.

I support the Community Full Preservation Alternative which would have the same number of housing units as the proposed project (558) with a variant for 744 and would build new buildings on the vast parking lots along California Street in approximately 3 years rather than the 7-15 years requested by the developer. Under the community alternative, the main building would be converted to housing units rather than demolishing half of it, and there would also be a new Mayfair residential building. The existing cafe and childcare center would remain, and there is an existing pathway through the building that opens onto the Terrace and onto Masonic. **Please direct the Planning Department to evaluate this alternative with the same level of detail as they do for the alternatives in the Draft EIR.**

Draft EIR Full Preservation Alternative C was unreasonably configured to have 26 less housing units than the project and 44,306 square feet of retail, which can be converted to housing to match the number of housing units in the proposed project.

This is a beautiful site that should not be destroyed, and housing can be built sooner in an alternative than in the project. The 15 years the developer is requesting raises a red flag for real estate speculation.

Also, the Draft EIR states that the proposed project would generate 10,057 auto trips per day and would cause substantial additional Vehicle Miles Traveled and/or substantially induce automobile travel. DEIR p. 4.C.74. The DEIR claims that reducing the retail on-site parking supply would mitigate this impact to less than significant. DEIR p. 4.C.80. We think this analysis is bogus.

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: DR Hearing 2831 Pierce St
Date: Thursday, December 13, 2018 9:40:39 AM
Attachments: [Pierce St Letter-Revised.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Peter Wilton <wilton@haas.berkeley.edu>
Sent: Wednesday, December 12, 2018 11:10 PM
To: richhillissf@gmail.com; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: DR Hearing 2831 Pierce St

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

Dear Commissioners:

We are the owners of 2465-1/2 Union Street, a property significantly impacted by the proposed development at 2831-2833 Pierce St. This project is scheduled for a DR Hearing at the Commission's meeting on 12/13.

Regretfully, due to a date change for this Hearing, we are unlikely to be able to attend in person, although we are still trying to find someone to represent us at the meeting. In the event that we are unable to attend the meeting, we respectfully request that our concerns, and proposed revisions to the project, outlined in the attached letter, be given serious consideration by the Commission, notwithstanding our absence.

We appreciate that the schedule of tomorrow's meeting is very full, but feel strongly that the matters raised in our letter of high relevance to the Commission's DR mandates, and our requests for revisions to the project reasonable, so are keen to ensure they will be fairly considered.

Thank you in anticipation of your consideration.

Sincerely,

Dr. Peter Wilton

--

Dr. Peter C. Wilton
Haas School of Business
University of California, Berkeley
Tel: +1-415-425-5151

From: [CPC-Commissions Secretary](#)
To: [Zushi, Kei \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Planning Commission Meeting Today
Date: Thursday, December 13, 2018 9:40:15 AM

*Jonas P. Ionin,
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From: Arlene <arlenefilippi@yahoo.com>
Sent: Thursday, December 13, 2018 9:38 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>; laurelheights2016@gmail.com
Subject: 3333 California Street, Planning Commission Meeting Today

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

Good Morning Commissioners,

I am very much disappointed that I am not able to attend today's meeting regarding 3333 California Street. For your information, I am thoroughly familiar with the Developer's Proposal (which I find to be intrusive to say the least) but **strongly support the Community Full Preservation Alternative**. The Alternative is of great importance to my fellow neighbors, to my family and to our family business (also located near the proposed project).

I ask that you please listen to those neighbors that will appear before you; regretfully, the Developers have had no interest in listening to our concerns.

I strongly urge the Planning Commission to grant a 15 day extension of the due date for comments on this DEIR. Without a doubt, it is a lengthy and complex document and Christmas Eve is surely not a reasonable date for the DEIR Comments to be due. Time is needed.

I would appreciate your consideration and I thank you for your attention.

Arlene Filippi
42 Wood Street
San Francisco, CA 94118

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INTRODUCE RESOLUTION TO AUTHORIZE \$75 MILLION IN FUNDING TO CONVERT AT-RISK BUILDINGS TO AFFORDABLE HOUSING
Date: Thursday, December 13, 2018 9:39:42 AM
Attachments: [12.12.18 Anti-displacement and preservation funding.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Wednesday, December 12, 2018 4:16 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INTRODUCE RESOLUTION TO AUTHORIZE \$75 MILLION IN FUNDING TO CONVERT AT-RISK BUILDINGS TO AFFORDABLE HOUSING

FOR IMMEDIATE RELEASE:
Wednesday, December 12, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INTRODUCE RESOLUTION TO AUTHORIZE \$75 MILLION IN FUNDING TO CONVERT AT-RISK BUILDINGS TO AFFORDABLE HOUSING

Bond issuance will support the City's anti-displacement and preservation programs to protect tenants in buildings subject to market pressures

San Francisco, CA – Mayor London N. Breed and Supervisor Aaron Peskin have introduced a resolution to authorize, issue, and appropriate up to \$75 million in bond funding for the acquisition and rehabilitation of private, multi-unit buildings at risk of entering the speculative market.

Funding from the bond issuance would go to the Preservation and Seismic Safety (PASS) program, which is administered by the Mayor's Office of Housing and Community Development, to finance the acquisition, rehabilitation, and preservation of existing

multifamily housing. PASS will complement the City's anti-displacement and preservation work under the existing Small Sites Program, which protects tenants living in properties that are vulnerable to market pressures by purchasing the properties and converting them to permanent affordable housing.

"This is an important tool for our City to prevent displacement and keep low-income San Franciscans, seniors, and vulnerable residents housed," said Mayor Breed. "This unused bond funding will help address the immediate impacts of our housing crisis while we work to create more housing to make our City more affordable."

In 2016, voters passed Proposition C to repurpose \$260 million of unspent general obligation (GO) bond authority to allow it to also be used for the preservation of at-risk housing. The original GO bond was passed as Proposition A in 1992 to provide financing for property owners to comply with the City's retrofitting requirements following the 1989 Loma Prieta earthquake, but to date only a quarter of the \$350 million bond authority has been spent. Today's resolution to issue up to \$75 million in bonds represents the first issuance to fund the PASS program.

"I committed to tackle the affordability crisis, which is why I authored the Prop C Affordable Housing Bond 2 years ago," said Supervisor Aaron Peskin. "We are finally issuing the first series of bond funding for small site acquisition, out of a quarter of a billion dollars for acquisition and rehabilitation of some of our most at-risk rent-controlled buildings. I'm delighted that the City has identified Small Site and Single Resident Occupancy (SRO) acquisitions for immediate acquisition. This is a critical first step in preserving affordable housing stock that would otherwise be lost to an increasingly speculative market."

The PASS program will provide access to \$260 million of low cost and long-term senior financing that is not currently available on the conventional market. The program is anticipated to preserve up to 1,400 apartments, reduce the need for other public resources, and allow preservation-oriented sponsors to compete more effectively in the market. PASS was created to complement the Small Site Program, the acquisition and rehabilitation loan program for multifamily rental buildings of five to 25 units.

This first issuance of up to \$75 million is planned to be used to acquire properties eligible under Small Sites Program and more broadly preserve affordable housing throughout San Francisco that is particularly vulnerable to market pressure resulting in property sales, increased evictions and rising tenant rents. In the face of the increasing pressure, the PASS program helps San Franciscans avoid displacement or eviction by providing loans to nonprofit organizations to successfully remove these sites from the market and restrict them as permanently affordable housing.

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