

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 250 randolph st/2017-013801cuavar
Date: Thursday, April 04, 2019 10:39:14 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: jimmy chang <lebeaush@hotmail.com>
Sent: Wednesday, April 03, 2019 3:32 PM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: RE: 250 randolph st/2017-013801cuavar

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

Dear Commissioners,

As an over thirty year's resident of the 221 Randolph Street, I would like to offer my comments on the 250 Randolph Street Project that I am 100% not support it. My neighbors from 215 and 237 Randolph Street are also opposition to the project. First of all, the project is built next to the childcare center on 300 block of Randolph Street and next to a church. The noise and air quality impact of construction; and also the long term of wind and shadow problems after the project is unforeseeable. There is still be troublesome and serious for years after the project is completed.

From the neighbors' perspective, shadow is one of the concern. The project is changed from one story to four stories building at the corner that would darken and shadows my side of the window, front walkway (even all odd number of the houses). And also blocking my view on left side from my home. The project is four story commercial and family mixed without garage. There is already scarce public parking in the area because there are two apartments on 200 block; one apartment, childcare campus and library on 300 block. Due to the increasing number of rental home in the area that are over 25 vehicles are looking for vehicle parking spaces day and night.

The area is resident neighborhood. The impact of a building height maybe one of the concern that the maximum height will be the other major issue. The lot size is not large that I am double how to

build that tall building. There is one story for over thirty years without any problem. I am sure the Planning Department and Commission will make a decision carefully on the negative impact to our quality of the life for residents in the area especially in our side of the house.

Finally, I and my neighbor (215 and 237 Randolph Street) are very concerned with the project that will be increased traffic, parking, and shadow negative impact. We plan to take our concerns to the Planning Commission in hopes of refuse and disapprove the project in its current form.

Thank you for providing an opportunity for residents to express their serious concern over the project.

Sincerely

James Cheung

From: Campbell, Cathleen (CPC) [<mailto:cathleen.campbell@sfgov.org>]
Sent: Wednesday, March 20, 2019 5:10 PM
To: jimmy chang <lebeaush@hotmail.com>
Subject: RE: 250 randolph st/2017-013801cuavar

Hi Jimmy,

Please feel free to email concerns the planning commissioners.
Please remember to copy the commission secretary and myself.

Please find below contact information.

<https://sfplanning.org/commission/planning-commission>

commissions.secretary@sfgov.org

COMMISSIONERS

Myrna Melgar

President

myrna.melgar@sfgov.org

Joel Koppel

Vice-President

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Rich Hillis

Commissioner

richhillissf@gmail.com

Milicent A. Johnson

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milicent.johnson@sfgov.org

Kathrin Moore

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kathrin.moore@sfgov.org

Dennis Richards

Commissioner

dennis.richards@sfgov.org

Katy

Cathleen Campbell, Planner I
Southwest Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8732 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Code amendments in Chinatown Visitor Retail zone
Date: Thursday, April 04, 2019 10:38:52 AM
Attachments: [CVR_ProposedZoningChange.pdf](#)

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From: Roy Chan <rchan@chinatowncdc.org>
Sent: Wednesday, April 03, 2019 5:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>
Subject: Proposed Code amendments in Chinatown Visitor Retail zone

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

To Planning Commissioners:

Please find attached memo initiating two proposed Code amendments in the Chinatown Visitor Retail zone.

Regards,

Roy Chan
Community Planning Manager
Chinatown Community Development Center
(415) 984-1447
rchan@chinatowncdc.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 *** NEARLY 70 PERCENT OF SAN FRANCISCO VOTERS SUPPORT CITY PROVIDING POWER FOR RESIDENTS AND BUSINESSES
Date: Thursday, April 04, 2019 10:32:06 AM
Attachments: [4.4.19 Public Power Support.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Thursday, April 04, 2019 9:49 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** NEARLY 70 PERCENT OF SAN FRANCISCO VOTERS SUPPORT CITY PROVIDING POWER FOR RESIDENTS AND BUSINESSES

FOR IMMEDIATE RELEASE:

Thursday, April 4, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**NEARLY 70 PERCENT OF SAN FRANCISCO VOTERS
SUPPORT CITY PROVIDING POWER FOR RESIDENTS AND
BUSINESSES**

New poll shows 68 percent of respondents in favor of San Francisco favor building on success of CleanPowerSF program to provide power to the City

San Francisco, CA — Nearly 70 percent of respondents support San Francisco providing power to City residents and businesses, according to a new survey carried out by a third-party polling firm.

Following an announcement in January that PG&E would seek bankruptcy protection, Mayor Breed, City Attorney Dennis Herrera, and other City leaders have been exploring ways to potentially acquire PG&E infrastructure. Mayor Breed directed the San Francisco Public Utilities Commission (SFPUC) to conduct a feasibility study on the near and long-term impacts of PG&E's bankruptcy, and to identify all possible options to ensure continuity for San Francisco power customers, including the potential acquisition of the company's assets. The initial findings from the feasibility study will be released later this month.

Of the 435 residents queried in the poll, 68 percent were in favor of the SFPUC delivering public power to the City, citing more affordable rates, increased accountability and better service as reasons for their support. Many residents noted SFPUC's 100-year history of reliably delivering greenhouse gas-free hydroelectricity from the Hetch Hetchy Reservoir as an additional reason for their backing of the plan.

"These results show that San Franciscans believe we can reliably provide power for our residents and businesses. The City has consistently demonstrated the ability to provide affordable water, power, and sewer services, and with PG&E's bankruptcy we may have an opportunity to better secure San Francisco's energy future," said Mayor Breed. "The success of our CleanPowerSF program has laid the groundwork for potentially acquiring assets from PG&E, and we are exploring that option."

The poll was conducted by Goodwin Simon Strategic Research, an opinion research firm. The respondents were all registered San Francisco voters who were contacted via landline, cell phone and text messages. The survey was conducted in English, Cantonese and Spanish.

The objective of the poll was to gather feedback on public power options for San Francisco residents, and to move forward strategically with plans based on the priorities of the respondents. In the poll, affordability, cleaner energy and safety were listed as the three most important considerations—objectives that the SFPUC will prioritize when making recommendations to the Mayor and Board of Supervisors regarding acquisition and other options.

"PG&E has been putting profits before public safety for years. Their track record is clear, from transformers blowing up in San Francisco to the deadly explosion in San Bruno to the utter devastation of the Northern California wildfires," said City Attorney Dennis Herrera. "We have a duty to San Francisco residents to thoroughly explore whether the City can provide power that is cheaper, cleaner and safer. That's exactly what we're doing."

After hearing arguments both supporting and opposing the plan, 68 percent of the respondents were in favor of SFPUC acquiring the assets, accounting for the final tally of the poll.

"The poll results clearly show that the majority of San Franciscans are ready to embrace public power," said Supervisor Aaron Peskin, who sponsored last year's Proposition A: Clean, Safe & Affordable Energy Act. "What began with overwhelming support for Prop A last year -- which enabled the City to begin local build-out of our own clean energy infrastructure -- has expanded to widespread support for the acquisition and operation of PG&E's existing utilities by and for the public. San Franciscans support clean, green and affordable energy and they trust the City to do it."

"We have a proven track record of delivering power to this City for more than 100 years," said SFPUC General Manager Harlan L. Kelly, Jr. "If our City leaders and our residents want us to move in the direction of acquiring electric infrastructure, we have confidence in our ability to deliver public power to San Francisco."

SFPUC is currently carrying out its largest and last major enrollment of CleanPowerSF, the City's community choice energy program. By the end of April, more than 360,000 customers will be enrolled in the program, which offers cleaner energy options at rates that are below the

costs of PG&E. Combined with the hydroelectricity provided by the Hetch Hetchy regional system—which powers Muni vehicles, City Hall and Zuckerberg San Francisco General Hospital, among others—SFPUC will meet 80 percent of the electricity demand in the City, following the complete rollout of CleanPowerSF.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Jardines, Esmeralda \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed 344 14th Street Project
Date: Thursday, April 04, 2019 10:29:17 AM
Attachments: [Lt. To Planning Commission - 344 14th St..pdf](#)

*Jonas P. Ionin,
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From: Aol Mail <jscottweaver@aol.com>
Sent: Wednesday, April 03, 2019 12:25 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Beinart, Amy (BOS) <amy.beinart@sfgov.org>; ppapadopoulos@medasf.org; ngarcia@medasf.org; erick@calle24sf.org; design@factory1.com
Subject: Proposed 344 14th Street Project

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

Please see attached.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: HPC Comment letter on Better Market Street
Date: Wednesday, April 03, 2019 11:06:26 AM
Attachments: [HPC BMS 2014.0012E DEIR Comment Letter Transcript.pdf](#)

*Jonas P. Ionin,
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From: McMillen, Frances (CPC)
Sent: Wednesday, April 03, 2019 10:52 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: RE: CPC Letter

Hello,

We received the signed letter from Commissioner Hyland this morning regarding the HPC comments on the Better Market Street DEIR. I've attached the letter and transcript from the 3/20/19 hearing for the Planning Commission. This took a little longer than anticipated. We had hoped to have it ready earlier this week, so the Commissioners would have additional time for review. Thank you for passing it on to them!

Thank you!
Frances

Frances M. McMillen
Senior Planner | Preservation—Landmarks & Designations
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9076 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ionin, Jonas (CPC)
Sent: Wednesday, March 27, 2019 10:20 AM
To: McMillen, Frances (CPC) <frances.mcmillen@sfgov.org>
Subject: RE: CPC Letter

Yes, we can email it to them...

*Jonas P. Ionin,
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From: McMillen, Frances (CPC)
Sent: Tuesday, March 26, 2019 4:39 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: CPC Letter

Hello,

We've run into a delay preparing the HPC letter to the CPC regarding Better Market Street. The consultant has only received a partial transcript of last week's HPC hearing from the stenographer and expects to receive the remainder tomorrow morning. Given the time needed to prepare the letter followed by the HPC Commissioners' review and approval, we don't think we can make the packet deadline for the 4/4 hearing. Would it be possible to forward the HPC letter after the deadline?

Thank you!
Frances

Frances M. McMillen
Senior Planner | Preservation—Landmarks & Designations
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9076 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Jonas, Jonas \(CPC\)](#)
To: [Catherine, Catherine \(CPC\)](#)
Subject: [PAC: Demolition on Consent Calendar April 4, 2019](#)
Date: Wednesday, April 03, 2019 10:45:50 AM

Jonas P. Jonas
Director of Commission Affairs

Planning Department/City & County of San Francisco
1600 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6099 fax: 415-558-6409

www.sfplanning.org
www.sfdemolition.org

From: Schut, <schuttsht@abglobal.net>

Sent: Saturday, March 30, 2019 4:30 AM

To: Melgar, Myrna (CPC) <myma.melgar@sfgov.org>; Koppel, Joel (CPC) <joe.koppel@sfgov.org>; mooreurban@aol.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillis@yahoo.com

Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ioniin, Jonas (CPC) <jonas.ioniin@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>

Subject: Demolition on Consent Calendar April 4, 2019

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

Dear President Melgar, Vice President Koppel, Commissioners Moore, Johnson, Richards and Hills:

It is surprising to see the Demolition of 468 Valley on the Consent Calendar, since Demolitions are not really "routine"....or at least they should not be. Anyways....
Back in February you had a CUA hearing for a Demo at 448 Valley a few doors away, but it was not on the Consent Calendar.
The following are issues that should be considered at a CUA hearing:

1. Soundness.
2. An appraisal.
3. The Relative Affordability of the replacement structure.
The Findings under Section 317 is on Pages 7-8 of the Motion or pages 9-10 of the packet, do not discuss this issue in a meaningful way. There is no mention of whether these units will be condo or rental, or the current market in Noe Valley. Whether for sale or for rent, these units will be expensive.
4. While there are three bedrooms in each unit and the Draft Motion describes these as "family units", the floor plans do not seem family friendly as the third bedroom is located on a different level than the other two and is more like an office or den. The design of these units is not all that efficient given the large square footage of each unit. Again, this trend of having the kitchen dominate the floor plan is problematic. Also, please note there is only one main shared entrance for both units per Sheet A-2.1 on page 29 of the packet.
5. According to the plans the entire lot will be excavated...see the Isometric Sheet A-1.3 on page 28 of the packet. The proposed rear yard appears bunker-like, whereas the current rear yard mid-block open space is very natural. Please see the overhead view on Sheet A-0.3, page 24 of the packet. (This is also an issue at the recently approved 448 Valley and unfortunately appears to be what is happening in these type of projects with a loss of a more nature-friendly yard that is useful against climate change.)
6. It is curious that for this project as well as the other one at 448 Valley, neighbors have not commented, particularly the immediate neighbors given the massive decks proposed.

Unfortunately, it is physically impossible for me to attend your hearing on April 4th. Nevertheless I felt compelled to comment.

Thank you.

Sincerely,

Georgia Schuttish

8:00 PM Fri Mar 29

68%



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Golden State Warriors Schedule - 20... Mark Fox Named Men's Basketball Co... 2018-19 NBA Standings | ESPN sfplanning.org/sites/default/files/...

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. [2018-000532CUA](#) (L. AJELLO-HOAGLAND: (415) 575-6823)
468 VALLEY STREET – north side of Valley Street between Castro and Noe Streets; lot 020 of Assessor's Block 6612 (District 8) – Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to allow the demolition of an existing 1,696 square foot two-story single-family home and the new construction of a 4,755 square foot, four-story, two-family dwelling within a RH-2 (Residential – House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions

5. [2019-000325CUA](#) (G. PANTOJA: (415) 575-8741)
3600 TARAVAL STREET – between 47th and 46th Avenues; Lot 018 in Assessor's Block 2375 (District 15) – Request a **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 to extend the hours of operation of an existing restaurant use (d.b.a. "Underdogs Too") from 11 P.M. to 2 A.M. at an existing one-story commercial building within a Neighborhood Commercial Cluster (NC-1) Zoning District and 40-X Height and

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FIRST BOND SALE TO STRENGTHEN THE EMBARCADERO SEAWALL
Date: Wednesday, April 03, 2019 10:13:27 AM
Attachments: [4.2.19 Seawall Bond Sale.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Tuesday, April 02, 2019 5:03 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FIRST BOND SALE TO STRENGTHEN THE EMBARCADERO SEAWALL

FOR IMMEDIATE RELEASE:

Tuesday, April 2, 2019
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED ANNOUNCES FIRST BOND SALE
TO STRENGTHEN THE EMBARCADERO SEAWALL**

*\$50 million General Obligation bond sale will fund planning of immediate life safety
improvements for seismic and flooding hazards to the San Francisco waterfront*

San Francisco, CA— Mayor London N. Breed today announced a \$50 million General Obligation bond sale to fund planning of immediate life safety improvements for seismic and flooding hazards to the San Francisco waterfront. The bond sale is part of the \$425 million bond that San Francisco voters overwhelmingly passed with 82.7% of the vote in the November 2018 election. The bond will support the first phase of repairing and replacing the Embarcadero Seawall, which protects the City from urgent and increasing seismic and flood hazards.

“Last November, San Franciscans voted resoundingly to strengthen the Embarcadero Seawall,” said Mayor Breed. “We know that we not only need to be prepared for the next big earthquake, but also for the eventual impacts of climate change and sea level rise. This is an investment in the future of our city to ensure a sustainable and resilient waterfront for years to

come.”

The Embarcadero Seawall stretches over three miles along the waterfront from Fisherman’s Wharf to just beyond Oracle Park. The Seawall sits over unstable mud and is vulnerable to lateral spreading and settlement in a major earthquake. If the Seawall were to fail, it could destroy or seriously damage critical utilities, emergency assets, and regional transportation infrastructure, as well as disrupt over \$100 billion in annual economic activity and assets along the Embarcadero. The Seawall underpins the nationally registered Embarcadero Historic District and provides flood protection to over 500 acres of the City and regional transportation systems, including the BART and Muni Metro underground transit network. The Embarcadero roadway is already experiencing periodic flooding, which will get more frequent and severe due to climate change and rising sea levels.

The proposed bond sale was introduced at the San Francisco Board of Supervisors today. The bond sale is estimated to close by the end of May 2019.

“Protecting San Francisco from sea level rise and earthquakes will be one of the most important projects of our generations,” said Supervisor Peskin, who sits on both the Coastal Commission and the San Francisco Bay Conservation and Development Commission and was the lead sponsor of the General Obligation bond. “The first sale of the bond will help us act now to strengthen our waterfront for generations to come.”

The first Seawall Bond sale will support the planning and preliminary design phases of the Embarcadero Seawall Program, including site and geotechnical investigations, risk assessment, alternatives analysis, and identification of potential pilot projects. It will also support the San Francisco Waterfront Storm Risk Management Study General Investigation, a joint study by the U.S. Army Corps of Engineers and Port of San Francisco Flood Study, which will analyze flood risks to the Port’s entire jurisdiction from Fisherman’s Wharf to Heron’s Head.

“The bond sale represents an important down payment on one of the most critical pieces of infrastructure in our City – not just for seismic safety, but for sea level rise,” said City Administrator Naomi M. Kelly, who chairs the Capital Planning Committee. “I’m proud of San Francisco for voting to responsibly invest in this vital program and the safety of our City. San Francisco must act quickly to begin this capital project and meet the strict standards of accountability, fiscal responsibility, and transparency voters expect and deserve.”

“Thank you San Francisco voters for your confidence and trust in the Port of San Francisco and voting for the Seawall Bond to ensure our waterfront remains safe,” said Port of San Francisco Commission President Kimberly Brandon. “Now it’s time to leverage local funds for state, federal, and private dollars to ensure the up to \$5 billion Program is fully funded.”

With \$425 million in General Obligation bond funding approved by voters, the Port has identified funding sources for the \$446 million needed in Phase I for life safety improvements. Current and planned funding includes a \$425 million local General Obligation bond, a grant from the State of California, as well as contributions from the San Francisco Planning Department, the San Francisco Municipal Transportation Agency and the Port. Additionally, the Port is pursuing State legislation to support the remaining funding for the Embarcadero Seawall Program through the Port’s Infrastructure Financing District. Full infrastructure improvements to the Embarcadero Seawall are estimated to cost up to \$5 billion and will

require continued investments from local, state, federal, and private partners.

“We heard the San Francisco residents loud and clear through the Port’s robust engagement process, and again at the ballot box, that they support the Embarcadero Seawall Program,” said Port of San Francisco Executive Director Elaine Forbes. “The Port and City will continue to be good stewards of public lands, and be accountable and transparent, as we initiate the bond sale and throughout the planning, design, and construction phase of the entire Program.”

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

For more information on the Embarcadero Seawall Program, visit <https://www.sfseawall.com/>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON ELECTION OF LORI LIGHTFOOT AS CHICAGO MAYOR
Date: Wednesday, April 03, 2019 10:13:11 AM
Attachments: [04.02.19 Lori Lightfoot.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Tuesday, April 02, 2019 8:14 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON ELECTION OF LORI LIGHTFOOT AS CHICAGO MAYOR

FOR IMMEDIATE RELEASE:

Tuesday, April 2, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** STATEMENT *****
**MAYOR LONDON BREED ON ELECTION OF LORI
LIGHTFOOT AS CHICAGO MAYOR**

"I want to congratulate Lori Lightfoot on her election as Mayor of Chicago. Both the black community and LGBT community can be proud of her history-making victory tonight. All across our country, more and more black women are showing what they can do in positions of leadership, and each of us who is elected opens the door for even more young girls and boys to follow in our paths. I'm excited what this election means for the people of Chicago and I want to wish the new Mayor of Chicago luck as she takes office."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Record # 2018-015071CUA
Date: Tuesday, April 02, 2019 1:37:30 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: Joel Bubeck <jbubeck@hotmail.com>
Sent: Tuesday, April 02, 2019 1:36 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Record # 2018-015071CUA

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

To whom it may concern:

I represent the 151-153 Sanchez St home owners association as Secretary. I am writing regarding the conditional use application for The Academy, doing business at 2166 Market Street. I would like to inform you that the club owners Mr.'s Bourg and Miller have reached out to our HOA to address our potential concerns with their change of use, particularly with regards to noise in the back yard patio and how late events might take place.

We are satisfied that The Academy is aware of our concerns and plan to keep noise levels and the time of outdoor events within reasonable parameters for a residential neighborhood. Our back yard and bedrooms face their back yard patio. The club owners have provided us their personal phone numbers so that we may reach them directly should issues arise.

Regards,

Joel Bubeck
151 Sanchez St
(415) 305-4539

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of Support for The Academy
Date: Tuesday, April 02, 2019 1:20:00 PM
Attachments: [The AcademyLOS.pdf](#)

*Jonas P. Ionin,
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From: Andrea Aiello <andrea@castrocbd.org>
Sent: Tuesday, April 02, 2019 1:08 PM
To: myrn.melgar@sfgov.org; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Nate Bourg <nate@academy-sf.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>
Subject: Letter of Support for The Academy

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

Hello Commission President Melgar,
Attached please find the letter of support for 2018-015071CUA, The Academy, from the Castro/Upper Market Community Benefit District.

If you have any questions, please let me know.

Thank you,
Andrea Aiello
Andrea Aiello Executive Director
Castro/Upper Market CBD
ph: 415-500-1181
www.castrocbd.org
facebook.com/castrocbd
twitter.com/visitthecastro

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 CITY LEADERS UNVEIL POLK STREETSCAPE PROJECT
Date: Tuesday, April 02, 2019 11:53:27 AM
Attachments: [4.2.19 Polk Streetscape.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Tuesday, April 02, 2019 11:25 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND CITY LEADERS UNVEIL POLK STREETSCAPE PROJECT

FOR IMMEDIATE RELEASE:

Tuesday, April 2, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON BREED AND CITY LEADERS UNVEIL
POLK STREETSCAPE PROJECT**

Project will create a safer, more vibrant Polk Street Corridor

San Francisco, CA — Mayor London N. Breed joined City leaders, safe streets advocates, neighbors, and merchants at a ribbon-cutting ceremony today to celebrate the completion of the Polk Streetscape Project, which improves safety for everyone traveling on Polk Street and builds on the corridor's vibrant commercial character by investing in new lighting, landscaping and street infrastructure.

The transformative 1.8-mile project stretches along Polk Street from Beach to McAllister Streets, with additional enhancements on numerous side streets and alleyways.

“With the completion of this streetscape project, we are taking a big step forward in making Polk Street safer and more enjoyable for everyone who uses it,” said Mayor Breed. “We will continue to evaluate Polk Street to determine what improvements can be added to help us achieve our safety goals. Moving forward, we must find ways to deliver these types of safety

projects faster, which is why I have directed the SFMTA to implement simple, easy-to-install safety improvements as quickly as possible.”

Polk Street is a thriving neighborhood and commercial corridor that serves an important transportation function for San Francisco. It also has some of the highest pedestrian and bicycle collision rates in the City. On average, one person walking and one person cycling are hit by a vehicle each month on Polk Street—122 over a five-year period—and the corridor has been prioritized for safety improvements under San Francisco’s Vision Zero initiative, which calls for eliminating traffic-related fatalities by 2024.

The ribbon cutting took place at a new art alley on Fern Street that is part of the Lower Polk Alleyways District Vision Plan in the heart of the Lower Polk neighborhood. Surrounded by new plantings and colorful displays of art, Mayor Breed gathered with other City officials and representatives from the San Francisco Bicycle Coalition, Walk San Francisco, the Lower Polk Community Benefit District and neighbors to commemorate the multi-agency project, which touches three supervisorial districts and has been guided by community support since its inception.

Construction on the two-year, \$26.8 million project began in October 2016 and was largely completed in December 2018, with final work completed this month. Planning began in August 2012 and involved a two-year public engagement process that consisted of more than 60 meetings with residents, merchants, community groups and advocacy organizations.

“The Polk Streetscape project is the culmination of many hours and years of dedicated outreach, planning, design and construction efforts. Through community input and technical evaluation, the street now includes corridor-wide safety improvements and streetscape amenities,” said Ed Reiskin, SFMTA Director of Transportation. “The Polk Streetscape project improves bicycle, pedestrian and transit rider safety on a notable High Injury Corridor.”

“San Francisco Public Works was proud to collaborate and partner with numerous City agencies to deliver key safety improvements and beautification elements that will benefit everyone who visits and travels on Polk Street,” said San Francisco Public Works Director Mohammed Nuru, “The project serves as a great example of successful partnership with the community and City agencies to better our neighborhoods.”

The Polk Streetscape Project features numerous safety enhancements and utility improvements, including 30 blocks of improved bike lanes, 136 new street trees, more than 3,800 linear feet of upgraded sewer main and more than 5,700 linear feet of upgraded water main. The project also improved 160 curb ramps to bolster ADA accessibility; upgraded traffic signals at nine intersections; installed 81 new street lights and refurbished 31 existing lights; and resurfaced the entire stretch of roadway.

For the Fern Street Art Alley, San Francisco Public Works’ landscape architecture team worked closely with the Lower Polk Community Benefit District and Lower Polk Neighbors to identify and select nine art-centric quotes that were incorporated into the design of the decorative pavement inlay.

“The Lower Polk Community selected a diverse range of meaningful quotes from notable art and creative icons,” said Christian Martin, executive director of the Lower Polk Community

Benefit District.

Featured quotes include Keith Haring's "The public has a right to art... Art is for everybody"; Ruth Asawa's "Art is doing. Art deals directly with life"; and Toni Morrison's "Your life is already artful-waiting, just waiting, for you to make it art."

For more information on the project, please visit <https://www.sfpublicworks.org/polk>.

###

vibration and dust of demolition & construction. Construction shall be completed within a reasonable length of time.

I have also been working with the Tenants Union and Housing Rights Committee to document the widespread abuse the ADU is fostering and there is a news story about the ADU and my plight being developed by Dan Noyes (ABC7 I-Team) producer Khaled Sayed (Khaled.M.Sayed@abc.com). In addition, this is becoming such a hot topic that Dion Lim, the evening anchor of ABC7 News called me to do her own separate story. When these air, the light will shine on Scott Wiener's hastily adopted and severely flawed ADU and his selling out SF to unscrupulous developers.

Here is an in-depth look at the situation here at 801 Corbett:

Scott Wiener's ADU unleashed this Orange County speculator...

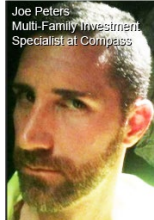
MEH PIONEER, LLC (formed last year as an investment liability shelter)
With 3 members per Secretary of State's office:
Marques (Mark) E. Hyatt
Kathy M. Leach - Agent for Service of Process
Heidi K. Ross
All of whom list this office building as their address: KDF Communities - 230 Newport Center Drive, Suite 210 Newport Beach CA 92660, Telephone: 949.719.1888

...to buy my building 6 months ago from Susan Sangiacamo (of the Trinity empire) for no other purpose than to fill the garage with additional units and flip it for a profit... at the expense of 30 residents losing their serenity and parking which is crucial for us seniors with disabilities.

I had been living a quiet semi-retired life in a small 1 bedroom rent controlled apartment here for 12 years, enjoying my "golden years" until a man named **Joe Peters** knocked on my door, proclaimed (falsely) that he was the "new owner" and demanded to inspect my unit.



Mr. Peters is not the owner, the title for the property is held by MEH PIONEER, LLC which is primarily **Mark E. Hyatt**, an extremely wealthy registered Republican of Newport Beach. Joe Peters is an independent developer working occasionally with Compass here in SF. Joe Peters discovered this building and convinced Mark Hyatt to buy it so they could ADU it. Per Compass' website and his LinkedIn it states:



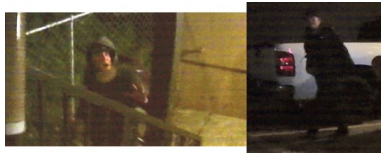
"Joe is now applying his background to identify 5-30 unit buildings that bear the potential to increase unit count, to significantly increase the net operating income and the overall value of a building. Multi-family investment in the Bay Area has probably the highest barriers to entry of any other similar market in the country. Joe is uniquely adept at breaking down those barriers, while maintaining the best interest of investors in the pursuit of their goals for maximum returns."

The words "breaking down", should raise a red flag to all that read it.

Mr. Peters has made it his full time job to exploit the ADU and decimate every apartment garage in SF he can find for a quick profit. He has shown no consideration or respect for the residents of our building. My interactions with Mr. Peters and his response to my questions can be characterized as secretive, elusive, rude and passive aggressive. As a businessman/entrepreneur (retired) I'm used to dealing with people honestly and straight up, Mr. Peters has been the antithesis of that.

The following incidents are representative of the abhorrent behavior by Mr. Peters:

1. In an early encounter (October, 2018) in the garage on the property I observed him measuring and planning. I politely asked him about his plans and he was very belligerent, he rudely exclaimed *"I'm not going to tell you"* and then berated me for asking questions and then told me to leave the property that I pay rent on and call home. I reiterated that this is my home and I have rights and asked again what he was thinking about and he said *"this doesn't concern or effect you"* (a lie) and he gave me a furious stare and tensed up his body, I thought he was going to physically assault me, a senior citizen. In retrospect it was clearly an intimidation tactic, completely inappropriate and inexcusable. He treats us tenants like we are cattle in his stockyard.
2. On a Wednesday afternoon (12/19/2018) I again encountered Joe Peters in the garage with two other people and asked what his plans were. This time he sarcastically stated that he is going to build units in the garage (implying that I couldn't do anything about it) and then he and his associates got very belligerent and demanded I leave. Late the following evening (12/20/2018) he came on to our property and knocked on my door waking me up at 9:30 at night. I looked through the peephole, saw it was him and was terrified that he'd come to do me harm after our run-in on Wednesday. I didn't answer the door, I ran to the phone and called the police. Other residents noticed him as well and called the on-site resident manager to report a suspicious person. The police arrived in 10 minutes and while I was briefing them at my doorway we spotted him walking on the upper level of the building watching us. They restrained and questioned him, he claimed (in a very sarcastic voice) that he just showed up to bring me a Xmas "treat". While they were questioning him he arrogantly shouted at me *"Oh Roger, don't you want your treat"* with a nauseating taunting smirk on his face while the cops were keeping him back. He also misrepresented himself to the police as the "building owner", I pointed this out to the officers. They told him he should leave the property and escorted him off. They told me they couldn't see any criminal charges for this incident, but to call if he came back. This stunt was the start of a passive/aggressive intimidation strategy on his and the owner's part. I called the owner's office in Newport Beach (Mark Hyatt, MEH Pioneer LLC) got his voicemail and left him the following message: *"Joe Peters had no business coming on to the property and disturbing/scaring me and my fellow residents so late in the evening with this deceitful, two-faced stunt. I'm evaluating the damages this stress, stalking, taunting and harassment is causing me"*. I did not hear back. In fact I have never heard back from Mark Hyatt despite months of sending him numerous emails, letters, and voicemails asking about his plans for the building and my desire to discuss it to see if there was a way to make sure the tenant's best interests were preserved.
3. On Tuesday (2/5/2019) Joe Peters and his contractor proceeded to tear down, right in front of me and as I was pleading with them not to, a burglar alarm system that I had set up to protect the garage for the benefit of all and by complimentary benefit: the building's laundry room, storage and even catching package thieves taking boxes down to the garage to open and steal. We get 1-3 attempted burglaries a month in our garage and for over a year I've intercepted every one with SFPD on speed dial, chasing after them once I drive them out. Some choice pictures from my encounters:



I was proud that there was not one smashed window or successful burglary in over a year. However, as soon as Joe Peters tore down my garage alarm on 2/5/2019, within a week we had our first smashed window and theft and a second burglary two weeks later, then a third out on the street in front. This is nothing short of harassment aimed at me and the other residents of the building. Peters has deliberately made our building more vulnerable to burglary. I have made numerous inquiries of the owner and the hired property management (Vertex Property Management) about what they are going to do to re-instate security for the building, but both have never responded. I let all parties know that I was considering filing a complaint for damages for the intentional infliction of emotional distress caused by these actions.

4. On 2/27/2019 Mr. Peters sent me a letter (through Vertex) threatening eviction. A desperate attempt to try and intimidate and stop me from blocking his ADU plans.

Joe Peters is without a doubt the worst human being I have ever encountered.

However, our building's new owner Mark Hyatt is equally bad:

1. When the building sale was completed on 10/3/2018, there was no notification to the residents, no new contact information, nothing. Everyone was concerned and worried about who would be responsible and who would be the recipient of the rent on 11/1. Trinity wouldn't disclose any information so I contacted Supervisor Mandelman's office and they provided me the new owner's information. I later found out that Mark Hyatt (owner) had hired a small 3 person company calling themselves Vertex Property Management to manage the property. I put together a contact sheet and posted it much to the relief of all. Without my taking action it could have been weeks before everyone knew what was going on. Some tenants mentioned that the new owners may have broken the law by not timely informing the residents with the proper documents and not attending to things like re-establishment of a resident manager. It was a month of chaos given the lack of attention the owner Mark Hyatt was giving his responsibilities to the residents. But while the residents were in a panic about how to contact the new owner, Joe Peters didn't miss a beat in getting into the garage with contractors to measure and plan for an ADU. It was obvious that right from the start Mr. Hyatt could care less about the tenants and his responsibility of ownership, his mind was on getting his ADU going and flipping.

2. Mr. Hyatt's history with his properties speaks for itself... This from the San Mateo County Times in 2013:

The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents "suffered displacement, fear, emotional trauma, and the loss of most of their life's possessions" because of the fire. The building's owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to "properly inspect, maintain and safeguard the property from a foreseeable unit fire." KDF founder Mark Hyatt said in a phone interview that he can't comment on the pending legal action.



We are already seeing this failure to properly maintain a building here at 801 Corbett. There was a water leak (10/14/2018) in the building requiring a large hole be opened up in the garage ceiling exposing part of the fire sprinkler system. It hasn't been repaired in over five months now and represents a danger of debris falling out of it onto the resident who parks underneath it.

3. Mark Hyatt is avoiding his responsibility and for all practical purposes is acting like a ghost. Since 10/26/2018 I've tried to reach him through numerous emails, letters, voice mails both to him and his other LLC members all without any response. Even when I notified him that our building was being flooded (10/31/2018) by an adjacent neighbor and that I had called the fire department he never responded.



When I sent him a letter describing how important parking is to me and how this building is very sensitive to noise, especially for those of us over the garage, he never responded. From the start, I've offered to work with him on his plans for the building, sending him numerous emails, voicemails, letters - absolutely no response. He just doesn't care and he's definitely hiding. I've done many searches to find even a photo of him and there is nothing, not even with his wife Honeybee (yes, that's her real name) when she is in the Newport Beach papers at swanky events. Why do people conceal themselves like this... obviously because they have something to hide.

This man should not be allowed to own apartments. He is a textbook case of everything a bad landlord is. When you put him together with someone like Joe Peters you get a combination that I can only describe as _____ (you can fill in the blank).

These people are not helping with housing here in SF, they're making it worse. Because of their preoccupation with doing their ADU, they have let units go empty (2 that I know of). When Trinity ran this building there was never more than a week or two before units were rented. I haven't seen anyone moving in since Mark Hyatt bought the building.

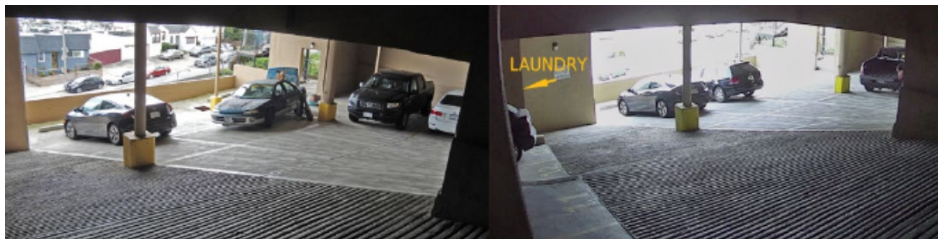
Their plans for an ADU in the garage will affect me the most and that's why I've been opposing it so strongly. This building is charming with its nice views, fireplaces and parking, but its one drawback is that it was built with very thin walls. Residents are always reminding each other to walk softly and be aware of this limitation. Those of us directly over the garage can hear every car motor, car door close, footstep and voice echo in amplification. It's tolerable because the garage is very quiet except for the morning/evening rush hours.

The Sangaicomas spent \$500K and two years around 2015 to give the building a makeover. We were wrapped in scaffolding draped in curtains of darkness all that time with incredibly disruptive construction activity. They tore all the walls off and re-did them, replaced every window by tearing out the old ones leaving us exposed to the elements and full of dust/debris. All the walkways were torn up and new concrete laid down. The garage walls were torn open, re-done and the concrete floor torn up and replaced. Every day for 2 years it was pounding, smashing, hammering, choking dust clouds... it went on and on and seemed like it would never stop. After that my nerves were shot, every loud bang or thump in the building would make me jump. Just when I was starting to recover, the earthquake updates (2017/18) started and it was a nightmare of pounding and destruction in the garage all over again. Walls torn open and beams put in, endless days of hammering underneath my unit shaking the fillings out of my teeth and making dishes fall out of my cabinets. The past few years have been one major construction project after another here. After the 2017/18 earthquake work, it seemed like we would finally have peace and tranquility again.

But now Joe Peters and his ADU plans threaten to disrupt my life and 30 of us residents again. I don't think I can survive it this time if it proceeds. Another 2 years of concrete being torn up, walls being torn out and continuous pounding and the bang, bang of hammers will surely do me in, most likely from a heart attack. My working life (small as it is being semi-retired) will be ruined given that I record voice overs and music for documentaries in my apartment studio and the construction noise will disrupt that severely. It is very quiet here during the day with the garage still and I can record without interference, an ADU construction will ruin that.



The loss of parking in the garage would have a severe impact on my mobility and the other disabled that live here. I suffer from bouts of severe arthritis and an impaired right foot and knee from an accident years ago and I need to have my car within easy access for mobility. Joe Peters' ADU will also destroy the only open space our building has. This area is the town square and heart of our building:



It's a place to meet and talk with the neighbors, hold gatherings, a place to fold laundry in the sunshine, do minor car repairs and is the only place to load/unload in safety away from the street. In addition, this open space allows air to flow through the garage blowing away the odor of the garbage bins and car exhausts. In the 2015 facelift when this area was blocked off with scaffolding and heavy construction curtains, the odors and fumes came up through the thin floor of my unit like it was a fly screen. I suffered carbon monoxide poisoning when a "bobcat" was brought in to tear up the garage floor and had to abandon my apartment until it completed. When the space is open as it was originally designed by the architect, it works perfectly to flow fresh air. Joe Peters' ADU will block this open space off and ruin the air quality for the units above the garage.

When I first caught Joe Peters back in October of 2018 measuring and discussing plans in the garage I called Supervisor Mandelman's office and asked what was going on. Tom Temprano one of his Legislative Aids said he'd look into it and suggested I contact the Tenants Union and Housing Rights Committee. When I called the HRC, Renee Curran told me "oh yeah, what you have happening is an ADU and it just happened to me and it's horrible." Then I emailed with Jennifer Fieber of the SFTU who told me horror stories about ADU abuse:

I just got a feisty tenant in this week that has a pretty good ADU story who'd probably like to be involved. 18 tenants affected. Landlord completely lied to them and said it was just seismic work so they'd have to move their cars temporarily. Then he sought ADU permits and never notified them. The permits were approved so we are too late to file a discretionary review at the planning dept. This exposes what are the ramifications with planning if an owner completely fails to follow the law. Um, nothing, apparently...

Jennifer

Now Supervisor Mandelman is looking at revised legislation to stop the abuse and protect tenants, especially rent control tenants.

Scott Wiener is making life miserable for all of SF by haphazardly writing up these pieces of housing legislation with absolutely no impact study. It's hard to believe that the Board of Supervisors were duped into passing his poorly written ADU legislation and the havoc it's now wreaking on renters in San Francisco. Many now refer to the damage done by his "selling out" San Francisco to developers as creating "**Wienvilles**". We heard that a few times at the hearing on Thursday 3/14.

To summarize the important points of the ADU problem:

1. The ADU has turned SF into a "bait ball" of opportunity for a feeding frenzy of speculators to inflate the property values of apartment buildings with no real impact on the "housing crisis". It turns out that the only people who are benefiting from the ADU are already wealthy speculators, often in places like Orange County. The money is literally being sucked out of SF into "Trump Country". Developers are referring to the ADU enabled mining of San Francisco's apartment garages as a new "Gold Rush"... and like the Gold Rush, many developers are using underhanded (possibly illegal) tricks to pull off an ADU, a modern day "claim jumping" on tenants rights. The problem with the existing ADU law is that it has created a predatory environment for real estate developers to exploit rent controlled buildings here in The City. It is so bad that we see dedicated departments within these organizations specifically working full time to exploit the law for profit. Their strategy is to purchase rent controlled properties, add additional units while taking away amenities from current residents and subject them to lengthy construction disruption. This is a deliberate effort to drive out existing rent controlled tenants with construction, pack in more units and then "flip" the property with higher rents and more units for a substantial profit.
2. The ADU has made life miserable for existing tenants with evictions, intimidation, construction and ruined overcrowded buildings with no parking. Even when billions are poured into public transit, residents still need to use their cars, for a multitude of reasons. It permanently decreases the quality of life for existing residents by taking away their laundry rooms, storage, open space, parking and subjecting them to 1-2 years of construction disruption. Creates neighbors where none were ever intended with the inevitable noise and conflicts. In our case the quality of life is ruined for 30+ residents so a greedy landlord can stuff just 2 more individuals in our building.
3. The ADU is environmentally inefficient: construction crews with their transportation, heavy equipment, toilets, debris boxes and machinery are working every day, polluting the air with emissions and toxic dust for 2 years to build for just 2 people. There is no economy of scale as with a new or completely redesigned/renovated property.

Scott Wiener is on his way to becoming the most disliked politician in San Francisco. His selling out of our City to developers with the ADU and the now proposed SB-50 makes one wonder what the true motivation behind all of it is... very suspect. I hope the Planning Commission will touch base with Supervisor Mandelman and see if some "emergency" ADU reform legislation can be crafted to give the Commission more authority to control these predatory developers.

Soon Joe Peters and MEH PIONEER, LLC (Mark Hyatt) will be submitting a planning application for an ADU at 801 Corbett and it will probably have lots of pretty color renderings and flowery language. He'll probably parade out an architect that'll make a nice presentation... but don't be fooled, the reality is it will ruin the lives of the existing rent controlled tenants here and ruin the neighborhood. If I hadn't been watching our garage like a hawk, he'd have been able to sneak this through without opposition. I feel bad for all the tenants who never realized that they were being victimized by an ADU before it was too late. Most tenants unfortunately ignore the required notice and its boiler plate and never mount a protest.

I will do everything I can to defend this building and its tenants, but I'm new to this Planning Commission process and desperately need your help and guidance.

Sincerely,



Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15
San Francisco, CA 94131

This email has been checked for viruses by AVG antivirus software.
www.avg.com



From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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: Reminder (and Thank You) -- 2019 Annual Form 700 Filings are at 58%
Date: Monday, April 01, 2019 1:19:58 PM

FINAL reminder.

*Jonas P. Ionin,
Director of Commission Affairs*

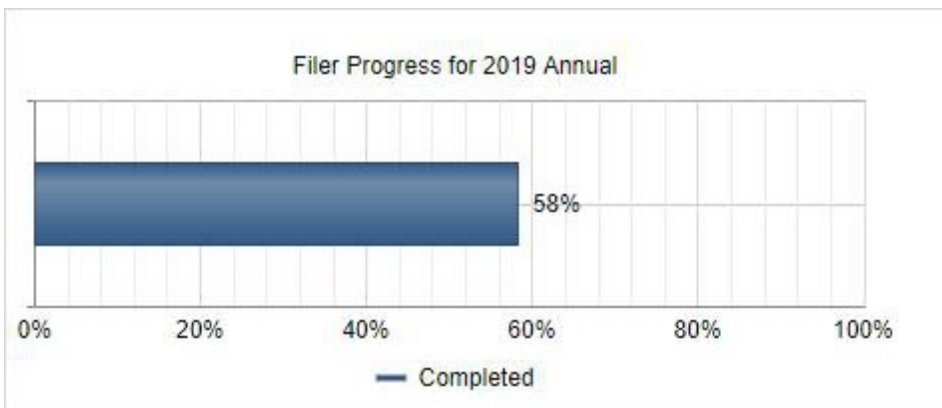
Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

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

From: Petersen, Patricia (ETH)
Sent: Friday, March 29, 2019 4:58 PM
Subject: Reminder (and Thank You) -- 2019 Annual Form 700 Filings are at 58%

Hello Filing Officers,

Thank you all for moving us toward the Annual Form 700 filing deadline (due **April 2, 2019**) and the Annual Sunshine/Ethics Training deadline (due **Monday, April 1, 2019**)!



We're expecting last minute filing questions coming in, so the best way to ask questions leading up to Tuesday is to send an email to our main mailbox at ethics.commission@sfgov.org.

Here are some general things to keep in mind:

Annual [Statements of Economic Interests \(Form 700\)](#) are required to be filed by public officials each spring and this year the statements are due on **Tuesday, April 2, 2019**. The annual Form 700 deadline has been moved to the next business day by the Fair Political Practices Commission in

observance of Cesar Chavez Day on April 1 (state holiday). Annual Ethics and Sunshine Ordinance Declaration Forms (for those who are required to file them) are due **Monday, April 1, 2019**, per City's deadline. As department heads, you are responsible for the filing officer duties with respect to the financial disclosure requirements of positions in your department. You may delegate the filing officer related tasks to a staff person as necessary. Please visit the [Filing Officer Duties](#) page on our website for more details.

2019 Annual filing requirements, deadlines, and step-by-step resources for filers and filing officers are available on our website:

<https://sfethics.org/ethics/2019/01/annual-form-700-filings-due-tuesday-april-2-2019.html>

Form 700: What and Why

Annual Statements of Economic Interests (Form 700) are required to be filed by public officials and designated employees throughout California each spring. Financial disclosure filings serve two important purposes. First, they help officers and employees monitor their financial interests to detect and avoid potential conflicts of interest. Second, they provide transparency and promote public confidence that governmental decisions are made without any regard to any personal financial gain by those involved in making those decisions. Complete and timely filings, therefore, are an essential element of open and accountable City government.

2019 Annual Filing Requirements

- Elected officials, department heads, and members of the City's boards and commissions must:
 - File their Form 700s electronically with the Ethics Commission through [Netfile](#) (due April 2, 2019)
 - Complete their Ethics and Sunshine Ordinance training online through [Netfile](#), and electronically file the Ethics and Sunshine Training Declaration Form (due April 1, 2019)
- Employees who hold positions designated in their departmental Conflict of Interest Code file their Form 700s on paper with their respective department's filing officer (due April 2, 2019).

Key Reminders

- There is no provision in the law for extending filing deadlines.
- Form 700s filed late are subject to late fees of \$10 per day, up to a maximum of \$100, for each filing required.
- **Per San Francisco Campaign and Governmental Conduct Code [Section 3.1-102.5\(c\)](#), members of City boards or commissions who have failed to file Form 700 and/or the Ethics and Sunshine Ordinance Training Declaration Form by the applicable filing deadline are disqualified from participating in or voting on matters listed on their boards' and commissions' meeting agendas until the filing requirements are met.**
- The Ethics Commission and the Fair Political Practices Commission have authority

- to initiate administrative enforcement action against any filer whose Form 700 filing is more than 30 days late, with potential fines of up to \$5,000 per violation. Willful failure to file may be pursued as a misdemeanor.
- Non-filers may be subject to disciplinary action by his or her appointing authority, including removal from office or termination of employment.

Have a great weekend,

Pat

Patricia H. Petersen
Engagement & Compliance Officer
[CCSF Ethics Commission](#)
25 Van Ness Avenue, Suite 220
San Francisco, CA 94102
(T) 415-252-3100
(F) 415-252-3112
patricia.petersen@sfgov.org

PLEASE NOTE THAT NOTHING IN THIS E-MAIL IS INTENDED TO CONSTITUTE A WRITTEN FORMAL OPINION OF THE SAN FRANCISCO ETHICS COMMISSION, AND THE RECIPIENT MAY NOT RELY ON THIS E-MAIL AS A DEFENSE IN ANY ENFORCEMENT PROCEEDING.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Legislation 181216
Date: Monday, April 01, 2019 12:49:28 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: MTU Consultants <mtuconsultants@gmail.com>
Sent: Friday, March 29, 2019 5:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Legislation 181216

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

Greetings Lady and Gentlemen of the Planning Commission of San Francisco,

I am, a citizen of the world! I am a natural human being!

I love San Francisco, I love Buildings shapes and most of all I have a deep love for the aesthetics preserved in San Francisco's architecture!

Legislation 181216 must be respected, if not rewritten, rejected.

Is this well thought out!? Let us chat.

In Berkeley, created was an AUP; it's informal and creates a regulated process that includes the citizens and allows The People to figure it all out. SF needs an application that can support The People and regulate construction, different than a formal CUP proposed in 181216. This is too heavy to timber! No pun intended. What is positive about 181216 is that it is taking steps toward just that, however, not in a way that will continue to help S.F. and the Bay Area to continue to draw revenue. We need the bag to keep moving in these hard complicated times, and we also need checks and balances to avoid reckless behavior. Agreed Commissioners?

May I suggest instead of a CUP an AUP?

May I suggest instead of 1200 sq ft., 2000?

May I suggest avoiding all items that conflict with State CRC - California Residential and CBC California Building Code checks, like small ticket items like fences for example?

May I suggest pointing out 10% changes is less than CCSF Fire Marshall NFPA 30% ratio regulation?

Allow the Building Department and the awesome Inspectors to continue to do the fine job they do in Code Enforcement. This legislation oversteps such boundaries.

We can go on to point out how this legislation refers to things in a numeric 1/4 versus a written in quarters, and that very observation shows the citizens we are rushed. Lets visit this for long term solutions and not short term answers. Lets do this differently. Do we even have staff to support such a change in Planning?

Why would we allow another Authority Having Jurisdiction not to continue to reflect on San Francisco as the City that sets precedence.

This legislation would impact the City economically in ways unimaginable! I can't disagree we need a quick solution for affordability in SF, however, this is not the answer, and the socialites who fabricated this policy have failed to imagine the impact this would have on building affordable and housing. 181216 is a contradiction in itself.

San Francisco is an International City who sets the standard for neighboring Marin in plan check. I am a witness! Let The City remain a conscientious City and County in California and the United States who knows that the world is watching.

Respectfully Yours,

Alexandra Kay
Permits Specialist
MTU Consultants
mtuconsultants.com

[510-529-5435](tel:510-529-5435)

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NOTICE: Transmitting information by email does not constitute service, legal notice or notification for any purpose whatsoever. Please use the method required by law.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: App # 2018-015071CUA
Date: Monday, April 01, 2019 12:48:51 PM
Attachments: [DTNA The Academy 20190331.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: David Troup <david@troup.net>
Sent: Sunday, March 31, 2019 3:02 PM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: App # 2018-015071CUA

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

Please find the attached letter in reference to the above-referenced project at 2166 Market St.

We'd appreciate it if the letter could be included in the Commission packets.

Thank you,

David Troup
Land Use Chair
Duboce Triangle Neighborhood Association
415-861-0920

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chion, Miriam \(CPC\)](#)
Subject: FW: OPPOSE SB-50! Save Your Neighborhood! Hearing on April 4th; Town Hall on April 6th. (26 - 59)
Date: Monday, April 01, 2019 12:48:43 PM
Attachments: [image001.png](#)
[Cow Hollow Outreach.pdf](#)
[HRCFS SB50 Position Letter.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: SF Ocean Edge <sfoceanedge@earthlink.net>
Sent: Sunday, March 31, 2019 6:52 PM
To: sfoceanedge@earthlink.net
Subject: OPPOSE SB-50! Save Your Neighborhood! Hearing on April 4th; Town Hall on April 6th. (26 - 59)

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

To all supporters of San Francisco neighborhoods:

Save your neighborhood - Oppose SB-50!
Come to a hearing at the Board of Supervisors on Thursday, April 4th, 2019
and
a Town Hall on April 6th, 2019
Write e-mails to the BOS!

State Senate Bill 50 (Wiener) will deprive Californians of local control over the height, density, and other aspects of building projects in residential neighborhoods. You may recall SB-827 from last year - this year's legislation is worse. SB-50 includes almost all of San Francisco. There will be NO input from the people who live in a community. There is no provision in SB-50 for building infrastructure to support this developer's dream legislation - no new parks, no new schools, and loss of open space and sunlight all over San Francisco.

Here are some reasons to oppose SB 50:

[Increased Heights](#) - It allows developers to build luxury apartment towers throughout San Francisco - up to 75 ft. high.

[More Demolitions](#) - It targets both single-family homes and apartments for demolition.

[Unfair Evictions](#) - It unleashes a wave of evictions and displacement within our neighborhoods,

enabled by the bill's weak renter protections.

[Out of Scale Density](#) - It supports "stack and pack" projects that can legally fill an entire lot, reducing parking, views, sunlight, trees, wildlife, backyards, and safe places for children to play. [More Congestion, Crowded Transit, Demand for Services](#) - with the City of San Francisco footing the bill for safety services, schools/parks, and transit. Where will the money come from?

The Cow Hollow Association and the San Francisco Housing Rights Committee have written excellent descriptions of this legislation and what it will mean for renters and homeowners (see attached). This battle will finally be fought in Sacramento, but it is important that San Francisco weigh in on this legislation. To accomplish that, Supervisor Gordon Mar has introduced a resolution to oppose SB-50 (unless amended). Let him and the other supervisors know that you oppose SB-50 completely! Here's how:

(1)

Please support Supervisor Mar's resolution opposing SB-50

Write TODAY and call your Supervisor (in fact all of the Supervisors!)

See contact information below.*

(2)

Attend the SF Board of Supervisors

Government Audit and Oversight Committee Hearing

Thursday, April 4th, starting at 10:00 a.m.

City Hall, Second Floor, Legislative Chambers

(3)

Come to the Community Town Hall on April 6th, 2019

Sen. Scott Wiener, Assmblymembers David Chiu and Phil Ting
will be there to talk about legislation and answer questions.

LET THEM KNOW WHAT YOU THINK ABOUT SACRAMENTO
TAKING CONTROL OF YOUR NEIGHBORHOOD!

Join your neighbors! Ask questions! Help us hand out flyers!

11 am - 12:30 pm

UC Hastings - Louis B. Mayer Room

198 McAllister St., 1st Floor, San Francisco

[Sign up for the Town Hall with the Senator's office here.](#)

(4)

Forward this email to

your friends and family in San Francisco and all over California - SB-50 is statewide
legislation.

(5)

Let us know you will attend either - or both - meetings!

+++++

How to write to your SF representatives:

**Subject line: Agenda Item 5: I oppose State
Senate Bill 50**

Add a sentence or two in your own words -- there is
background information on the community website:

standupforsanfrancisco.org

Please copy **SF Ocean Edge** on your emails:

sfoceanedge@earthlink.net

San Francisco Supervisors:

Catherine.Stefani@sfgov.org

Vallie.Brown@sfgov.org

Sandra.Fewer@sfgov.org
Matt.Haney@sfgov.org
MandelmanStaff@sfgov.org
Gordon.Mar@sfgov.org
Aaron.Peskin@sfgov.org
Hillary.Ronen@sfgov.org
Ahsha.Safai@sfgov.org
Shamann.Walton@sfgov.org
Norman.Yee@sfgov.org
Mayor London Breed:
MayorLondonBreed@sfgov.org

If you have time, write / call Sacramento:

Contact information for Sacramento and other information on this legislation can be found at the community website:

Standupforsanfrancisco.org

[Unsubscribe](#)

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chion, Miriam \(CPC\)](#)
Subject: FW: Opposition to SB 50
Date: Monday, April 01, 2019 12:48:30 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: Richard Frisbie <frfbeagle@gmail.com>
Sent: Monday, April 01, 2019 11:21 AM
To: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition to SB 50

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

Please oppose SB 50. It is flawed, misleading and harmful. It shares all the hallmarks of a Donald Trump campaign promise.
Protect our Rights.
Protect our City.
Protect our Integrity.
It is a major disappointment that one of our own is the architect of this Developer windfall. We need Affordable Housing not the massive infrastructure costs that SB 50 will impose on the residents of San Francisco.
I look forward to tomorrow's hearing.
Thanks,
Dick Frisbie

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 N. BREED KICKS OFF EARTH MONTH BY ANNOUNCING LARGEST AND LAST CLEANPOWERSF ENROLLMENT & LAUNCH OF MONTH OF CLIMATE ACTION
Date: Monday, April 01, 2019 12:47:52 PM
Attachments: [4.1.19 Earth Month.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, April 01, 2019 12:07 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON N. BREED KICKS OFF EARTH MONTH BY ANNOUNCING LARGEST AND LAST CLEANPOWERSF ENROLLMENT & LAUNCH OF MONTH OF CLIMATE ACTION

FOR IMMEDIATE RELEASE:
Monday, April 1, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON N. BREED KICKS OFF EARTH MONTH BY
ANNOUNCING LARGEST AND LAST CLEANPOWERSF
ENROLLMENT & LAUNCH OF MONTH OF CLIMATE
ACTION**

Popular Community Choice Energy Program key to San Francisco's additional six percent reduction in greenhouse gas emissions from last year and 36 percent reduction from 1990 levels.

San Francisco, CA — Mayor London N. Breed today celebrated the start of Earth Month by announcing the largest and last major enrollment of CleanPowerSF, the City's popular community choice energy program. The initiative, which offers residents and businesses renewable energy options, has been a key factor in San Francisco's 36% drop in greenhouse gas emissions below 1990 levels—a reduction that has exceeded expectations. The one-year emissions reduction of 6% represents one of the largest single-year decreases since the City started tracking emissions. Concurrent with this reduction in emissions, San Francisco's population has increased by 22 percent and its economy has grown by 166 percent.

Mayor Breed also announced the launch of San Francisco's inaugural Month of Climate Action, bringing to life her vision of community-based service opportunities for residents and organizations.

"The continued success of CleanPowerSF and our reductions in emissions are proof that you can have a growing, thriving city and still advance aggressive sustainability efforts," said Mayor Breed. "But we know we need to continue this progress. During Earth Month, I'm excited to be launching our first Month of Climate Action to give every resident the opportunity to work in our neighborhoods to make our City greener, cleaner, and more resilient."

CleanPowerSF, which is operated by the San Francisco Public Utilities Commission (SFPUC), is essential to helping the City meet its ambitious climate action goals. Prior to CleanPowerSF, electricity accounted for 29 percent of the City's greenhouse gas emissions. Now, that total has dropped to 11 percent and CleanPowerSF has become one of the significant drivers of emission reductions across the City.

CleanPowerSF is set to enroll 250,000 customer accounts by the end of April. When the latest enrollment period is finished, approximately 360,000 businesses and residents will be served by the program.

Residents and businesses are automatically enrolled into CleanPowerSF's Green program, which is comprised of 48% renewable energy sources and is priced at or below comparable PG&E rates. For a few extra dollars a month, customers can "opt-up" to the SuperGreen program, which serves 100% renewable energy service. Residents and businesses can also opt out of CleanPowerSF and remain with PG&E generation, which provides 39% renewable energy service. Currently, CleanPowerSF has a 97% retention rate.

"When given a choice for their energy services, more and more San Francisco customers are choosing cleaner, greener energy provided by the City's trusted utility provider," said SFPUC General Manager Harlan L. Kelly, Jr. "The SFPUC is committed to delivering safe, affordable and reliable services."

CleanPowerSF's latest enrollment period, combined with the greenhouse gas free hydroelectricity provided by the Hetch Hetchy Regional Power System and the SFPUC's growing public power programs, will now provide 80% of the electricity in San Francisco.

Mayor Breed announced the latest enrollment period of CleanPowerSF at The New Wheel, a SuperGreen customer and participant in the Department of Environment's Green Business Program.

"We started The New Wheel Electric Bikes because of our love for our city and our optimism for the future," said Karen Wiener, co-founder of The New Wheel. "The choices that we make about energy use in transportation and infrastructure matter. In our store, we work daily to help our customers enjoy San Francisco by electric bike, replacing car trips with bike trips. Signing up to be a SuperGreen customer was an easy choice as it represents an extension of our values. It has proven to be an accessible and easy way to support sustainable, responsible energy goals in our city."

The CleanPowerSF enrollment period is just one of several events planned over the next several weeks to celebrate San Francisco's Month of Climate Action. A centralized database launched by the Department of the Environment will recognize engaged organizations, make participation more accessible to the public, and capture the incredible impact of the wide range of environmental service activities happening in April. This community platform launches today, April 1. For more information, please visit: www.sfenvironment.org/climateaction.

"San Francisco is an example to the country and to the world that a strong economy and strong environmental policies can go hand-in-hand," said Debbie Raphael, Director of the San Francisco Department of the Environment. "Our continued progress shows that these goals drive action and deliver results. That's the heart of our climate action story; we can be a capital of innovation and entrepreneurship, and we can also be a capital for environmental sustainability."

Last September, Mayor Breed became the newest Mayoral Co-Chair of the Sierra Club's Mayors For 100% Clean Energy program, a coalition of more than 200 mayors nationwide supporting a goal of 100% clean, renewable energy in their communities. As part of that announcement, Mayor Breed also doubled down on San Francisco's commitment to use 100% renewable electricity by 2030, and reach 100% renewable energy by 2050.

About CleanPowerSF

CleanPowerSF is San Francisco's Community Choice Aggregation (CCA) program. CCA programs enable local governments to purchase and develop power on behalf of the local community. The SFPUC purchases clean and renewable energy on behalf of our customers, which is then delivered through PG&E's poles and wires. CleanPowerSF empowers San Francisco energy customers to reduce their carbon footprint while supporting local jobs, stable energy prices and new clean energy infrastructure.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: MDNA Letter of Support: 344 14th Street and 1463 Stevenson Street
Date: Monday, April 01, 2019 12:41:33 PM
Attachments: [344 14th St. & 1463 Stevenson Letter of Support.pdf](#)
Importance: High

*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: Jardines, Esmeralda (CPC)
Sent: Friday, March 29, 2019 12:48 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: FW: MDNA Letter of Support: 344 14th Street and 1463 Stevenson Street
Importance: High

Hello Commission Secretary's Office,

Could we please forward the attached letter of support to the Planning Commission? In the interim, I've printed 10 copies that will be handed to the Planning Commission next Thursday, April 4th.

Apologies for the oversight and thank you in advance!

Thank you,

Esmeralda Jardines, Senior Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9144 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Philip Lesser <phnsan@msn.com>
Sent: Friday, March 29, 2019 11:00 AM
To: Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>

Cc: Peter Lewis <missiondna@earthlink.net>; Manouch Moshayedi <manouch@mx3ventures.com>; Jody Knight <jknight@reubenlaw.com>; Chris Haegg Lund <chaeggglund@bararch.com>; Zach Prowda <zprowda@bararch.com>

Subject: Fw: MDNA Letter of Support: 344 14th Street and 1463 Stevenson Street

Importance: High

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

Richard Sucre
Esmeralda Jardines
S.F. Planning Department

Re: Omitted Letter of Support from the Mission Dolores Neighborhood Association in the Supporting Materials for Case 2014.0948ENX 344 14th Street/1463 Stevenson Street

Rich & Esmeralda,

In reviewing the supporting materials for the aforementioned case that will be heard next Thursday (4/4/2019) by the San Francisco Planning Commission, I did not see the attached letter of support from the MDNA which was emailed to you both on November 13, 2017.

If you inadvertently omitted it, kindly add it to the supporting materials and/or note its existence during the staff report.

Appreciatively,

Phil

Philip Lesser
For MX3 Ventures

(650) 346-2903

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: record # 2018-015071CUA
Date: Monday, April 01, 2019 12:39:33 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Anthony Brichetto <abrichetto@gmail.com>
Sent: Friday, March 29, 2019 8:37 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: record # 2018-015071CUA

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

To Who It May Concern,

I'm a member of the Academy, a business applying for their outdoor permit at the address 2166 Market Street. I am writing in support of the business, the caliber of the membership, and most importantly, the character of the owners. I've been friends with Paul Miller nearly a decade and have known Nate Bourg for a few years and can attest that they're astute in business, very courteous to their neighbors, and have added so much value to the community as a whole as well as contributed economically and culturally to the Castro district in endless ways.

I can't be more supportive of the approval of their permit, but I will also be a lifelong patron of any business that they choose to create or be involved in.

Please feel free to contact me if you have any questions or need clarification about this email, I'd be happy to assist in any way needed.

Best regards,

Anthony Brichetto
(415) 335-3955

From: [Silva, Christine \(CPC\)](#)
To: [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for April 4, 2019
Date: Friday, March 29, 2019 1:04:25 PM
Attachments: [20190404_cal.pdf](#)
[20190404_cal.docx](#)
[Advance Calendar - 20190404.xlsx](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,

Attached are your calendars for April 4, 2019.

Christine Lamorena Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 APPOINTS INGRID MEZQUITA TO SERVE AS DIRECTOR OF THE OFFICE OF EARLY CARE AND EDUCATION
Date: Thursday, March 28, 2019 12:22:18 PM
Attachments: [3.28.19 OECE Director.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Thursday, March 28, 2019 11:48 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS INGRID MEZQUITA TO SERVE AS DIRECTOR OF THE OFFICE OF EARLY CARE AND EDUCATION

FOR IMMEDIATE RELEASE:

Thursday, March 28, 2019

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

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

**MAYOR LONDON BREED APPOINTS INGRID MEZQUITA
TO SERVE AS DIRECTOR OF THE OFFICE OF EARLY CARE
AND EDUCATION**

Mezquita to oversee San Francisco's system of supporting and preparing children 0-5 years old

San Francisco, CA – Mayor London N. Breed today appointed Ingrid Mezquita to serve as Director of the Office of Early Care and Education (OECE). In this role, Mezquita will be responsible for overseeing all aspects of OECE's work, including organizing funding, coordinating resources, and administering programs to improve access to high quality care and education for children 0-5 years of age.

"I am proud to appoint Ingrid Mezquita to serve as the Director of the Office of Early Care and Education," said Mayor Breed. "Throughout her career, Ingrid has fought to ensure that all children have access to educational opportunities and high quality care to prepare them for the rest of their lives. I am confident that in her new role, she will continue to strengthen San Francisco's system of care for our youngest residents while improving access and equity

throughout the City.”

OECE is responsible for organizing local, state, and federal funding while administering and supporting programs to improve access to high quality care and education for children up to five years old. Additionally, the office is tasked with addressing the needs of early care and education work and building the capacity of the early care and education system. As one of the Departments within the San Francisco Human Services Agency (HSA), OECE connects families and children to HSA’s larger network of supportive services dedicated to helping San Franciscans achieve their full potential through all stages of life.

OECE administers the Early Learning Scholarship, which provides financial assistance to pay for quality early care and education for eligible San Francisco families. Additionally the office administers the Preschool for All Tuition Credit program, which offers universal access to preschool for all 4-year-old children living in San Francisco through reduced cost preschool or tuition rebates.

“I have witnessed firsthand much of San Francisco’s evolution when it comes to caring for its youngest residents — from my days of growing up here under the consent decree and bussed from the Mission to Chinatown, to helping our City be one of the first in the nation in launching its universal preschool system, Preschool for All,” said Mezquita. “Despite the abundance of resources we have for our children, we are still challenged in closing disparities and realizing a vision in which all our children and their families have every opportunity to thrive and succeed. It is out of my commitment to this vision, I answered the call to serve as the new Director for the Office of Early Care and Education. Every day, I get more excited about the upcoming possibilities and alignment of our City’s services for our babies and their families.”

“I am excited for Ingrid to lead the Office of Early Care and Education into its next chapter,” said Board of Supervisors President Norman Yee. “She brings passion and decades of experience in the field. With her vision, I know San Francisco will continue trailblazing nationally with unprecedented investments and innovative strategies to support our youngest residents and their families.”

Mezquita currently serves as Executive Director of First 5 San Francisco, which works closely with OECE to advance local, regional, and state-level discussions regarding the needs of young children. As part of her role as the Director of the Office of Early Care and Education, Mezquita will be tasked with coordinating all services provided by both First 5 San Francisco and the Office of Early Care and Education.

“I am thrilled that children and families in the birth to five age range will have a coordinated system of early education and care, advancing them towards competent kindergarten readiness,” said Dr. Suzanne Giraud, Chair, First 5, Children and Families Commission and Psychologist, Clinical Director, California Pacific Medical Center.

Mezquita grew up in the Mission District and attended San Francisco public schools. She raised her two daughters in San Francisco and is the proud grandmother of two granddaughters who are also being raised in the City.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Testimony of Carolyn Bosch re SB 50
Date: Thursday, March 28, 2019 10:55:55 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: L G Scott <lgscpa@icloud.com>
Sent: Wednesday, March 27, 2019 2:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Testimony of Carolyn Bosch re SB 50

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

She represented that she was there on behalf of Pacific Heights residents Association and other northern neighborhood groups.

She was not authorized to speak on our behalf and does not represent our views.

We are posed the proposals in SB 50.

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Inaccurate and Misleading Representation
Date: Thursday, March 28, 2019 10:55:39 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Richard Frisbie <frfbeagle@gmail.com>
Sent: Wednesday, March 27, 2019 3:31 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Michael Moore <mbm@moore-law.net>; Johnson - Commissioner Milicent A. <milicent.a.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rich Hillis - Commissioner <richhillissf@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Miller Hall, Ellie (BOS) <ellie.millerhall@sfgov.org>
Cc: Kathy Devincenzi <krdevincenzi@gmail.com>; Rose Hillson <gumby5@att.net>; Scott L G <lgscpa@icloud.com>; Maurice Franco <maurice1950@comcast.net>; lbrooke@lmi.net; Charlie Ferguson <charles.ferguson@kaydryden.com>; Lynne Newhouse-Segal <lynnnew@aol.com>
Subject: Inaccurate and Misleading Representation

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

Caroline Bosh (sp) spoke at the 3/14/2019 Commission Informational on SB50 and claimed to speak on behalf of Laurel Heights. I left early but was later directed to watch the video.

Ms Bosh is neither a member of the Laurel Heights Improvement Association nor has ever attended any of the meetings that the local community has held to discuss land use issues. Laurel Heights is not a member of the Northern Neighbors, assuming such an organization even exists beyond the fertile imagination of Ms Bosh. Her claims of speaking on our behalf are false so please delete any reference to Laurel Heights from her comments. Laurel Heights is fully capable of speaking on its own behalf.

I very much doubt she represented any of the other groups she so claims so it would appear she is working on behalf of the sponsors of SB50 to spread falsehoods and lies about neighborhood positions.

Thank you,
Richard Frisbie
VP-Laurel Heights Improvement Association

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF's The Academy - Record reference # 2018-015071CUA
Date: Thursday, March 28, 2019 10:40:05 AM

*Jonas P. Ionin,
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From: Beth Bourg <beth@fortressiq.com>
Sent: Wednesday, March 27, 2019 2:11 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: SF's The Academy - Record reference # 2018-015071CUA

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

(Record reference # 2018-015071CUA)

Hello,

I'm an investor and member of SF's first and only social club aimed to help bring SF's gay community together, while at the same time welcoming members of all genders, religions, cultures, etc. They have created a beautiful space on Upper Market street, and have a lot of events open to the public as well. They have helped showcase local artists, musicians, public servants, and more. It is rare that we have outdoor spaces in SF, and they are lucky to have a backyard as part of their space. They hope to make this space available to guests, and use it to help enhance their mission of bringing people together in person to mingle and bond and enjoy each other's company. They also have supported -- and will continue to support local charities and make their space available for free for charitable organizations and events.

I know they have a hearing coming up, and I wanted to express how great of a job this organization is doing. Please allow them to keep doing their part to welcome and encourage the gay community in SF.

Thank you very much.

Regards,

Beth

--

Beth Bourg
FortressIQ
Senior Product Marketing Manager

415-205-9946

beth@fortressiq.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 APPOINTS DR. ANTON NIGUSSE BLAND TO SERVE AS DIRECTOR OF MENTAL HEALTH REFORM
Date: Wednesday, March 27, 2019 1:53:10 PM
Attachments: [3.27.19 Director of Mental Health Reform.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Wednesday, March 27, 2019 12:13 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS DR. ANTON NIGUSSE BLAND TO SERVE AS DIRECTOR OF MENTAL HEALTH REFORM

FOR IMMEDIATE RELEASE:

Wednesday, March 27, 2019

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

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

**MAYOR LONDON BREED APPOINTS DR. ANTON NIGUSSE
BLAND TO SERVE AS DIRECTOR OF MENTAL HEALTH
REFORM**

Dr. Nigusse Bland, who currently serves as the Medical Director for Psychiatric Emergency Services at Zuckerberg San Francisco General, will be responsible for developing a strategy for improving San Francisco's approach to mental health and substance use treatment for homeless clients most at-risk

San Francisco, CA – Mayor London N. Breed today appointed Dr. Anton Nigusse Bland to serve as Director of Mental Health Reform. In this new role created by Mayor Breed, Dr. Nigusse Bland will be responsible for reviewing how San Francisco provides mental health and substance use services to homeless individuals, and making recommendations on how to reform the system.

Mayor Breed announced the creation of this new position during her State of the City Address. Dr. Nigusse Bland is a UCSF psychiatrist who currently serves as the Medical Director for Psychiatric Emergency Services (PES) at Zuckerberg San Francisco General. In his new

position, he will report to Dr. Grant Colfax, San Francisco's Director of Health.

"I am proud to appoint Dr. Anton Nigusse Bland to serve as San Francisco's Director of Mental Health Reform. It is no secret we face serious challenges around mental health in our city, and while I am committed to expanding our mental health and substance use stabilization beds, we must also make sure that we are utilizing our resources effectively and not letting people fall through the cracks," said Mayor Breed. "Dr. Nigusse Bland will bring his extensive history working in San Francisco's mental health system to help us reform and improve our approach to getting people the help they need."

Dr. Nigusse Bland's responsibilities as Director of Mental Health Reform will include reviewing San Francisco's approach to mental health care and making recommendations for reforms. This includes strengthening programs that are proving effective, identifying wasteful programs that are ineffective, and finding solutions to gaps in the current continuum of mental health care services. He will work with community providers to develop strategies to better coordinate services across the City, with an emphasis on programs that lower barriers to care for homeless clients.

"From my vantage point at Psychiatric Emergency Services, I have seen people in crisis who are disconnected from care and resources in the community," said Dr. Nigusse Bland. "I look forward to working with community providers to develop a strategic approach to mental health and substance use services for people experiencing homelessness in San Francisco. While the system works well most of the time, I will be focusing on the gaps that leave some of our highly vulnerable residents at risk. What can we do to bend in their direction?"

Since taking office, Mayor Breed has taken a number of steps to strengthen San Francisco's approach to behavioral health, which includes both mental health and substance use services. She is pushing to add 100 additional stabilization beds this year and to implement Senate Bill 1045, which would strengthen San Francisco's conservatorship laws. Additionally, she recently announced that San Francisco received a grant of \$3 million to expand the Department of Public Health's outreach and treatment efforts to help homeless people suffering from mental health and substance use issues.

"San Francisco has a robust system of mental health and substance use treatment that serves tens of thousands of people each year," said Dr. Grant Colfax, San Francisco Director of Health. "The new Director of Mental Health Reform will help us zero in on how our system serves people experiencing homelessness, and where we can improve, thereby lowering barriers to care for recovery and wellness."

In his current role, Dr. Nigusse Bland is deeply involved with San Francisco's mental health system. PES is the primary provider of adult emergency mental health care in San Francisco. They serve approximately 8,000 patients per year, of whom approximately 40% are voluntary walk-in patients. PES provides crisis stabilization, complete medical and psychiatric assessment and evaluation services, and initial treatment, if appropriate. The staff, which includes psychiatrists, nurse practitioners, nurses, and social workers, collaborates closely with a number of community agencies to develop short- and long-term treatment plans.

"Through his leadership at PES, Dr. Nigusse Bland fully understands the mental health challenges the City faces and has the experience necessary to drive change that will make a difference in the lives of our most vulnerable patients," said Dr. Matthew State, Chair, UCSF

Department of Psychiatry.

Dr. Niguesse Bland is a board-certified psychiatrist and addiction psychiatrist. He is stepping away as Medical Director of Psychiatric Emergency Services at Zuckerberg San Francisco General Hospital to assume the new role.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: App # 2018-017008CUA
Date: Wednesday, March 27, 2019 11:10:30 AM
Attachments: [DTNA The Agency 20190326.pdf](#)

*Jonas P. Ionin,
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From: David Troup <david@troup.net>
Sent: Tuesday, March 26, 2019 11:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: App # 2018-017008CUA

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

Dear Bridget and Planning Commission Secretary (Jonas, I think):

Please find DTNA's letter of support for the proposed Change of Use at 3512 16th St, which is on the April 4 Planning Commission calendar. Please include our letter in the Commission packet for the above-referenced item.

Thanks!

David Troup
DTNA Land Use Chair
415-861-0920

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Young, Sharon \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2222 Broadway application to increase the number of pupils at the Schools of the Sacred Heart (May 2 ,2019 hearing)
Date: Monday, March 25, 2019 1:31:28 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: JUDITH TAYLOR <judithmtaylor196@gmail.com>
Sent: Monday, March 25, 2019 1:09 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2222 Broadway application to increase the number of pupils at the Schools of the Sacred Heart (May 2 ,2019 hearing)

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

I may not be able to attend this meeting. Would you be kind enough to read my comments into the record?

Thank you

Dear Commissioners,

I am the president of the HOA at 2190 Broadway, the next building across Webster Street to the Schools of the Sacred Heart.

They kindly invited me to comment.

I recognize that anyone living within the close vicinity of a school must expect occasional inconvenience. The residents of this building suffer a very high level of inconvenience daily during the school year, about 180 days. The lines of school traffic going past our door preclude us and any of our visitors from going in or coming out of the building that way if they are in a vehicle.

I suggested to Mr De Santis that starting with the first class of new children the parents be told they are not allowed to deliver or come for the children in private vehicles. It is unrealistic to expect the families of current pupils to give up this privilege but once new parents understand they cannot contribute to the overwhelming traffic flow a new culture can be started.

With each increase in class size more parents will get this message. The existing classes will “age out” and thus not be driving to school anymore. Eventually the whole school will use some form of what I call “Congregate Transport”. In my opinion car pools would not meet this standard.

This will reduce the number of cars coming and going daily to those needed for late pickups from after school activities or for genuine emergencies.

Until we can be assured that this or an equivalent arrangement can be made the residents of 2190 Broadway, “The Panorama” remain inexorably **opposed** to the proposed expansion.

Judith Taylor
2190 Broadway apt 2E

Judith Taylor
judith@horthistoria.com
Judith M. Taylor MD
2190 Broadway apt 2E
San Francisco CA 94115

415 563 3477

www.horthistoria.com

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Butkus, Audrey \(CPC\)](#)
Subject: FW: ActivSpace: 3150 18TH STREET (BOARD FILE NO. 190165)
Date: Monday, March 25, 2019 10:19:02 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Sarah Nelson <sarah@18reasons.org>
Sent: Monday, March 18, 2019 10:32 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Morales, Carolina (BOS) <carolina.morales@sfgov.org>
Subject: ActivSpace: 3150 18TH STREET (BOARD FILE NO. 190165)

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

Thanks to the efforts of Supervisor Hillary Ronen, a legislative fix is in the works to grandfather existing businesses in so we can stay at ActivSpace. However, at this point the legislation only applies to some personal services businesses.

I appreciate Supervisor Ronen's leadership in helping to ensure that businesses can stay at ActivSpace, and I urge the Planning Commission to amend the legislation to ensure that it applies to all businesses currently located at ActivSpace, not just personal and health services.

I am the Executive Director of a local nonprofit called 18 Reasons, with an office space in the ActivSpace building that we use for staff meetings, trainings, and general administrative work. Most of our work is done in the field, but we do need a small, flexible office space. We have been in the building since 2011 and love the community of small businesses here.

I will be going out on maternity leave later this week, but will check my email occasionally and would appreciate updates on this matter.

Many thanks,
Sarah

--

Sarah Nelson
Executive Director, 18 Reasons
(415) 994 2164

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Application for 40 West Portal Ave. - Kale-fornia #2018-016549 CUA
Date: Monday, March 25, 2019 10:16:53 AM
Attachments: [Neighbor - Oppose K&D Kensic.docx](#)
[Neighbor - Oppose R&T Kensic.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: DESIREE KENSIC <desilk@comcast.net>
Sent: Monday, March 25, 2019 9:59 AM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: Re: Application for 40 West Portal Ave. - Kale-fornia #2018-016549 CUA

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

Dear President Melgar and Commissioners,

We are residents of the West Portal area and just learned there has been an application in front of you recently for a juice bar at 40 West Portal Avenue. West Portal has a lot of great food options, and another juice bar was recently approved right down the street from this one. It seems unusual to have another juice bar be recommended for approval within a very short radius of one that was just approved (application # 2018-011926CUA).

We are concerned that the vibrancy of the neighborhood will be impacted by having duplicate niche eatery options within such a short distance of one another, and we ask that you decline this application.

Thank you for considering our requests.

Kelly and Desire' Kensic

Robert & Therese' Kensic

Address: 180 San Anselmo Avenue, San Francisco, CA 94127

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES JUVENILE JUSTICE REFORM BLUE RIBBON PANEL
Date: Monday, March 25, 2019 9:48:40 AM
Attachments: [3.22.19 Juvenile Justice.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Friday, March 22, 2019 1:20 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES JUVENILE JUSTICE REFORM BLUE RIBBON PANEL

FOR IMMEDIATE RELEASE:

Friday, March 22, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES JUVENILE JUSTICE
REFORM BLUE RIBBON PANEL**

*Panel will consist of experts in juvenile justice and will make recommendations for
comprehensive reform to the entire juvenile justice system to help young people*

San Francisco, CA — Today Mayor London N. Breed announced a Juvenile Justice Reform Blue Ribbon Panel that will focus on comprehensive and system-wide reform to San Francisco's juvenile justice system. The Panel will include Human Rights Commission Director Sheryl Davis and Chief Juvenile Probation Officer Allen Nance, as well as representatives from the Public Defender's Office, City departments, the Superior Court, San Francisco Unified School District, a member of the Board of Supervisors, juvenile justice advocates, community-based service providers, and individuals and youth with firsthand experience in the juvenile justice system. The Panel will begin meeting in April 2019.

The juvenile justice system is the structure of the criminal justice system that deals with crimes allegedly committed by minors, and is focused on rehabilitation. It includes both government and community agencies that work with at-risk youth, ranging from non-profit

contractors providing community-based advocacy and counseling; juvenile probation and group homes; the county Juvenile Justice Center (formerly known as the Youth Guidance Center, or YGC); and the state-run Division of Juvenile Justice detention facilities. San Francisco has emphasized rehabilitation and counseling, reducing the number of detained youth by two-thirds over the last fifteen years.

“I have seen firsthand the impact our juvenile justice system has on our young people,” said Mayor Breed. “While we have had success in greatly reducing the number of incarcerated youth in San Francisco, we need to take the next step and reimagine what our system will be in the future. While there has been talk of shutting down our Juvenile Hall, it is important that before we make any decisions we look at the juvenile justice system as a whole. It is critical that we bring everyone to the table, that we do the work, and that we have answers as we make changes to this system. That is how we can make thoughtful, comprehensive reform that will support our young people when they do encounter the criminal justice system.”

The Panel is charged with finding systematic, implementable, and compassionate reforms to drastically reduce the number of youth detained in both Juvenile Hall and the state Division of Juvenile Justice. They will evaluate existing programming, facilities, and the statutory requirements of the juvenile justice system, with a focus on reinvestment and creating opportunities for at-risk youth. With an emphasis on feasibility and implementation, the Panel will recommend alternatives to detention and appropriate funding levels for related programming; compatible uses and investments for the City’s existing facilities at the Log Cabin Ranch and the Juvenile Justice Center; and will create a plan for eliminating discretionary youth detention in San Francisco.

“As one of the key stakeholders in San Francisco’s criminal justice system, we welcome the Mayor’s invitation to work on juvenile justice reform,” said San Francisco Public Defender Mano Raju. “Representing our office will be Juvenile Justice Manager Patti Lee, who has over three decades of experience working with youth in our City.”

“Juvenile justice reform is not new to San Francisco or to Mayor Breed,” said Human Rights Commission Director Sheryl Davis, who has over 15 years of experience overseeing community-based organizations that work with low-income youth and families on economic development and violence prevention. “At the heart of this should be addressing the systemic issues that contribute to the inequities we see in our communities and prisons. An approach void of exploring prevention, systems change, resource allocation and alternative supports is doomed to fail. We want to ensure youth are prepared for success that we are prepared to help them be the best person they can be.”

“The Juvenile Probation Department is committed to ongoing efforts to drive down the number of youth who touch the juvenile justice system. We believe this focus on reform provides a perfect opportunity to embed evidence-based practices so that our youth and community receive maximum benefit. Community safety is best achieved when the best interest of our youth is served,” said Chief Juvenile Probation Officer Allen Nance.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [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 APPOINTS MICHAEL LAMBERT AS CITY LIBRARIAN
Date: Monday, March 25, 2019 9:43:17 AM
Attachments: [Michael Lambert.JPG](#)
[3.25.19 City Librarian.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Monday, March 25, 2019 9:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS MICHAEL LAMBERT AS CITY LIBRARIAN

FOR IMMEDIATE RELEASE:

Monday, March 25, 2019

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

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

**MAYOR LONDON BREED APPOINTS MICHAEL LAMBERT
AS CITY LIBRARIAN**

Lambert has served as Acting Librarian since February 2018

San Francisco, CA – Mayor London N. Breed today appointed Michael Lambert to serve as the City Librarian of the San Francisco Public Library (SFPL). Lambert has served as Acting Librarian since the retirement of City Librarian Luis Herrera in February 2018, and previously served as Deputy City Librarian.

During his tenure, SFPL was named the 2018 National Library of the Year by Library Journal magazine. He has championed increased and equitable access to libraries through expanded hours and a fine-free library system.

“I am proud to appoint Michael Lambert to serve as City Librarian and continue the great work he has done during his many years at the Library,” said Mayor Breed. “Through forward-thinking initiatives like eliminating burdensome fees that disproportionately affect low-income and minority residents, the San Francisco Public Library continues to serve as a

critical public resource. I am confident that under Michael's leadership, the Library will continue to expand its commitment to equity and access for all of our communities."

"I am deeply honored to accept Mayor Breed's appointment to advance the mission of the San Francisco Public Library," said Lambert. "I look forward to working with the Library Commission and the passionate, dedicated staff to enhance the quality of life for all residents of San Francisco. San Francisco has the premier urban library in the country and I am humbled to be standing on the shoulders of giants as the next City Librarian."

In March 2014, Lambert was named Deputy City Librarian of the San Francisco Public Library, overseeing public services at the Main Library and the Library's network of neighborhood branches. He previously managed library operations at San Mateo County Libraries and the Charlotte Mecklenburg Library in North Carolina.

"During the past year, Michael Lambert has exemplified the qualities that San Francisco seeks in its library leader: a commitment to diversity, equity and inclusion in library programs, strong fiscal oversight of the system, and a dynamic vision for library service innovations. I'm so pleased that we are able to promote from within our staff and elevate Michael to the City Librarian," said Library Commission President Dr. Mary Wardell Ghirarduzzi. "On behalf of the Commission we congratulate him as he embarks on this critical leadership role to serve and uplift the community as patrons of the best library in the nation."

Lambert began his career in his hometown of Columbia, South Carolina at the Richland Library. He is a proud alumnus of the University of South Carolina with a degree in History and earned his Master of Library and Information Science Degree from South Carolina's College of Library & Information Science.

Michael has been active in working with the California Library Association and serves as a board member for the San Francisco Tech Council. He is also a member of the Our Children Our Families Council. Lambert was born in Seoul, Korea and is the first Asian-American to lead the San Francisco Public Library.

###

From: [Silva, Christine \(CPC\)](#)
To: [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for March 28, 2019 - Cancellation
Date: Friday, March 22, 2019 12:19:45 PM
Attachments: [Advance Calendar - 20190328.xlsx](#)
[20190328_can.docx](#)
[20190328_can.pdf](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,

Attached are your calendars for March 28, 2019 which is cancelled. Your next hearing is April 4, 2019.

Hope you're enjoying your break,

Christine Lamorena Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Kale-fornia menu infringement
Date: Wednesday, March 20, 2019 4:17:34 PM
Attachments: [Proposed Menu - Kale-fornia\(1\).zip](#)

*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: Mollie Murphree <mmurphree@ilovejuicebar.com>
Sent: Wednesday, March 20, 2019 3:44 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Kale-fornia menu infringement

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

Dear David and San Francisco Planning Board,

It was recently brought to my attention that the entity below is applying for a permit to use the menu of I Love Juice Bar.

"Kale-fornia" application number 2018-016549CUA, case number 2018-016549CUA for 40 West Portal Avenue, San Francisco

As CEO, I Love Juice Bar did not give permission to this entity, nor appreciate the exact replication of our menus down to the trademarked names of our juices and smoothies.

I ask that you deny this request for business under this current menu. I have attached a link to our website to view the I Love Juice Bar menu as well as the menu "Kale-fornia" is proposing.

Please reach out to me with any questions or if you need any other information from me.

Thanks,

Mollie

<https://ilovejuicebar.com/our-menu>

--

Mollie Murphree

Chief Executive Officer

I Love Juice Bar/Vui's Kitchen

p. 615-450-8946

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for March 21, 2019 - CANCELLATION
Date: Wednesday, March 20, 2019 4:07:19 PM
Attachments: [20190321_cancel.docx](#)
[20190321_cancel.pdf](#)

Commissioners,
Please be advised that we have lost a quorum. Commissioners Hillis, Richards and Koppel are unavailable.

Attached is your notice of Cancellation and Continuances. Our next scheduled hearing is April 4, 2019.

Enjoy the unexpected extended break.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 9th Avenue CU
Date: Wednesday, March 20, 2019 3:25:17 PM

Commissioners,

Please be advised that the 9th Av item on tomorrow's Agenda is requesting a continuance.

*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: Horn, Jeffrey (CPC)
Sent: Wednesday, March 20, 2019 3:23 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: ryu@yuflux.com
Subject: FW: 9th Avenue CU

Hi Jonas,

At tomorrow's hearing, please propose Item 10, 2019-000189CUA, for continuance to May 2nd.

Thank you,

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org
www.sfplanning.org | [San Francisco Property Information Map](#)

From: Horn, Jeffrey (CPC)
Sent: Wednesday, March 20, 2019 1:53 PM
To: 'ryu@yuflux.com' <ryu@yuflux.com>
Subject: RE: 9th Avenue CU

Thanks Ronald,

The date would be May 2, please confirm that works.

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org
www.sfplanning.org | [San Francisco Property Information Map](#)

From: Ronald Yu <ryu@yuflux.com>
Sent: Wednesday, March 20, 2019 1:52 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: RE: 9th Avenue CU

Hi Jeff, so we are okay continuing till the next available date.

[Sent from Yahoo Mail on Android](#)

On Wed, Mar 20, 2019 at 11:50 AM, Ronald Yu
<ryu@yuflux.com> wrote:

Is a bit earlier possible. Like 1-1:30

[Sent from Yahoo Mail on Android](#)

On Wed, Mar 20, 2019 at 11:38 AM, Horn, Jeffrey (CPC)
<jeffrey.horn@sfgov.org> wrote:

Would 2pm work for you?

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

From: Ronald Yu <ryu@yuflux.com>
Sent: Wednesday, March 20, 2019 11:35 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: RE: 9th Avenue CU

Sure. What time are you free or available?

[Sent from Yahoo Mail on Android](#)

On Wed, Mar 20, 2019 at 10:29 AM, Horn, Jeffrey (CPC)

<jeffrey.horn@sfgov.org> wrote:

Hi Ronald,

Thanks for attending the community meeting yesterday.

Would you be able to come to Planning's office today to discuss the project?

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

From: Ronald Yu <ryu@yuflux.com>

Sent: Thursday, October 11, 2018 5:52 PM

To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>

Subject: RE: 9th Avenue CU

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

Yes can we do Wednesday

[Sent from Yahoo Mail on Android](#)

On Thu, Oct 11, 2018 at 5:51 PM, Horn, Jeffrey (CPC)

<jeffrey.horn@sfgov.org> wrote:

Hi Ronald,

Sorry, I have been stuck working on a few projects.

Would you be able to meet on Wednesday or Thursday afternoon next week?

Thanks,

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

From: Ronald Yu [<mailto:ryu@yuflux.com>]

Sent: Wednesday, September 19, 2018 12:54 PM

To: Horn, Jeffrey (CPC)

Subject: 9th Avenue CU

Hi Jeff,

Can we have a meeting to go over everything? Are you free next week? I would like to talk about the CU and updated design. Thanks

Ronald Yu, PE
Civil Engineer

Yuflux Engineering

5418A Geary Blvd.
San Francisco, Ca 94121
P: 415.322.0793
F: 415.963.4080
E: ryu@yuflux.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 40 West Portal Ave., # 2018-016549CUA
Date: Wednesday, March 20, 2019 3:02:19 PM
Attachments: [Proposed Menu - Kale-fornia.pdf](#)
[I Love Juice Bar Menu.pdf](#)

*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: Sandra Ishaq <s.ishaqlaw@yahoo.com>
Sent: Wednesday, March 20, 2019 1:28 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: 40 West Portal Ave., # 2018-016549CUA

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

Dear Commissioners:

I'm writing with regard to the above-referenced application for a change of use to convert 40 West Portal Ave. from a hair salon to a juice restaurant. The hearing is scheduled for tomorrow, Thursday March 21, 2019 at 1:00 pm. I'll be at the hearing to respectfully request this item be removed from the consent calendar and that a continuous be granted to have this matter heard at a later date in light of the circumstances.

We are confused and concerned about what the applicant intends on opening at 40 West Portal Ave. and/or what it intends on selling. A review of the applicant's proposed menu filed with the Planning Department as part of its application process, appears upon information and belief, to be duplicated from a formal retail establishment called "I Love Juice Bar". See Kale-fornia's proposed menu and I Love Juice Bar's franchise menu below for your reference and review. "I Love Juice Bar" is a formula retail chain that shows to have over 40 locations nationwide. It appears one of the only differences between the menus is the order in which the menu items are presented, but the content seems to be all the same. (See menus side by side.)

I feel a continuance of this matter would be in the best interests of all involved, including the Commission, the applicant, and the neighborhood, in order to provide the needed time to explore these application issues and understand what exactly the applicant intends on selling. We feel the information on file with the Planning Department is not an accurate representation of what the applicant intends on selling or doing with the space. Also, a review of the architectural plans under this application appears to show cooking facilities, specifically labelled "cook line" with burners, but it's not clear. It's my understanding based on information and belief that limited restaurants are not permitted to have cooking facilities of this nature. This is all very confusing.

Accordingly, we hope you consider granting a continuous to provide sufficient time to resolve these issues and learn more about this applicant, its proposed business and its proposed menu, so that we may be able to make an informed decision as to whether an opposition would be in line.

Thank you for your consideration and time.

Very truly yours,
Sandra Ishaq, Esq.

This electronic mail message and any attachments are intended solely for the use of the addressee(s) named above and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this email to an intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this email message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Chion, Miriam \(CPC\)](#)
Subject: FW: Please support SB 50!
Date: Wednesday, March 20, 2019 3:02:07 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: Gineton Alencar II <gineton2@gmail.com>
Sent: Wednesday, March 20, 2019 1:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support SB 50!

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

San Francisco is suffering. The Bay Area is suffering. Housing costs are out of control. We need state laws that end the collective action problem in the Bay Area and get every municipality to do their part to get more housing built.

California's housing shortage has hit the Bay Area hard, driving rents through the roof, making homeownership out of reach for most, and spreading an epidemic of displacement and homelessness. We need bold action to solve this problem – we need More HOMES!

Senate Bill 50, the More HOMES Act, is good for Bay Area residents, who will have more housing choices in more neighborhoods with great transit and abundant jobs. It will help create the housing we need, where we need it most.

The More HOMES Act is good for the planet, allowing more people to live in more walkable, transit-oriented communities, and drive their cars less. More people living near where they work means shorter commutes and more people opting for other ways to get around. For the environment and to reduce traffic, the More HOMES Act will help San Mateo County!

Please vote to support this important legislation.

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Weissglass, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for Continuance - 40 West Portal Avenue
Date: Wednesday, March 20, 2019 10:42:17 AM
Attachments: [Request for Continuance - Kalefornia .rtf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Jennifer Garzee <jenniferagarzee@comcast.net>
Sent: Tuesday, March 19, 2019 3:58 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Request for Continuance - 40 West Portal Avenue

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

Please see the attached Request for Continuance.

Sincerely,

Jennifer and Gavin Garzee

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The Academy SF: CU / Change of Use - Letter of Support. Ref 2018-015071CUA
Date: Wednesday, March 20, 2019 10:35:28 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: Robb Schaller <robbschaller@gmail.com>
Sent: Tuesday, March 19, 2019 4:21 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: The Academy SF: CU / Change of Use - Letter of Support. Ref 2018-015071CUA

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

Dear sir/madam:

This is a letter of support for change of use for The Academy, 2166 Market Street, San Francisco 94114. I have worked at the The Academy for 1-1/2 years and have seen what an asset it is to the neighborhood. This is a wonderful space that offers educational and educational options to members and guests.

Sincerely,
Robert E. Schaller

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED'S SHELTER CRISIS LEGISLATION PASSES BOARD OF SUPERVISORS
Date: Tuesday, March 19, 2019 3:19:39 PM
Attachments: [3.19.19 Shelter Crisis.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Tuesday, March 19, 2019 3:10 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED'S SHELTER CRISIS LEGISLATION PASSES BOARD OF SUPERVISORS

FOR IMMEDIATE RELEASE:

Tuesday, March 19, 2019

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

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

**MAYOR LONDON BREED'S SHELTER CRISIS LEGISLATION
PASSES BOARD OF SUPERVISORS**

Two ordinances introduced by the Mayor will allow the City to more quickly construct homeless shelters, contract with homeless services providers, and help unhoused residents into care and shelter

San Francisco, CA — Mayor London N. Breed's legislation to declare a shelter crisis in San Francisco today passed the Board of Supervisors, which will allow the City to take more immediate action to address the homelessness crisis.

The two ordinances introduced by Mayor Breed together significantly expand a more limited shelter crisis ordinance that expired on March 1, 2019 and removes administrative, contracting, building, and planning code red tape that delays the construction of new shelters and the delivery of services to those in need.

"Homelessness is a crisis in our city and we cannot continue to move at our normal pace," said Mayor Breed. "We need to cut the bureaucracy that delays new shelter from being created in order get our unhoused residents the care and services they need to help them exit homelessness. I am committed to opening 1,000 new shelter beds by 2020 to clear our nightly waitlist for shelter, which is why we are expanding two existing Navigation Centers to add 80

new beds and why I am proposing a 200-bed SAFE Navigation Center at Sea Wall Lot 330.” The first ordinance allows the City to streamline the contracting and permitting process for the construction of new homeless shelters as well as the contracting process for homelessness services. The Departments of Homelessness and Supportive Housing (HSH) and San Francisco Public Works will be responsible for vetting a pool of contractors who can provide construction support and homelessness services and will then choose from this pool for future projects, rather than having to go through the usual three to six month contracting process for each project individually. To ensure accountability, the ordinance requires HSH and Public Works to submit detailed annual reports on all contracts awarded under this expedited procedure.

Additionally, this ordinance removes planning code barriers to opening shelters in certain zoning districts that currently have limitations or restrictions. HSH will be required to undergo a robust community process prior to the opening of any site-based service like a shelter. The Board of Supervisor will have oversight of all contracts rewarded under this expedited procedures. This ordinance will remain in effect for five years, or until there is a 30% reduction in homelessness as measured by the Point in Time Count, the City’s biennial survey of homeless individuals.

The second ordinance opts-in the City to AB932, authored by Assemblymember Phil Ting, which streamlines the building and planning code approval process for homeless shelters by implementing expedited approval procedures that reduces the process by a matter of months. This ordinance also adopts Appendix N of the California Building Code, which provides consistent standards for the development of emergency shelters during the shelter crisis. This ordinance requires approval from the California Department of Housing and Community Development before going into effect and will remain in effect until January 2021.

Mayor Breed has announced an ambitious plan to open 1,000 new shelter beds by 2020, 212 of which have been opened so far. She recently proposed a new 200-bed SAFE Navigation Center at Sea Wall Lot 330 and the expansion of 80 new beds at the existing Division Circle and Civic Center Navigation Centers to help reach that goal.

The legislation is co-sponsored by Supervisors Vallie Brown, Shamann Walton, Catherine Stefani, Rafael Mandelman, and Matt Haney. The Board of Supervisors is scheduled to vote on this item a second time on April 2, 2019.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 40 West Portal Avenue - Kale-fornia #2018-016549 CUA
Date: Tuesday, March 19, 2019 2:34:10 PM
Attachments: [CCF_000016.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kathleen Byrne <byrnekathleen@yahoo.com>
Sent: Tuesday, March 19, 2019 1:44 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: 40 West Portal Avenue - Kale-fornia #2018-016549 CUA

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

Dear Mr. Weissglass,

Please see the attached letter in opposition to the above referenced application for change of use.
Thank you.

Kathleen M Byrne
50 San Rafael Way
San Francisco, CA 94127

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: AIASF Letter in Opposition to SFBOS181216 - Controls on Residential Demolition, Merger, Conversion and Alterations
Date: Tuesday, March 19, 2019 2:33:23 PM
Attachments: [image001.png](#)
[aiasf_statement_on_sfbos181216.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Jennifer Jones <jjones@aiasf.org>
Sent: Tuesday, March 19, 2019 2:08 PM
To: Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>
Cc: slew@rmw.com; Adrienne Steichen <asteichen@pyatok.com>; Ross Levy <ross@levyaa.com>; Vivian Dwyer <viv@dwyer-design.com>
Subject: AIASF Letter in Opposition to SFBOS181216 - Controls on Residential Demolition, Merger, Conversion and Alterations

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

Dear Members of the Planning Commission, Members of the San Francisco Board of Supervisors, and Members of the Building Commission,

Please see the below and attached statement from the American Institute of Architects, San Francisco (AIASF) Board of Directors in opposition to SFBOS181216.

We welcome and encourage further discussion on this issue, and will gladly make ourselves available as resource to your Board and Commission members should there be a desire to understand the implications this proposal will have on SF residents and the built environment , and if you would like to involve our membership in drafting revisions to this proposed ordinance.

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

San Francisco's architects are committed to making buildings and places that enhance the livability of our city. The members of AIASF are engaged daily with our partners in the allied professions and building community in creating spaces for people to live, work, learn and play. Our contribution to the form, sustainability and character of the built environment is essential.

We have read the proposed legislation addressing control of residential demolition, remodeling and alterations. We believe stopping illegal demolitions and preserving documented historic resources is a worthwhile goal. The proposal, however, goes far beyond addressing illegal demolitions and halts alteration and expansion of existing single-family homes. If passed in its current incarnation, this ordinance will have an adverse impact on homeowners and families at every stage of life, preventing them from structurally safeguarding their home from seismic events, upgrading it for energy performance, expanding to accommodate children, and, for seniors, the ability to perform renovations to remain at home and age in place.

The architectural community shares the goals of the community writ large: denser neighborhoods, and neighborhoods which maintain their diverse, vibrant character, for San Franciscans -- the ones who live here now, and those who aspire to. We believe this proposed ordinance is contrary to that aim. To meaningfully increase the housing supply, San Francisco needs to entitle many thousands more units annually, which requires neighborhoods to accept taller buildings and higher density along transit routes and commercial corridors.

We strongly urge you to reject or radically revise this proposed ordinance, and to help San Francisco expand its housing supply by supporting increased density and a more streamlined permitting process. We would like to work in partnership with city government to align codes and assist in creating a culture in support of a vibrant, diverse city.

It is time for San Francisco to lead on the issues of urbanism, housing and sustainability. Please lead progressively and responsibly.

This legislation was written with the premise that "restraint on the expansion of existing homes" coupled with incentives for adding units (Section 317(a)(8)) will expand the supply of affordable homes. This is an impossible contradiction and is premised on faulty economics. Such measure will not meaningfully

increase the housing supply and will reduce building, thereby reducing the supply of housing and affordability. Far from expanding the supply of “affordable” housing, these measures will instead prevent homeowners from modifying and expanding their homes to accommodate the changing needs of their families, thus driving them out of the City. This is a lose-lose proposition for San Franciscans and for San Francisco Urbanism.

We are preparing a line by line analysis to highlight the inconsistencies, contradictions and biases included in this legislation and will provide it when it is complete.

Sincerely,
AIASF Board of Directors

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Disapproval of Application # 2018-011926CUA
Date: Tuesday, March 19, 2019 1:25:59 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: Dale Allen <DAllen@aghlaw.com>
Sent: Tuesday, March 19, 2019 12:07 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; millicent.johnson@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Disapproval of Application # 2018-011926CUA

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President Melgar
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Melgar and Commissioners and Board President Norman Yee,

I live at 521 Dewey and previously at 955 Portola Ave. All told I have been a resident of the West Portal community since 1983, and was raised in the Sunset, a 4th generation San Franciscan. My children have stayed here and are raising our grandchildren in the Merced Manor area, and we all use West Portal as our community shopping area.

I am all in on the wonderful development of a variety of food options on West Portal avenue, which draw people from all over the City. But, as variety is the spice of life, sameness can impact the success of a neighborhood center such as West Portal. I have been looking forward to the Juice Bar approved for the empty storefront on the 100 block of West Portal Ave, but now understand there is an application for another juice bar at 40 West Portal Avenue. (Application # 2018-011926CUA). I

want to register my note of concern and disapproval to putting another juice bar in such proximity for two reasons, one, again, is having variety in our neighborhood, and two, the risk you are creating of two failures and empty storefronts, as against a success of one, at least for now. If we learn that the avenue can support a second, great, but let's give it time so we do not revert back to more empty storefronts, not less.

Thank you for your consideration.

Dale Allen
521 Dewey Blvd.
San Francisco, Ca 94116



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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 40 West Portal Ave. - Kale-fornia #2018-016549 CUA
Date: Tuesday, March 19, 2019 1:25:55 PM
Attachments: [Neighbor - Oppose CK.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

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www.sfplanning.org

From: Kennedy, Clarina <Clarina.Kennedy@ucsf.edu>
Sent: Tuesday, March 19, 2019 11:59 AM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Re: 40 West Portal Ave. - Kale-fornia #2018-016549 CUA

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Dear Planning Commissioners,

Reference: 40 West Portal Ave. - Kale-fornia #2018-016549 CUA

I am writing this email in connection with the above application. I wish to object strongly to the approval of this business in this location.

Please see my attached letter for further explanation. Thank you for your consideration.

Sincerely,

Clarina Kennedy
1643 41st Avenue
San Francisco, CA 94122

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: Public Comment for Case No. 2018-015071CUA: 2166 Market Street
Date: Tuesday, March 19, 2019 1:25:47 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Chris Wyman <chriswyman825@gmail.com>
Sent: Tuesday, March 19, 2019 12:31 PM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment for Case No. 2018-015071CUA: 2166 Market Street

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

Hello,

I'm writing to express my concerns about this case before the Planning Commission.

I'm a gay man who has lived in San Francisco for 5+ years and I've watched the Castro become increasingly gentrified and unaffordable.

I believe that the expansion of this Private Members Only Club (The Academy) with membership dues of \$99+ per month will only further contribute to the gentrification of the neighborhood. I'm in favor of increasing the number of LGBTQ+ Spaces in the area, but this business makes that type of space available only to a select few.

Thank you,
Chris Wyman
152 Valley Street, SF CA 94131

--

Chris Wyman
(408) 891-5808

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for a Continuance of Application #2018-016549CUA/40 West Portal Ave
Date: Tuesday, March 19, 2019 1:25:12 PM
Attachments: [Lyons Letter.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: shelly goodwin <shellygoodwin@yahoo.com>
Sent: Tuesday, March 19, 2019 12:34 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Request for a Continuance of Application #2018-016549CUA/40 West Portal Ave

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

Mr. Weissglass,
It was a pleasure speaking with you this morning. Attached is a follow up/re-cap regarding my concerns that I expressed on the phone. Thank you for listening! I really appreciated that.

Fondly,
Shelly Lyon
415 990 3429

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Petition in reference to: Application # 2018-011926CUA - Juice Bar - 40 West Portal Avenue
Date: Tuesday, March 19, 2019 1:25:03 PM
Attachments: [40 West Portal - Application # 2018-011926CUA.dotx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Doug Kilroy <doug.kilroy@smartbizloans.com>
Sent: Tuesday, March 19, 2019 12:43 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; millicent.johnson@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Petition in reference to: Application # 2018-011926CUA - Juice Bar - 40 West Portal Avenue

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

Dear President Melgar and Commissioners - please see attached for a letter explaining my opposition to this application.

Regards,
Doug Kilroy
650.218.9716

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: Opposed to 2nd Juice Bar on West Portal Ave
Date: Tuesday, March 19, 2019 1:25:02 PM
Attachments: [Opposition for West Portal.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: jamie allen <allen.jmeleigh@gmail.com>
Sent: Tuesday, March 19, 2019 1:02 PM
Subject: Opposed to 2nd Juice Bar on West Portal Ave

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

Please do not approve a 2nd juice bar for West Portal.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$25 MILLION DONATION TO HELP REALIZE INDIA BASIN PROJECT
Date: Tuesday, March 19, 2019 1:20:11 PM
Attachments: [3.19.19 India Basin.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Tuesday, March 19, 2019 12:48 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$25 MILLION DONATION TO HELP REALIZE INDIA BASIN PROJECT

FOR IMMEDIATE RELEASE:

Tuesday, March 19, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES \$25 MILLION
DONATION TO HELP REALIZE INDIA BASIN PROJECT**

Project will transform a vacant industrial lot in the Southeastern neighborhood into the City's newest park

San Francisco, CA – Mayor London N. Breed today announced a \$25 million donation from the John Pritzker Family Fund to support the India Basin Park Restoration Project. The gift is the single largest private donation in history to a San Francisco park and will kickstart the remediation, community engagement, design and construction phases of the project, which will renovate three City-owned sites to create a unified waterfront park space in San Francisco's southeastern neighborhood.

“This park is an important investment in the Bayview Hunters Point community and a big step in creating equity when it comes to healthy neighborhoods in our city,” said Mayor Breed. “All San Franciscans deserve a beautiful, safe place to gather, exercise and play. This donation will help achieve a measure of environmental justice for our southeastern neighborhoods and create a beautiful new space for generations to come.”

The India Basin Restoration Project consists of the renovation of a vacant industrial lot at 900 Innes Avenue, as well as underutilized park areas at India Basin Open Space and India Basin Shoreline Park. The project will unite the three sites into a 10-acre park designed to connect the Bay Trail and provide recreational activities for residents and visitors. The project also includes the restoration of tidal marsh and wildlife habitat, and an Equitable Park Development Plan to provide jobs and workforce development opportunities for local residents.

“Transforming an urban environment for public good can be one of our most challenging, yet rewarding actions, and as some of you know, this community has awaited the beautification of this industrial landscape for years,” said State Board of Equalization Chair Malia Cohen, who championed the project during her time on the San Francisco Board of Supervisors.

“‘Reimagining Urbanism’ has been the guiding principle for India Basin. Today is just an example of the steps being taken to fulfill the promise to this community, of providing open recreational space for the southeast neighborhoods. I am very pleased to support this development and am excited about the positive impact it will have on this growing neighborhood for the decades to come.”

“This donation is an investment in the heart of our community. Parks are where we make memories with our families, where our children learn to run and climb, and where neighbors become friends,” said Supervisor Shamann Walton. “This is a chance to create a Chrissy Field of the southeast while honoring the arts, culture, and traditions of the Bayview Hunters Point community.”

There are thousands of units of public and affordable housing that either exist or are planned within a mile of the future park. The project will galvanize job development in the neighborhood by partnering with local non-profits training local youth and adults in remediation, construction, and more.

“Public access and community connection are at the heart of this plan and at the heart of this gift,” said Recreation and Parks General Manager Phil Ginsburg. “Funding this project means creating livable communities with green space and incredible recreational options. It means residents of public housing will be connected with the coastline. It means neighbors can gather for picnics or learn to canoe or kayak while children take lessons in boat building.”

The \$25 million grant will specifically support the renovation, design, and construction of the spaces at 900 Innes Avenue and India Basin Shoreline Park, which will be led by the San Francisco Recreation and Park Department. It comes approximately two weeks after the San Francisco Bay Restoration Authority approved a \$5 million grant to remediate and restore the soft-bottom intertidal and subtidal habitat and remove dilapidated structures at 900 Innes Avenue. The Authority disburses grant money earmarked by voters through Measure AA to preserve the San Francisco Bay and its shorelines.

“This gift brings us closer to our longtime dream of a unified open space that honors longtime residents, welcomes new ones, and provides a gathering space that draws people from across San Francisco and beyond,” said Maya Rodgers, co-founder of Parks 94124.

“The India Basin Waterfront Project isn’t just a commitment to the health of people in southeast neighborhoods, it’s a commitment to using their talents and skills. Everyone should

be able to share in San Francisco's thriving economy," said Jacqueline Flin, Executive Director of the A. Phillip Randolph Institute.

The India Basin Park Restoration Project, passed by the San Francisco Board of Supervisors in October 2018, is a collaboration between the San Francisco Recreation and Park Department, Build Inc, the Trust for Public Land, and the San Francisco Parks Alliance, Parks 94124, the A. Phillip Randolph Institute, Young Community Developers, the India Basin Neighborhood Association and many other neighborhood and park serving organizations.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: 40 West Portal avenue planning application
Date: Tuesday, March 19, 2019 9:38:40 AM
Attachments: [40 West Portal Avenue Application.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Niamh Kenny <niamhkenny1@gmail.com>
Sent: Monday, March 18, 2019 5:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 40 West Portal avenue planning application

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

Please see attached letter regarding the planning application.

Thanking you,

Niamh Kenny
[Tel:415/812-7390](tel:415/812-7390)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 40 West Portal Ave. / # 2018-016549CUA
Date: Tuesday, March 19, 2019 9:38:24 AM
Attachments: [40 West Portal Ave #2018-016549CUA.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
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jonas.ionin@sfgov.org
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From: Shauna O Donoghue <shauna2904@gmail.com>
Sent: Monday, March 18, 2019 8:55 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; myma.melgar@sf.gov.org; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: 40 West Portal Ave. / # 2018-016549CUA

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

Dear Commissioners,

Please see the attached letter with reference to the above application for property located at 40 West Portal Avenue, San Francisco, with a hearing date on March 21st. We appreciate your time in reviewing this letter.

Sincerely
John & Shauna O' Donoghue
755 Victoria Street
San Francisco
CA 94127

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: TRANSCONTINENTAL RAILROAD: THE CHINESE EXPERIENCE
Date: Tuesday, March 19, 2019 9:34:04 AM
Attachments: [00000BBB---CHINESE & TRANSCONTINENTAL RAILROAD pdf.pdf](#)
[clip_image012.png](#)
[clip_image014.png](#)
[clip_image017.png](#)
[clip_image016.png](#)
[clip_image018.png](#)
[clip_image019.png](#)
[clip_image006.png](#)
[clip_image008.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Howard <wongaia@aol.com>
Sent: Tuesday, March 19, 2019 6:43 AM
To: wongaia@aol.com
Subject: TRANSCONTINENTAL RAILROAD: THE CHINESE EXPERIENCE

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

Hello Everyone: With the 150th Anniversary of the First Transcontinental Railroad, attached is my compilation of interesting photos, videos, history, projects and anniversary events. Best, Howard Wong, AIA

ATTACHED: Chinese in America & Transcontinental Railroad

EXCERPT



The First Transcontinental Railroad's 150th Anniversary on May 10, 2019 will have layers of history and

meaning, especially for Chinese-Americans whose family roots include builders of the railroad. The date will also mark a civil rights tribute---to successes in resetting the historical record and honoring pioneers of the not-so-distant past. At Promontory Point, Utah, on May 10, 1869, the driving of the Golden Spike marked the Transcontinental Railroad's completion---but also a historical injustice. Left out of the historic ceremony were the 12,000 Chinese railroad workers, of whom over 400 had died during construction.

* * * * *



ASAMNEWS: Corky Lee stages “an act of photographic justice” for Asian Americans

<https://asamnews.com/2014/05/11/corky-lee-stages-an-act-of-photographic-justice-for-asian-americans/>

Photographer [Corky Lee](#) has dedicated much of his life documenting the Asian American experience through photographs. The [omission of Chinese](#) from the official photo commemorating the completion of [the Transcontinental Railroad] was one of the motivating factors behind his passion for photography (photo by Corky Lee).



ARETHA FRANKLIN MUSIC CELEBRATION

An intimate evening with the blues/ jazz singer, Kim Nalley and pianist, Tammy Hall. NEXT Village SF's 4th Annual Spring Fling Fundraiser, honoring event founder Jonee Levy

FRIDAY, MARCH 22, 2019, 6:30-9:30PM: The University Club of San Francisco, 800 Powell Street (at California)

<https://www.universe.com/events/next-villages-4th-annual-spring-fling-tickets-san-francisco-7YVDJB>

For sponsorship information or questions, contact us at info@nextvillagesf.org or 415-888-2868.

NEXT Village: <http://www.nextvillagesf.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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: TRANSCONTINENTAL RAILROAD + THE CHINESE EXPERIENCE
Date: Tuesday, March 19, 2019 9:33:58 AM
Attachments: [00000BBB---CHINESE & TRANSCONTINENTAL RAILROAD pdf.pdf](#)
[clip_image012.png](#)
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[clip_image006.png](#)
[clip_image008.png](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Howard <wongaia@aol.com>
Sent: Tuesday, March 19, 2019 6:55 AM
To: wongaia@aol.com
Subject: TRANSCONTINENTAL RAILROAD + THE CHINESE EXPERIENCE

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Hello Everyone: With the 150th Anniversary of the First Transcontinental Railroad, attached is my compilation of interesting photos, videos, history, projects and anniversary events. Best, Howard Wong, AIA

ATTACHED: Chinese in America & Transcontinental Railroad

EXCERPT



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meaning, especially for Chinese-Americans whose family roots include builders of the railroad. The date will also mark a civil rights tribute---to successes in resetting the historical record and honoring pioneers of the not-so-distant past. At Promontory Point, Utah, on May 10, 1869, the driving of the Golden Spike marked the Transcontinental Railroad's completion---but also a historical injustice. Left out of the historic ceremony were the 12,000 Chinese railroad workers, of whom over 400 had died during construction.

* * * * *



ASAMNEWS: Corky Lee stages “an act of photographic justice” for Asian Americans

<https://asamnews.com/2014/05/11/corky-lee-stages-an-act-of-photographic-justice-for-asian-americans/>

Photographer [Corky Lee](#) has dedicated much of his life documenting the Asian American experience through photographs. The [omission of Chinese](#) from the official photo commemorating the completion of [the Transcontinental Railroad] was one of the motivating factors behind his passion for photography (photo by Corky Lee).



ARETHA FRANKLIN MUSIC CELEBRATION

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<https://www.universe.com/events/next-villages-4th-annual-spring-fling-tickets-san-francisco-7YVDJB>

For sponsorship information or questions, contact us at info@nextvillagesf.org or 415-888-2868.

NEXT Village: <http://www.nextvillagesf.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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CastroMerchants_RachelSwann_LetterofSupport_03.15.19
Date: Tuesday, March 19, 2019 9:30:28 AM
Attachments: [2852_001.pdf](#)
[ATT00001.htm](#)

*Jonas P. Ionin,
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From: Frances Sasamoto <frances.sasamoto@theagencyre.com>
Sent: Tuesday, March 19, 2019 9:22 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Rachel Swann <rachel.swann@theagencyre.com>
Subject: FW: CastroMerchants_RachelSwann_LetterofSupport_03.15.19

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Good Morning,

Please find attached letter of support.

Best,

Frances

THE AGENCY

A Global Marketing and Sales Organization

FRANCES SASAMOTO

Office Manager

t: +1 415 287 4969 | m: 415 939 2006

TheAgencyRE.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 40 West Portal Ave., #2018-016549CUA
Date: Monday, March 18, 2019 2:46:17 PM
Attachments: [SCAN0176.PDF](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Nancy Totah <nancytotah@icloud.com>
Sent: Monday, March 18, 2019 2:01 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: 40 West Portal Ave., #2018-016549CUA

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

Please see attached letter regarding the above referenced matter.

Thank you,

Nancy Totah
111 West Portal Ave.
San Francisco, CA 94127

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPPOSITION TO 40 West Portal Ave. - KALE-FORNIA #2018-016549 CUA
Date: Monday, March 18, 2019 2:46:12 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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www.sfplanning.org

From: Grace Cheung <cheunggrace@yahoo.com>
Sent: Monday, March 18, 2019 2:09 PM
To: Weissglass, David (CPC) <david.weissglass@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richillissf@gmail.com; millicent.johnson@sfgov.org; katherin.moore@sfgov.org; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: OPPOSITION TO 40 West Portal Ave. - KALE-FORNIA #2018-016549 CUA

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

To whom it may concern,

I am writing to state my opposition to the application from, Kale-fornia, at West Portal. I believe that the same commercial space should be given to another service based business such as a hair salon. Thank you for your time and consideration.

Sincerely,
Grace Cheung
251 Chester Ave.
San Francisco, CA 94132

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: IMPORTANT ETHICS UPDATE FOR COMMISSIONERS
Date: Monday, March 18, 2019 12:38:41 PM
Attachments: [Ethics Update Memo.pdf](#)
[Letter from Mayor London N. Breed Re Ethics Update Memo.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Tugbenyoh, Mawuli (MYR)
Sent: Monday, March 18, 2019 12:32 PM
Cc: Elsbernd, Sean (MYR) <sean.elsbernd@sfgov.org>; Heckel, Hank (MYR) <hank.heckel@sfgov.org>
Subject: IMPORTANT ETHICS UPDATE FOR COMMISSIONERS

PLEASE DISTRIBUTE

Commissioners-

Please find the attached letter from Mayor Breed and a memo from the City Attorney advising all Elected Officials, Department heads, and Commissioners on recent updates to our ethics laws. Please carefully review the memo and let us know if you have any questions.

Regards,

Mawuli Tugbenyoh 杜本樂

Liaison to Boards and Commissions

Office of Mayor London N. Breed

[415.554.6298](tel:415.554.6298) | mawuli.tugbenyoh@sfgov.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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON NEED FOR ACCOUNTABILITY IN LARRY BAER INCIDENT
Date: Monday, March 18, 2019 9:45:57 AM
Attachments: [03.18.19 Larry Baer.pdf](#)

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

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Monday, March 18, 2019 9:27 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON NEED FOR ACCOUNTABILITY IN LARRY BAER INCIDENT

FOR IMMEDIATE RELEASE:

Monday, March 18, 2019

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

***** STATEMENT *****
**MAYOR LONDON BREED ON NEED FOR ACCOUNTABILITY
IN LARRY BAER INCIDENT**

Today Mayor London N. Breed issued the following statement regarding the conduct of San Francisco Giants President Larry Baer in the recent recorded altercation with his wife. Several leaders from San Francisco's domestic violence community have sent a letter to the Commissioner of Major League Baseball calling for strong disciplinary action.

“When the incident first occurred involving Larry Baer and his wife, the San Francisco Police Department immediately began an investigation. That investigation is ongoing, but regardless of the outcome, Major League Baseball needs to send a message that any and all acts of violence against women is unacceptable.

The letter written by several respected women leaders in our domestic violence community echoes an all too familiar reality where incidents involving violence against women are not met with true accountability. While Mr. Baer has apologized and expressed remorse for his behavior, it does not excuse his actions and it does not erase what transpired. Mr. Baer's

actions were serious and wrong. We are a City that loves and supports our San Francisco Giants, and that means holding our organization and its leaders to the highest of standards.

Every little girl, every woman should be able to attend a Giants game with a clear sense of the organization's values. I share in the call to action by the women who have written the Commissioner calling for greater accountability. There must be a stronger public reaction and response to violence against women in our City and our country."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Subject: CPC Hearing for March 21st attendance
Date: Monday, March 18, 2019 9:04:53 AM

Commissioners,

Please be advised that we will be down to four Commissioners this Thursday. Commissioners Hillis and Richards will be out. If for any reason you foresee yourself being absent please let me know. If we lose another Commissioner we will lose our quorum.

Thank you,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for March 21, 2019
Date: Friday, March 15, 2019 11:36:41 AM
Attachments: [CPC Hearing Results 2019.docx](#)
[20190321_cal.docx](#)
[20190321_cal.pdf](#)
[Advance Calendar - 20190321.xlsx](#)

Commissioners,
Attached are your Calendars for March 21, 2019. Should be short.

Commissioners Richards and Johnson,
Please review the previous hearing(s) and materials for 201 19th Av.

Enjoy the weather,

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: [CPC-Commissions Secretary](#)
To: [Chion, Miriam \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SB 50 - More Homes Act
Date: Friday, March 15, 2019 10:08:44 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

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www.sfplanning.org

From: marty cerles <martycerles@gmail.com>
Sent: Thursday, March 14, 2019 2:49 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>
Subject: SB 50 - More Homes Act

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

Dear San Francisco Planning Commission,

I am writing you today to urge you to support SB50 "More Homes Act" during your meeting tomorrow. I am a Millennial, native San Franciscan who does not work in the tech industry. Due to a vocal minority in this City, not enough homes have been constructed to meet our growing population and economy, leading to impossibly high housing/rent costs, which leads to natives like myself being unable to start a family in the City and follow in the footsteps of my parents, grandparents, and great-grandparents. SB 50 does not solve the housing crises, but it is a huge step in the right direction, and I urge you to voice your support.

Thank you.

Marty Cerles Jr
270 9th Ave, 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 \(CPC\)](#); [Chion, Miriam \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Cc:
Subject: FW: SB 50 testimony
Date: Friday, March 15, 2019 10:05:36 AM
Attachments: [PCSB50.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: Jim Chappell <jimchappellsf@gmail.com>
Sent: Thursday, March 14, 2019 3:21 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: SB 50 testimony

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

Jonas, for your record, my testimony from today's hearing.

Jim Chappell
jimchappellsf@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Chion, Miriam \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Oppose State Bill 50
Date: Friday, March 15, 2019 10:04:59 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: Yvonne Cocino <ycocino@pacbell.net>
Sent: Thursday, March 14, 2019 12:49 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Planning@rodneyfong.com; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Oppose State Bill 50

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

Yvonne Cocino

From: [Ionin, Jonas \(CPC\)](#)
To: [Chion, Miriam \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposed to SB 50
Date: Friday, March 15, 2019 10:04:51 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: Don Emmons <daemmons@mindspring.com>
Sent: Thursday, March 14, 2019 12:44 PM
To: Senator.Wiener@senate.ca.gov; Assemblymember.Chiu@assembly.ca.gov;
Assemblymember.Ting@assembly.ca.gov; Mark.Chekal-Bain@asm.ca.gov;
Krista.Pfefferkorn@sen.ca.gov; Erin.Baum@asm.ca.gov; Melgar, Myrna (CPC)
<myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC)
<milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis
(CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>;
Richhillssf@gmail.com; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Brown, Vallie (BOS)
<vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS)
<matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon
(BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary
<hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS)
<shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Cc: info@cowhollowassociation.org; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Opposed to SB 50

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

Dear Decision Makers,

I am opposed to SB 50 in so many ways. I think this is another disgusting effort by our mis directed Senator, Scott Wiener follow on to the rejected SB827 that he and his supporters tried and failed to pass last year. There are very few changes to the highly unpopular mess he called SB827. Doesn't her get the picture that SB50 would be highly disruptive to the City of San Francisco, which he is supposed to be representing?

Here are some of my objections/comments. There are plenty more.

- **SB 50 puts developers in charge of their own planning.** Cities will have NO planning power and neighbors will have NO say. If developers include a certain percentage of affordable housing in the project, they can choose, in addition to increased height and density, **three (3) exemptions from building codes**. Here's a small sample of local development standards, design and planning tools they can choose from:

- **Remove setbacks:** No more areas for trees, green belts, and side yards.
- **Reduce floor area ratio:** Building size/density can grow 47% to 297%.
- **Eliminate environmental sustainability:** Any development standard adopted by a city that isn't state law can be ignored by developers.
- **Remove onsite open-space:** Courtyards and balconies can be omitted.
- **Allow demolition:** Developers can demolish all buildings not on the California Registry of Historic Places. Most city building are not eligible, and of those that are, most are not registered.
- **Remove exposure requirements:** Allow windows that inhumanely stare at a wall.
- **Encourage lot mergers:** Up to 150 linear feet of frontage and possibly no limit with the State Density Bonus.

Eliminates single-family zoning. SB 50 overturns single-family zoning in areas that are "above median income, jobs-rich with good public schools" and lack major transit. Local RH-1, RH-2, RH-3 and many other residential zoning codes will no longer apply.

Rewards construction of up to 75 foot towers next to single-family homes. SB 50 encourages 75-foot luxury towers in single-family areas that are either close to transit or close to jobs and good schools. The limit is NOT 45 and 55 feet, as Wiener falsely says in SB 50, due to its interface with other state legislation (State Density Bonus). Up to 7-story buildings will be in areas currently zoned 4-stories if multiple zoning laws are combined and applied.

Cities can't stop a luxury tower unless the project hurts public safety. SB 50 is weaponized by the Housing Accountability Act of 1982, quietly amended by local politicians Nancy Skinner and Scott Wiener in 2017. It bans cities from rejecting any "density bonus" project unless the development "puts public health and safety at risk, or on any property listed in the California Register of Historical Resources." Therefore the onus is on the neighbors to claim and prove the risk. Otherwise the project proceeds.

Zero parking requirement. This bill encourages severe density increases with no associated parking, on the assumption that everyone will ride public transit. There's been a decrease in public transportation ridership of 20%. In reality, the lack of parking will only clog the streets and highways with more Uber and Lyft cars.

Turns developers into the fox guarding the rental hen-house. SB 50 utterly fails to protect renters. While it purports to temporarily prevent developers from razing "rental housing," only cities who keep a register of their renters can stop developers from misstating who lives

there.

- **SB 50 does nothing to address the infrastructure plans and costs that will be needed to accommodate all these new developments.** How will California plan and pay for the increased needs of utilities such as sewer, water and power plus public transportation, schools, fire and police, parks, wear and tear on the roads and all aspects of infrastructure from this dramatic increase in housing in the U.S.'s already most populated state? SB50 provides no funding whatsoever for all of this. Instead, it foists all those expenses on the cities and communities.

SB 50 will ruin cherished neighborhoods, severely gentrify working-class areas, significantly worsen housing affordability, and displace thousands of San Franciscans.

SB-50 is designed to add housing density at the expense of residential neighborhoods. The least expensive housing is housing that is already built. This bill will impact 100% of San Francisco's residential housing stock.

..developers will only be constructing market rate housing—not affordable housing—under Wiener's misguided belief market-rate housing will magically trickle down to affordable housing. This will result in housing price increases, but no increase in housing supply and a city filled with eyesores: Wienville units. Thanks, Scott, and co-author Phil Ting. "

Wiener's goal is to get rid of residential housing by upzoning all of San Francisco. State legislated upzoning encourages development by offering entitlements to developers. Upzoning avoids any serious planning in neighborhoods, or in the city as a whole. Local residents and businesses will not be able to address serious concerns with everything from housing needs to traffic because upzoning regulations are limited to use and density controls.

If SB 50 passes, developers will become San Francisco's new Planning Department. They will do whatever they want with the properties they purchase.

SB 50 will turn thousands of San Francisco streets into density-bonus areas. San Franciscans will have no say regarding developer decisions. Developers will choose their own incentives from a menu of rewards and waivers.

Below is a sample of existing local development standards and planning tools. SB 50 will let developers toss out up to three of them at their discretion, including height limits:

- Setbacks: Areas for trees, green belts, and side yards can be eliminated.
- Floor area ratio: Building size/density can grow 47% to 297%. This means developers can build 85-foot structures next to your house and you can't do a thing.
- Parking: Developers can build apartment towers with no parking.
- Environmental sustainability: Any development standard adopted by a city that isn't state law can be ignored by developers.
- Onsite open-space: Courtyards and balconies can be killed.
- Historic buildings/zones: Developers can demolish buildings not on the state's Registry of Historic Resources.

Unlike Wiener's defeated predecessor SB-827, which centered around transit-rich housing projects, Wiener has added a new criterion called "job-rich" housing projects. Job-rich defines a residential development within an area identified by the Department of Housing and

Community Development and the Office of Planning and Research based on indicators such as proximity to jobs, high area-median income relative to the relevant region, and high-quality public schools, as areas of high job-rich opportunities close to jobs.

A “transit-rich housing project” means residential development on parcels that are within a half-mile radius of a major transit stop, or a quarter-mile radius of a stop on high-quality bus corridors. A project shall be deemed to be within a half-mile radius of a major transit stop or a quarter-mile radius of a stop on a high-quality bus corridor if any of the following apply.

From the legislation:

“This bill — SB 50 — would require a city, county, or city and county [San Francisco] to grant upon request an ‘equitable communities incentive’ when a development proponent seeks and agrees to construct a residential development, as defined, that satisfies specified criteria, including, among other things, that the residential development is either a job-rich housing project or a transit-rich housing project, as those terms are defined; the site does not contain, or has not contained, housing occupied by tenants or accommodations withdrawn from rent or lease in accordance with specified law within specified time periods; and the residential development complies with specified additional requirements under existing law.”

SB 50 will require that a residential development eligible for an equitable communities incentive receive waivers from maximum controls on density and automobile parking requirements greater than 0.5 parking spots per unit, up to three additional incentives or concessions under the Density Bonus law and specified additional waivers if the residential development is located within a 1/2-mile or 1/4-mile radius of a major transit stop, as defined. The bill would authorize a local government to modify or expand the terms of equitable communities incentives, provided that the equitable communities incentives are consistent with these provisions.

Bill language: “The equitable communities incentive” shall not be used to undermine the economic feasibility of delivering low-income housing under the state density bonus program or a local implementation of the state density bonus program, or any locally adopted program that puts conditions on new development applications on the basis of receiving a zone change or general plan amendment in exchange for benefits such as increased affordable housing, local hire, or payment of prevailing wages.”

The Coalition to Preserve Los Angeles makes the following analysis of SB 50:

- 1) SB 50 wipes out all single-family zoning in the below “transit” areas: SB 50 bans cities from rejecting big residential luxury developments containing a small number of affordable units if a) They are proposed within a 1/4-mile radius of a busy bus stop, or b) Within a 1/2-mile radius of any rail or train stop.
- 2) SB 50 wipes out single-family zones in thousands of neighborhoods: SB 50 overturns single-family zoning in areas “above-median income, jobs-rich, with good public schools” that lack major transit (i.e., it allows tall apartments next to houses in areas that have good schools and jobs).
- 3) Rewards construction of 85-foot-high towers next to single-family homes: SB 50 encourages 75-foot-high and 85-foot-high luxury towers in single-family areas that are either too close to transit or too close to jobs and good schools. The height limit is not 45 feet and 55 feet, as Senator Wiener falsely implies in SB 50.
- 4) Cities can’t stop a luxury tower unless it hurts public safety: SB 50 is weaponized by the

Housing Accountability Act of 1982, which was quietly amended by Skinner/Wiener in 2017. It bans cities from rejecting any “density bonus” project unless the developer “puts public safety at risk.”

5) Cities can’t reject demolitions in the new SB 50-targeted areas: Also weaponized by the Housing Accountability Act, SB 50 prevents cities from fighting demolition for housing towers in “jobs-rich, good schools areas” and “transit” areas. The bill tells developers to sue, if challenged by a city.

6) SB 50 forces “sensitive communities” to upzone themselves by 2025: SB 50 openly threatens “sensitive communities” — low-income, diverse areas. It requires them to upzone their Community Plans within five years to conform to SB 50, annihilating homeowner areas.

7) Turns developers into the fox guarding the rental hen-house: SB 50 utterly fails to protect renters. Only those cities who register their renters and closely track vacancies can stop developers from lying about rental history.

8) SB 50 puts developers in charge of their own planning: SB 50 turns thousands of streets into density-bonus-on-steroids, where cities have no say. Developers choose their own incentives from a menu of rewards and waivers.

Ironically, Wiener’s key strategy for solving California’s housing crisis by increasing the supply of cheaper housing — Wienervilles — by encouraging dense construction near transit centers, has been challenged by a new MIT university housing report. Yonah Freemark, the study’s author and a doctoral candidate at MIT, found “no evidence for short- or medium-term increases in housing-unit construction.”

“We have a housing crisis in much of the U.S., and that crisis needs to be addressed by providing funding for construction of more units and subsidies for people to afford those units,” Freemark said. This is contrary to Wiener giving subsidies to developers so that they can make more profit.

Freemark adds, “What are the local-level impacts of zoning change? I study recent Chicago unzoning’s that increased allowed densities and reduced parking requirements in a manner exogenous of development plans and neighborhood characteristics. To evaluate outcomes, I use difference-in-differences tests on property transaction prices and housing-unit construction permits. I detect significant, robust increases in values for transactions on parcels that received a boost in allowed building size. I also identify value increases for residential condominiums, indicating that up zoning increased prices of existing housing units. I find no impacts of the reforms, however, on the number of newly permitted dwellings over five years. As such, I demonstrate that the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.”

The Freemark research demonstrates Wiener severely miscalculates supply and demand theory. SB 50 will have no effect on housing supply in urban areas, since Wiener is building units at five to ten times the cost of the homes that he wants to let developers destroy. Due to the cost of land, construction interest rates, and increasing construction building costs, developers will only be constructing market rate housing — not affordable housing — under Wiener’s misguided belief market-rate housing will magically trickle down to affordable housing. This will result in housing price increases, but no increase in housing supply and a city filled with eyesores: Wienerville units. Thanks, Scott, and co-author Phil Ting.

On December 3, 2018, Phil Ting introduced AB 68: Land Use Accessory Units, legislation co-written by — no surprise — Scott Wiener. The bill’s purpose is to take any remaining open

space in residential projects and turn that space into accessory dwelling units. Thanks again, Scott and Phil, for yet another developer incentive handout!

Wiener's supporters consist of paid housing lobbyists, such as the San Francisco Planning and Urban Research Association (SPUR), Yes In My Back Yard (YIMBY), Bay Area Renters Federation (BARF), San Francisco Housing and Action Committee (SFHAC); and San Francisco Mayor London Breed and State Senator Scott Wiener. This housing group embodies the current status quo in California.

The paid housing lobbyists support an extreme market-rate housing philosophy of "build housing density at all costs and at any consequences to existing residents." This is a terrible land use housing philosophy, but appeals to millennials who thought life would be easy after they graduated from college. Older generations who preceded millennials faced many of the same problems that millennials do.

All of these housing lobbyist groups and individuals receive a major amount of their funding/contributions from developers, large employers, or lawsuit settlements. Their housing positions feature extreme housing growth and density because they either agree, or have little free will.

The housing lobbyists represent a small percentage of the public, but push their extreme agenda through state legislation, including Wiener's SB-827, SB-828, SB-50; lawsuits; and by lobbying commissions such as the Metropolitan Transportation Commission (MTC).

Wiener's introduced bills usurp local community planning authorities. They promote demolition, evictions, displacement, congestion, and overcrowding. Wiener's bills don't provide funding for the infrastructure burden they bring into our communities, nor do they provide aordable housing or local community self-determination. The bills are statewide, one-size-fits-all solutions with no regard for geographic housing equity to job location. His legislation is supported by big business and special interests that will receive windfall profits at the expense of residential housing and the displacement of residents.

The long-term livability of California depends on moderately-paced growth, balancing residential and commercial development with the financial and environmental capacity of other infrastructure. It must provide opportunity for residents of all income levels and demographics. Businesses must pay fair wages and their fair share of infrastructure costs, including water, transportation, schools, and protection of the natural environment.

Wiener is resurrecting President Herbert Hoover's "trickle down" economic theory of giving tax breaks and money to the wealthy and big business in the misguided hope housing will eventually trickle down to individuals. Hoover's theory was unsuccessful and didn't work during the 1930's Great Depression. Hooverilles — essentially "tent cities" and makeshift homes next to cities — sprang up for people who had nothing. Residents showed their displeasure by naming the housing "Hooverilles" to mock the president.

Relying on trickle-down theory, Wiener's are no improvement and no different. Residents must vigorously fight SB 50 in its current and any incarnations.

In all, there is no way San Francisco should be treated this way by our elected officials.

Don Emmons

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From: [Ionin, Jonas \(CPC\)](#)
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Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: NO on SB50
Date: Friday, March 15, 2019 10:04:43 AM

Jonas P. Ionin,
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-----Original Message-----

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In the interest of getting right to the point, SB50 is a seriously flawed bill that would be most detrimental to San Francisco.

The idea that the state government could legislate what, how and where building happens in our city is absolutely abhorrent.

We have a Planning Commission, our Board of Supervisors and our citizens whose responsibility it is to determine what, how and where building happens in our city.

Connie Biaggini
San Francisco long time resident

Sent from my iPhone

