

**From:** [CPC-Commissions Secretary](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing CU for 838 Grant New Restaurant Use  
**Date:** Thursday, April 25, 2019 12:09:13 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Raquel R. Redondiez <raquel@somapilipinas.org>  
**Sent:** Wednesday, April 24, 2019 4:16 PM  
**To:** Rich Hillis <richhillissf@gmail.com>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Jenny Leung <jenny@cccsf.us>; Vida K <vidak013@gmail.com>; Paul Barrera <paulcbarrera@gmail.com>  
**Subject:** Opposing CU for 838 Grant New Restaurant Use

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Dear President Melgar and Planning Commissioners,

The South of Market Filipino community and SOMA Pilipinas Cultural District recognize your commitment to healthy neighborhoods and communities. In this spirit, we oppose the developer's Conditional Use application for an oversized restaurant on the ground floor in the Empress Building.

At SOMA Pilipinas, we stand for Community Development without Displacement and Economic and Social Justice. Countless families, children, seniors, and legacy Filipino businesses have been pushed out of their homes by successive rounds of development in the South of Market; it's what the SOMA Pilipinas Cultural District was created to fight against, and that's exactly what we're seeing here, in this case in Chinatown.

Chinatown stands for immigrant and low-income families who work hard to build a healthy community – one of the City's last frontiers for affordable housing, living wages, and a strong vision

of arts and culture. For the past two years, Chinatown community groups have been working together to envision a Chinatown Cultural District, and to imagine the Empress Building as the art and cultural anchor. The building and its stories, histories, and community belongs to the people of Chinatown.

We respectfully ask the Planning Commission to say NO to the developer's conditional use application. The developer's conditional use application will serve as an invitation for gentrifying Chinatown, and will destroy Chinatown's dream for cultural equity.

We are counting on your support for Chinatown's leadership represented by the Chinatown Community Development Center, Chinese for Affirmative Action, Chinese Culture Center, Chinese Historical Society of America, Center for Asian American Media, Angel Island Foundation and the Chinatown Art and Cultural Coalition.

Sincerely,

**Raquel R. Redondiez**  
SOMA Pilipinas Director  
San Francisco Filipino Cultural Heritage District

[Redacted Signature]

**From:** [CPC-Commissions Secretary](#)  
**To:** [Adina, Seema \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Community concerns re: 5 Third Street (Hearst Building)  
**Date:** Thursday, April 25, 2019 12:08:59 PM  
**Attachments:** [GJ4A-Letter-5ThirdSt-4-24-19.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tracey Brieger <tracey@jwjsf.org>  
**Sent:** Wednesday, April 24, 2019 4:44 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@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>  
**Cc:** Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Dyana Delfin-Polk <dyana.homeysf@gmail.com>; Hong Mei Pang <hpang@caasf.org>; Ericka Martynovych <emartynovych@gmail.com>; Angelica Cabande <acabande@somcan.org>; Javier Bremond <Jbremond@chp-sf.org>; Conny Ford <conny@sfcloout.org>  
**Subject:** Community concerns re: 5 Third Street (Hearst Building)

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Dear Commissioners,

Please find attached a letter outlining community concerns and requesting a continuance for a hotel project being considered on tomorrow's Planning Commission agenda. On behalf of the Good Jobs for All Collaborative, we apologize for the late nature of this communication; we wanted to write only following our meeting today with the project sponsor, JMA Ventures.

Please feel free to contact me with any questions.

Sincerely,

Tracey Brieger

~~~

Tracey Brieger

Campaign Director

Jobs with Justice San Francisco

209 Golden Gate Avenue

San Francisco, CA 94102

Phone: (415) 215-5473

[www.jwjsf.org](http://www.jwjsf.org)



**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 \(CPC\)](#); [Adina, Seema \(CPC\)](#)  
**Subject:** FW: YBCBD Letter on the Hearst Hotel Project  
**Date:** Thursday, April 25, 2019 12:08:48 PM  
**Attachments:** [YBCBD Letter - Hearst Project, April 24, 2019 - signed.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Cathy Maupin <cmaupin@ybcbd.org>  
**Sent:** Wednesday, April 24, 2019 4:59 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** YBCBD Letter on the Hearst Hotel Project

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Good afternoon,

Please find a letter from the Yerba Buena Community Benefit District regarding the project to turn the Hearst Building into a hotel. Thanks for your review and please let me know if you have any questions.

Cathy

Cathy Maupin  
Executive Director  
Yerba Buena Community Benefit District  
5 Third Street, Suite 914  
San Francisco, CA 94103  
P: 415-644-0728 x 2  
F: 415-644-0751  
E: [cmaupin@ybcbd.org](mailto:cmaupin@ybcbd.org)  
W: [www.ybcbd.org](http://www.ybcbd.org)



**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: SF Planning Commissioners (Case 20180913861MAP PCA [Board file 180939])  
**Date:** Thursday, April 25, 2019 12:08:28 PM  
**Attachments:** [190424 PC memo on D11 changes proposed.pdf](#)

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Aaron Goodman <amgodman@yahoo.com>  
**Sent:** Wednesday, April 24, 2019 5:24 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>  
**Cc:** Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mel Flores <melfloressf@gmail.com>; Marc Christensen <christensen.marc.metna@gmail.com>; George Wooding <gswooding@gmail.com>  
**Subject:** SF Planning Commissioners (Case 20180913861MAP PCA [Board file 180939])

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## SF Planning Commissioners

I am unable to attend this thursday's meeting and the item on the agenda is a concern that I believe needs further documentation on impacts prior, and the loss of essential family rental housing stock in SF based on institutional growth impacts without any study or analysis of the impacts prior from 2000-2019.

Too many family housing units are being converted into time-share, or temporary housing (2-4 years) or less stays during student conversions.

The bedroom count issue is also a big concern in residential areas that is a quality of life concern due to vehicular, waste, transportation, infrastructure and ammenities impacts (parks schools etc) and noise impacts.

I am for density and changes as long as it is tempered with adequate infrastructure changes simultaneous to the growth. The 19th Ave transit plans have languished as funds are diverted to downtown projects and proposals, while increased population impacts threaten to shut-

down transit and vehicular arteries in SF. This is more cause for concern when projects promised never move forward, and projects like SFSU-CSU's expansion continues unabated and unchecked when they continue to privatize essential housing stock in adjacent neighborhoods.

Sincerely  
Aaron Goodman D11

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 915 North Point Street  
**Date:** Thursday, April 25, 2019 12:06:28 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Aaron VanDevender <sig@netdot.net>  
**Sent:** Wednesday, April 24, 2019 7:20 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; hello@northernneighbors.org  
**Subject:** 915 North Point Street

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Dear Members of the SF Planning Commission,

I am a resident of District 2 in San Francisco and neighbor to 915 North Point St. I encourage you to please grant the conditional use permit for the construction of the 37 unit project that's been proposed there. I would love to move in there! I currently live nearby with a roommate, and my girlfriend and I would like to get our own place at some point. This spot would be perfect as it would allow us to stay in the neighborhood that we love (where there are currently very few options available for us) and would shorten my daily commute to work by about two blocks, which really adds up and is good for the environment.

Since the Bay Area is in the middle of a very deep housing shortage, it's vital that projects like these that provide desperately needed housing for our neighbors are not denied or delayed.

Thank you!  
-Aaron

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2015-010192CWP Potrero Power Station  
**Date:** Thursday, April 25, 2019 12:06:20 PM  
**Attachments:** [PPS Letter - Potrero Boosters.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Alison Heath <alisonheath@sbcglobal.net>  
**Sent:** Wednesday, April 24, 2019 8:39 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <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:** Francis, John (CPC) <john.francis@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; J.R. Eppler <jreppler1@gmail.com>  
**Subject:** 2015-010192CWP Potrero Power Station

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Dear Commissioners,

In anticipation of tomorrow's informational hearing on the Potrero Power Station, attached is our letter outlining the Potrero Boosters' comments on the project. Unfortunately, we have not had the opportunity as an organization to review any design modifications or firm commitments to community benefits since the D4D and DEIR were published in October. We hope to learn more tomorrow.

Best,  
Alison

Alison Heath

[alisonheath.com](http://alisonheath.com)

[alisonheath@sbcglobal.net](mailto:alisonheath@sbcglobal.net)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I support the project at 915 North Point St  
**Date:** Thursday, April 25, 2019 12:06:09 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Laura Fingal-Surma <laura.surma@gmail.com>  
**Sent:** Thursday, April 25, 2019 9:49 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <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>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; hello@northernneighbors.org  
**Subject:** I support the project at 915 North Point St

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Dear members of the Planning Commission:

I am writing to support the project at 915 North Point St. This project replaces a parking garage with 37 homes. No one is displaced, and 37 new households will be able to live in the neighborhood. This project meets planning guidelines for height and density, and is sorely needed. San Francisco needs more homes to accommodate jobs growth and population growth. Our city has set a target to build 5,000 homes a year, or 455 homes per supervisor district per year. However, over the past ten years, District 2 has only built 88 units a year. We need to do more and every district needs to do its part. For these reasons I urge you to approve the Conditional Use Authorization for the project.

Thank you,  
Laura Fingal-Surma



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: April 25 Agenda Item 11a, b, c re Hearst Building  
**Date:** Thursday, April 25, 2019 12:05:51 PM  
**Attachments:** [SBH Letter re Hearst Hotel approvals April 24-signed.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** SUSAN BRANDT HAWLEY <susanbh@me.com>  
**Sent:** Wednesday, April 24, 2019 4:59 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Rich Hillis <Rich.Hillis2@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Pollak, Josh (CPC) <josh.pollak@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Harry O'Brien <hobrien@coblentzlaw.com>; rachel mansfield-howlett <rhowlettlaw@gmail.com>  
**Subject:** April 25 Agenda Item 11a, b, c re Hearst Building

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Good afternoon. Please see the attached letter in opposition to the Hearst Building agenda items referenced above on tomorrow's Planning Commission calendar.

Thank you.

Susan Brandt-Hawley

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SPUR supports Temporary Uses on Development Sites  
**Date:** Thursday, April 25, 2019 12:04:56 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Kristy Wang <[kwang@spur.org](mailto:kwang@spur.org)>  
**Sent:** Thursday, April 25, 2019 11:07 AM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Rich Hillis <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** Karunaratne, Kanishka (MYR) <[kanishka.cheng@sfgov.org](mailto:kanishka.cheng@sfgov.org)>; Butkus, Audrey (CPC) <[audrey.butkus@sfgov.org](mailto:audrey.butkus@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** SPUR supports Temporary Uses on Development Sites

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Dear Planning Commissioners,

Thank you for the opportunity to weigh in on 2018-011653PCA [Board File No. 190355], Mayor Breed's ordinance to make temporary uses on development sites easier implement.

We have seen a few wonderful and transformative temporary uses on development sites that have helped to keep our streets and public realm active and attractive. And there are many more sites that are slated for future development but which may be on hold or delayed for permitting, market or other reasons. This ordinance would create a streamlined path for approving temporary uses on development sites under certain conditions. This is a best practice that the city should make easier to implement.

SPUR urges you to approve this ordinance with the Planning Department's proposed modifications in order to help keep our streets and sidewalks safe and full of life.

Best,  
Kristy Wang

Kristy Wang, LEED AP  
Community Planning Policy Director  
SPUR • Ideas + Action for a Better City  
(415) 644-4884  
(415) 425-8460 m  
[kwang@spur.org](mailto:kwang@spur.org)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 5 Third Street Hearing - Support Letters  
**Date:** Thursday, April 25, 2019 12:04:06 PM  
**Attachments:** [5 Third Street - Letters of Support.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Jan Smidek <[jsmidek@jmaventuresllc.com](mailto:jsmidek@jmaventuresllc.com)>  
**Sent:** Thursday, April 25, 2019 11:14 AM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Adina, Seema (CPC) <[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; 'Harry O'Brien' <[hobrien@coblentzlaw.com](mailto:hobrien@coblentzlaw.com)>; cchase@coblentzlaw.com; Hearst Hotel <[hearsthotel@jmaventuresllc.com](mailto:hearsthotel@jmaventuresllc.com)>  
**Subject:** 5 Third Street Hearing - Support Letters

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Dear San Francisco Planning Department Commissioners:

Ahead of today's Planning Commission hearing for 5 Third Street (Planning Department Case No. 2016-007303), please find attached letters of support from UNITE/HERE Local 2, SF Heritage, Hotel Council of San Francisco, and Brookfield Properties / Monadnock Building.

We look forward to presenting the Project in front of the Commission today.

Best regards,  
-Jan Smidek

**Jan Smidek**  
JMA Ventures, LLC  
460 Bush Street  
San Francisco, CA 94108

p: 415-728-0772

e: [jsmidek@jmaventuresllc.com](mailto:jsmidek@jmaventuresllc.com)

[www.jmaventuresllc.com](http://www.jmaventuresllc.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)  
**Date:** Thursday, April 25, 2019 12:03:57 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Sarah Wan <sarahw@cyssf.org>  
**Sent:** Thursday, April 25, 2019 11:19 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** 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>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>  
**Subject:** Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)

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San Francisco Planning Commissioners  
c/o San Francisco Planning Department  
1650 Mission Street, 4th Floor, Suite 400  
San Francisco, CA 94102

Re: Letter against 838 Grant Avenue Conditional Use Authorization

Dear commissioners,

Community Youth Center of San Francisco is strongly against the Request for Conditional Use Authorization to establish a new 7,138 gross square foot Restaurant Use (d.b.a. "Cityview") within an existing, ground-floor commercial tenant space fronting Walter U. Lum Place. The community has proposed that 838 Grant building become a major Chinatown cultural center and a new proposed restaurant at the bottom floor is not compatible with that vision.

Founded In 1970, community and youth leaders worked together to create a center that would serve San Francisco's Chinatown youth who found themselves becoming involved with gangs and criminal activities. CYC currently provides programs and services under six

major components – Behavioral Health, Community/School-Based Outreach, Education, Intervention, Leadership Development, and Workforce Development. With focus on low income, high need, and at-risk Asian youth and families, our comprehensive array of services include academic and college counseling, job placement and employment training, substance abuse and violence prevention education, crisis intervention and mediation, leadership development, and technology and computer training. CYC serves over 5,000 youth each year and is one of only a few agencies in San Francisco addressing the needs of a diverse population of low income, high need and at-risk Asian Pacific American, Latino and African American youth.

The Chinatown arts and culture and neighborhood groups has proposed a vision for 838 Grant building as a major Chinatown cultural center. CYC supports their efforts to create such a space that would benefit the community and complement the new design for Portsmouth Square just recently completed by the San Francisco Recreation and Park Department. This park design is the result of over 5 years of community engagement, capital needs assessments, current and projected use studies, planning and design. The San Francisco Recreation and Park Department conducted extensive outreach with stakeholders and hosted five (5) public workshops over a period of more than two (2) years and was created by, supported by, and designed for residents, park users, and a wide majority of the Chinatown community. The new design for Portsmouth Square includes a walkway and pavement that connects Walter U. Lum alley to Portsmouth Square. This new park entrance would connect Portsmouth Square to the entrance of 838 Grant on the basement level. The museum could offer programming for residents and visitors that could utilize the alleyway and the Portsmouth Square plaza. A museum in close proximity to the new space would be an additional asset for the residents as well as visitors and tourists who come to the neighborhood and see Chinatown as vibrant and relevant cultural space.

CYC respectfully requests that the SF Planning Commission deny the 838 Grant Avenue Conditional Use Authorization. Our Chinatown neighborhood is in constant need of culturally-relevant programming of all sorts for residents and visitors and a museum would complement our new vision for Portsmouth Square expanding open space in the densest neighborhood in the City and creating new community space and programs for Chinatown.

Best regards,

Sarah Ching-Ting Wan  
Executive Director  
[sarahw@cycsf.org](mailto:sarahw@cycsf.org)

Community Youth Center of San Francisco (CYC)  
Main Office & CYC-Intel Computer Clubhouse  
1038 Post Street  
San Francisco, California 94109  
Tel.: [415.775.2636](tel:415.775.2636) x 218  
Fax: [415.775.1345](tel:415.775.1345)  
[www.cycsf.org](http://www.cycsf.org)

***CYC empowers youth to reach their highest potential as individuals with a positive self and cultural identity.***

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Board Report  
**Date:** Thursday, April 25, 2019 12:02:18 PM  
**Attachments:** [2019\\_04\\_25.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Starr, Aaron (CPC)  
**Sent:** Thursday, April 25, 2019 11:27 AM  
**To:** richhillissf@gmail.com; mooreurban@aol.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** Board Report

Please see attached.

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

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



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 42 Ord Court hearing of March 7, 2019  
**Date:** Wednesday, April 24, 2019 2:58:22 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Maryann Dresner <madresner@cs.com>  
**Sent:** Wednesday, April 24, 2019 1:38 PM  
**To:** melgar@sfgov.org; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** gary@corbetttheights.org; wm@holtzman.com; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; rickandy@sbcglobal.net; daguilar@gmail.com; daguilar@gmail.com  
**Subject:** Re: 42 Ord Court hearing of March 7, 2019

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

to: the Planning Commission of the City and County of San Francisco:

This email is sent in my capacity, not as an Attorney for a particular client, but as a citizen and as a long time resident of Ord Court.

I emailed you on March 6, 2019, and I urge you to consider the email below seriously. Since the time of that email, I have learned that the project contemplated consists not of two buildings, but of one building with two units, one unit being relatively small at 800 square feet, and one unit exceeding 4000 square feet.

I believe that the contemplated building is oversized for the neighborhood, and that its existence directly violates the Special Use District established for Corona Heights. The street contemplated for the construction is quite narrow, and the street has only one outlet, to Ord Street, which then has only one outlet, to 17th Street. Therefore, there are issues with construction and fire trucks being able to navigate the streets, and there are issues with those trucks simply being able to get into and out of Ord Court.

More importantly, the contemplated building has four stories, and there does not yet exist a four story building on Ord Court, to my knowledge. Allowing such a building on a street which contains mostly small cottages and two story apartment buildings sets a precedent for other property owners to build high structures on the same street, thereby eliminating the unique characteristics of the street and the neighborhood.

The larger unit contemplated by the project has about 4800 square feet, I believe, and five bedrooms. While I understand that the current property owners have a family of four which they want to expand, it is not fair to allow the property owners to violate the terms of the special use district because they state that they intend to expand their family.

If the building contemplated were housing multiples families (and I believe that a 4800 square foot building could be made up of four or five apartments), then my objection to the 4800 square foot building might be viewed as not wanting density in the neighborhood and not wanting to provide more housing in San Francisco. That is simply not the case in this matter. There are already two units at the site, and there will be two units if the contemplated project is approved as presented.

I urge you to consider the unique nature of our neighborhoods and of all San Francisco neighborhoods, and I would ask that the Commissioners either not approve the project or that they require some portion of it, for instance, all or a portion of the top most floors, to be diminished.

I appreciate your attention to this email.  
thank you,  
Maryann Dresner

MARYANN DRESNER Attorney at Law  
1390 Market, Fox Plaza Suite 818  
San Francisco, California 94102  
(415) 864-7636 fax (415) 863-8596

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

From: Maryann Dresner <[madresner@cs.com](mailto:madresner@cs.com)>  
To: melgar <[melgar@sfgov.org](mailto:melgar@sfgov.org)>; joel.koppel <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; richhillissf <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; milicent.johnson <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; dennis.richards <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>  
Cc: gary <[gary@corbettheights.org](mailto:gary@corbettheights.org)>; wm <[wm@holtzman.com](mailto:wm@holtzman.com)>; jonas.ionin <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; commissions.secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Jeffrey.horn <[Jeffrey.horn@sfgov.org](mailto:Jeffrey.horn@sfgov.org)>; rickandy <[rickandy@sbcglobal.net](mailto:rickandy@sbcglobal.net)>; daguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)>  
Sent: Wed, Mar 6, 2019 4:16 pm  
Subject: 42 Ord Court hearing of March 7, 2019

to: The Planning Commission of the City and County of San Francisco,

This email is sent, not in my capacity as an Attorney for any particular client, but rather as a resident of Ord Court for many years. This letter serves as my formal opposition to the development project at 42 Ord Court. I understand that the Planning Commission is holding a hearing on this project tomorrow Thursday March 7, 2019.

I was very disappointed to learn that the current owner(s) of 42 Ord Court are planning to add two stories to the existing 42 Ord Court structure, and that, in addition, they were and are planning on erecting another structure in the back yard of the property facing States Street. As I understand the Special Use District which is in effect for our particular neighborhood, the Special Use District was supposed to prevent exactly the kind of massive structures contemplated by the current owners of 42 Ord Court.

There is no purpose in allowing such massive structures in our neighborhood. Particularly, as I understand, the special use district ordinance is supposed to allow another building on States street, in the rear of the lot occupied by 42 Ord Court, only if it is not feasible to add

a unit to the existing building. I understand that the ordinance reads:

*In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, **the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.***"

Surely, where the existing building will be enlarged to four stories, there is room for another unit in the original, but enlarged, four story 42 Ord Court building.

In my opinion, as a citizen and an Attorney, in order to engender respect for our city's regulations and ordinances and for all laws, it is important to enforce all laws and regulations, and not make exceptions for certain property owners. I can see an exception being made if there was no way that the contemplated Ord Court building could not handle another unit. I can also see an exception being made if the proposed building on States Street was really going to help middle income families stay in San Francisco. I do not believe that either is the case.

The Corona Heights Special Use District (SUD) was established in order to preserve the neighborhood's character and open space, and to support reasonable development and housing creation. The contemplated building in the back of the 42 Ord Court lot directly contradicts those purposes.

I am extremely familiar with 42 Ord Court, because, at one time, close friends of mine lived there, and at one time, I spent several overnights there, because of a fire damage in my own residence. The existing building's second story is relatively small, but the existing building already accommodates a small to medium size family. Surely the addition of a full second story to that 42 Ord Court building and two other full size levels to the building is enough to accommodate a second unit.

In light of the above, I am requesting with respect that the Planning Commission reject 2018-000547CUA, because it fails the "infeasibility requirement" of Ordinance 143-17.

thank you,  
Maryann Dresner

MARYANN DRESNER Attorney at Law  
1390 Market, Fox Plaza Suite 818  
San Francisco, California 94102  
(415) 864-7636 fax (415) 863-8596

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support the project at 915 North Point St  
**Date:** Wednesday, April 24, 2019 1:30:51 PM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Asumu Takikawa <[asumu@simplyrobot.org](mailto:asumu@simplyrobot.org)>  
Sent: Wednesday, April 24, 2019 1:08 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>; [hello@northernneighbors.org](mailto:hello@northernneighbors.org)  
Subject: Please support the project at 915 North Point St

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Dear SF Planning Commissioners,

I am writing to you today as a resident of San Francisco (district 1) in support of the proposed development at 915 North Point St.

As you're all well aware, the city is in a housing crisis and we need all of the units that we can get. In this case, 37 units are proposed on a lot that currently has a parking garage, therefore the project would result in no displacement.

Approving this project would get the city closer to its overall housing goals, and the project's proximity to multiple transit lines and a bicycle route makes sense for our climate goals as well.

Please approve the conditional use authorization for this project.

Thank you,  
Asumu Takikawa

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing 42 Ord Court 2018-000547CUA  
**Date:** Wednesday, April 24, 2019 1:30:20 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Dirk Aguilar <daguilar@gmail.com>  
**Sent:** Wednesday, April 24, 2019 1:12 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>  
**Cc:** Gary Weiss <gary@corbettheights.org>; Maryann Dresner <madresner@cs.com>; Bill Holtzman <wm@holtzman.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Subject:** Re: Opposing 42 Ord Court 2018-000547CUA

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Dear Planning Commission,

I would like to re-iterate my opposition to this Conditional Use application.

A 4-story building of 4800 sq ft gross is inappropriate in a charming one-lane cul-de-sac. Our Special Use District was created precisely to avoid this type of project and I am surprised that such applications continue being presented to you.

The project size sets bad precedent (undesirable for the neighborhood) and since 42 Ord Court already has 2 units, it does not create housing either (unnecessary for the community). I respectfully ask that the Planning Commission direct the applicant to eliminate the top floor and reduce the gross square footage to maximum 3600 sq ft. Thank you for your attention to this matter.

Best regards,

Dirk Aguilar, 30 Ord Street

On Wed, Mar 6, 2019 at 11:44 AM Dirk Aguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)> wrote:

Dear Planning Commission,

I am writing to oppose the development project at 42 Ord Court, which you will be hearing tomorrow Thursday 3/7/2019.

Our Special Use District (SUD) was established in order to support reasonable development and housing creation, all the while preserving neighborhood character and open space among others. 42 Ord Court is a poster child of what the SUD was designed to prevent. Please allow me to draw your attention to the "infeasibility requirement" in Section 249.77(f) of [Ordinance 143-17](#):

"In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, **the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.**"

If it is feasible to add 2 stories to the existing 42 Ord Court structure, then surely the newly created 4-story building can accommodate a second unit. I therefore respectfully ask the Planning Commission to please reject 2018-000547CUA, because it fails the "infeasibility requirement" of Ordinance 143-17. Thank you.

Best regards,

Dirk Aguilar, 30 Ord Street

**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: Commission Meeting for April 25, 2019  
**Date:** Wednesday, April 24, 2019 12:48:01 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Dennis Hong <dennisj.gov88@yahoo.com>  
**Sent:** Wednesday, April 24, 2019 12:37 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** Commission Meeting for April 25, 2019

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

Dear Honorable Planning Commissioners,

I'm sorry I will not be able to attend your April 25, 2019 Meeting. I wanted to make my general comments in support of item number 12 on your agenda. Case number 2018-007366CUA.

**838 GRANT AVENUE – east side of Grant Avenue, between Washington and Clay Streets, Lot 005 in Assessor's Block 0209 (District 3) – Request for Conditional Use Authorization to establish a new 7,138 gross square foot Restaurant Use (d.b.a. "Cityview") within an existing, ground-floor commercial tenant space fronting Walter U. Lum Place.**

With that said, below are a few of my random and overlapping comments in support of this CU.



**A: General:**

- ☐ This CU has been in planning stages and has been on your agenda several times and we have lost time I'm not aware why there was a delay.
- ☐ I see that the Planner and the Planning Department has involved the community and the CCDC (Chinatown Community Development Center) and as well and has their support for this CU.
- ☐ I would like to see this placed on one of the cities fast track systems to get this business up and running as soon as possible. I believe there are several process that has been approved by the Board of Supervisors and others.
- ☐ The proposed project does not show major construction work and hopefully the permit, planning permit process can be expedited and get Cityview up and running in a short period of time.

**B: Benefits:**

- ☐ This will be one less vacant storefront. Currently all along both Grant Ave./Walter Lum Place - there are too many vacant store fronts. This CU will help fill that void (Vacant Store Fronts).
- ☐ The new retail Cityview will add a new choice for both residents and visitors to eat and dine at.
- ☐ This will eliminate the existing Walter Lum Place entry for use by the homeless and correct that blight.
- ☐ Having the proposed restaurant operate from 10:30 a.m. to 12:00 a.m. daily and utilizing an ABC Type 47 License (on-sale general, eating place) would help boost the pedestrian foot traffic in the community. Especially evening and late hours.
- ☐ Other benefits may include; attract tourist, keep the community together, additional taxes to the city, jobs for the community.
- ☐ The City, North Beach and Chinatown has suffered since the 1989 Quake. I feel this Community still needs the City's help with our Small Business' and the retail arena. It shows. Right now there is an abundant of souvenir shops, vacant store fronts. Cityview will offer a unique restaurant. If possible, I would like to see a proposed menu.

**C: Who Am I:**

Having grown up in the fifties and sixties both in Chinatown /North beach-District 3, moved to District 7 in the seventies. I guess that makes me sort of a native San Franciscan and retired. Currently a homeowner and a resident of District 7. That makes it about seventy years and then some. I still visit Portsmouth Square park (mainly for the sun). Attend church in Chinatown. Shop and eat here. North Beach too. As many of us youngsters I have worked in Chinatown, North Beach and even went to Chinese School in Chinatown and public school.

**D: In closing:**

Thank you for listening and I hope you too see my view and will support this CU.

If anyone has any questions to my email, please feel free to reach back to me at the above email.

**Sincerely,**

**Dennis**

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I support the project at 915 North Point St  
**Date:** Wednesday, April 24, 2019 12:26:49 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Kevin Kimball <kwkimball@gmail.com>  
**Sent:** Wednesday, April 24, 2019 12:20 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; hello@northernneighbors.org  
**Subject:** I support the project at 915 North Point St

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

Dear planning commissioners:

I live in North Beach, San Francisco (D3) and I am writing to support the project at 915 North Point St. This project replaces a parking garage with 37 homes, displacing no one and making room for more neighbors on the north side. This project is urgently needed and conforms to planning guidelines.

San Francisco needs more homes to accommodate population and job growth. We cannot stop people from moving to San Francisco, we cannot build a wall around our city. The only way to prevent displacement and halt rising rents is to build more housing NOW!

Our city has set a target to build 5,000 homes a year, or 455 homes per supervisor district per year. However, over the past ten years, District 2 has only built 88 units a year. We need to do more and every district needs to do its part. For these reasons I urge you to approve the Conditional Use Authorization for the project.

Thank you,

Kevin Kimball

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support 915 North Point  
**Date:** Wednesday, April 24, 2019 11:56:30 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Ira Kaplan <[iradkaplan@gmail.com](mailto:iradkaplan@gmail.com)>  
Sent: Tuesday, April 23, 2019 4:38 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>; [hello@northernneighbors.org](mailto:hello@northernneighbors.org)  
Subject: Please support 915 North Point

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

Hello,

I'm writing today to urge you to vote in favor of the project at 915 North Point. I live in Supervisor District 3. We're suffering a severe shortage of housing, and every little bit helps. Additionally, this project would include 8 units of BMR housing for people most affected by the housing shortage. Please don't deny people the opportunity to be our neighbors. Please support this project.

Ira Kaplan  
94108

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Adina, Seema \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hearst Hotel - YBCBD Response Letter  
**Date:** Wednesday, April 24, 2019 11:55:53 AM  
**Attachments:** [image001.png](#)  
[YBCBD Response Letter - Final 4.23.19.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Jamie Robertson <jrobertson@jmaventuresllc.com>  
**Sent:** Tuesday, April 23, 2019 5:26 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hearst Hotel <hearsthotel@jmaventuresllc.com>; David Noyola <david@npgsf.com>  
**Subject:** Hearst Hotel - YBCBD Response Letter

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

Dear Commissioners,

Hope this email finds you well.

We understand you may have recently received a letter from the Yerba Buena Community Benefit District (YBCBD) regarding the Hearst Hotel project.

Attached is a response letter outlining the Project's efforts to date with YBCBD and how, we believe, the Project meets many of their stated objectives and enhances the surrounding community.

Please do not hesitate to reach out with any questions in advance of our hearing this Thursday.

Best,  
Jamie



## **Jamie Robertson**

JMA Ventures LLC

**phone:** (650) 690 - 0345

**address:** 460 Bush Street San Francisco, CA 94108

**web:** [www.jmaventuresllc.com](http://www.jmaventuresllc.com)

**email:** [jrobertson@jmaventuresllc.com](mailto:jrobertson@jmaventuresllc.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 \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Support for the Proposed Project at 42 Ord Court  
**Date:** Wednesday, April 24, 2019 11:55:30 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Erin Wirpsa Eisenberg <erinwirpsaeisenberg@gmail.com>  
**Sent:** Tuesday, April 23, 2019 7:56 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Geoffrey Eisenberg <geoff.eisenberg@gmail.com>  
**Subject:** Support for the Proposed Project at 42 Ord Court

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

Dear Planning Commission,

We are writing to share our enthusiastic support for the proposed project at 42 Ord Court. We have reviewed the proposed project plans, are in favor of them, and would like to see the project move forward right away.

As you know, there are two properties that directly abut 42 Ord Court. We are homeowners and live at one of those properties. By definition, we will be the most impacted by the construction. Our sight lines will also change. Neither of these issues are deal-breakers for us. We'd much prefer to keep good neighbors, like Kelly and Benny McGrath and their kids, in our neighborhood than worry about how much we'll be impacted by the temporary infliction of construction. We've been through construction projects in our neighborhood before -- it's never as bad or as long as you think, and there's always something beautiful at the end. It's the constant improvements and modifications that we're making on a regular basis that make this such an amazing, vibrant city to live in. We much prefer it to stodgy inertia.

We are also supportive of the project at 42 Ord Court because we know how hard it is to raise a family in San Francisco, especially if you aren't blessed with tremendous



wealth. We were lucky enough to find our condo at 40 Ord Court / 249 States Street, which is situated well for raising our 3 year old daughter. Appropriately sized homes for families aren't easy to find and don't come inexpensively in San Francisco. Families like the McGraths, with two kids, need to find what they can afford and hope they can build out in a way that will ultimately meet their needs. We get this and applaud them working towards their dream of raising their awesome kids in this city.

We understand that there are some people in the neighborhood who don't think that the McGraths should be allowed to move forward with their proposed project. We'd like to think that if we, as direct neighbors, can handle the project as proposed than anyone else in the neighborhood should be able to as well. It is completely reasonable to want a garage, bedrooms for your kids, a workable floorplan, and more than one bathroom. 42 Ord Court currently has none of those things. If we lived there, we'd want to update the house too. Consequently, we feel strongly that the City should allow the project to move forward.

Should you have any questions about our support, please do not hesitate to contact us.

Most sincerely,  
Erin and Geoff Eisenberg

--

Eisenberg Family  
249 States Street  
San Francisco, CA 94114

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 42 Ord Court and hearing this week  
**Date:** Wednesday, April 24, 2019 11:55:17 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Cary Norsworthy <[carynorsworthy@sonic.net](mailto:carynorsworthy@sonic.net)>  
Sent: Tuesday, April 23, 2019 9:20 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
Subject: 42 Ord Court and hearing this week

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

Dear Planning Commissioners,

I'm writing to you about the public hearing scheduled for Thursday, April 25th 2019 to discuss the proposed 4-story rear "addition" to an existing home at 42 Ord Court. The owner is requesting a conditional use authorization and a variance. Basically he wants to nearly quadruple the size of the existing home from 1,100 square feet to over 4,100 square feet. This is in direct conflict with the controls for building in our neighborhood, as I'm sure everyone is well aware.

It's the same type of project that prompted this neighborhood to request the controls in the first place. Since 2007, we've been under siege from developers buying up normal-sized homes and rebuilding them into multi-story luxury McMansions. This has put tremendous strain on this previously quiet and low-profile neighborhood, which (at least on Ord Court) is serviced by a single-lane narrow road that ends in a cul-de-sac on both ends. We also serve as an access point to the Vulcan Steps, which is a street literally comprised of stairs.

The neighborhood became a special-use district after an out-of-state developer bought two properties at 22 Ord Court and 24 Ord Court. He submitted a plan to expand the two existing homes, and drill into the hillside to put two new tall luxury homes behind them. The neighborhood requested help from our district supervisor. We put interim controls in place, which later became permanent. Then we negotiated with the owner to develop the properties with a smaller footprint — we weren't forbidding development, but simply trying to do it within scale. Since then, the owner put a coat of paint on the properties, installed new stainless appliances, and chose to rent the properties short-term instead.

This new proposal for 42 Ord Court presents no urgency and no valid reason why the existing building needs to be

quadrupled in size, though I assume that the 4-story “addition” in the back is probably a second home. These types of megahomes do nothing to solve our “housing crisis” in San Francisco. If anything, they exacerbate it. And as developers buy up the normal-sized homes — taking them out of reach of working families — the properties often sit empty for years before a project begins. In the case of 26-28 Ord Street (around the corner from me), the property continues to sit empty for over a year now after the construction was completed. Apparently the developer did \$500,000 worth of work without permits, and the city waited until he was done before they ticketed him. So the building sits empty and abandoned. Two doors down, another similar project is underway for the past two years, surrounded by a pile of rubble and nowhere near complete. In both cases, the developers were expanding the mass, height, and footprint of existing homes.

If you know Ord Court, you might be aware of how it’s situated between two hills. The homes and the hills above us in all directions form an acoustic environment similar to a Greek amphitheater. A normal conversation on someone’s balcony on States Street or Museum Way can be heard several blocks away, and a house party sounds as thunderous as Outside Lands. Adding more height (four stories!) to single-family homes in this area just magnifies the issues of noise, privacy, scale, and egress. Worse, the developers build these towering new homes without sufficient outdoor space (since they want to fill the lot to the maximum), so they add outdoor balconies. These balconies have become all-night party zones, disrupting peace, quiet, and sleep in neighboring areas.

The owner of 42 Ord Court is within his rights to improve on and even expand his property within the guidelines of the special use district. Those guidelines are in place for a reason. This is not a wide boulevard in SOMA or Market Street, but a tiny cul-de-sac in a unique neighborhood that has more in common with Macondray Lane. Please ensure that any development plans stay within the defined neighborhood zoning ordinances.

Thank you.

Regards,  
Cary Norsworthy  
16 Ord Court

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support 915 North Point  
**Date:** Wednesday, April 24, 2019 11:54:57 AM

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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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Hoa Long Tam <[hoalong.tam@gmail.com](mailto:hoalong.tam@gmail.com)>  
Sent: Tuesday, April 23, 2019 9:52 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>; [hello@northernneighbors.org](mailto:hello@northernneighbors.org)  
Subject: Please support 915 North Point

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Hello,

I'm writing today to urge you to vote in favor of the project at 915 North Point. I live in District 8. We're suffering a severe housing shortage, and every little bit helps. Additionally, this project would include 8 units of BMR housing for people most affected by the housing shortage. Please don't deny people the opportunity to be our neighbors. Please support this project.

Thank you,

Hoa Long Tam

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: More Housing Please!!  
**Date:** Wednesday, April 24, 2019 11:54:52 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** William Holleran <whollera@gmail.com>  
**Sent:** Wednesday, April 24, 2019 11:06 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <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>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; hello@northernneighbors.org  
**Subject:** More Housing Please!!

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

Hello,

I'm writing today to urge you to vote in favor of the project at 915 North Point. We're suffering a severe shortage of housing, and every little bit helps. Please don't deny people the opportunity to be our neighbors. Please support this project. We need more funding for affordable housing and this project will contribute a significant amount.

Thanks,  
Will Holleran

**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 SOPHIE MAXWELL AND TIM PAULSON TO THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION  
**Date:** Wednesday, April 24, 2019 11:51:05 AM  
**Attachments:** [4.23.19 SFPUC Appointments.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, April 23, 2019 3:20 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS SOPHIE MAXWELL AND TIM PAULSON TO THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION

**FOR IMMEDIATE RELEASE:**

Tuesday, April 23, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED APPOINTS SOPHIE MAXWELL  
AND TIM PAULSON TO THE SAN FRANCISCO PUBLIC  
UTILITIES COMMISSION**

*Maxwell and Paulson approved unanimously by the Board of Supervisors*

**San Francisco, CA** — Mayor London N. Breed's appointees to the San Francisco Public Utilities Commission, Sophie Maxwell and Tim Paulson, were today unanimously approved by the Board of Supervisors.

Maxwell is a former District 10 Supervisor and currently serves as Vice Chair of Group Strategies on the San Francisco Democratic County Central Committee. Paulson is a long-time labor leader who currently serves as Secretary-Treasurer for the Building and Construction Trades Council.

"I am proud to appoint Sophie Maxwell and Tim Paulson to the Public Utilities Commission," said Mayor Breed. "The success of CleanPowerSF has laid the groundwork for potentially acquiring PG&E assets, and I am confident that their leadership will help the City decide on

our best path moving forward to provide power for our businesses and residents.”

The San Francisco Public Utilities Commission (SFPUC) is headed by a board comprised of five commissioners with each chosen according to criteria set forth in the San Francisco City Charter. Their responsibility is to provide operational oversight in such areas as rates and charges for services, approval of contracts, and organization policy.

Maxwell served three terms on the San Francisco Board of Supervisors, representing San Francisco's District 10, which includes Potrero Hill, Bayview Hunters Point, Visitacion Valley, Silver Terrace, Dogpatch, Little Hollywood, and the Portola districts. During her tenure, she worked for more equitable distribution of public resources, increasing economic development opportunities for all San Franciscans, and empowering the City's most vulnerable residents. She continues to advocate for environmental justice, clean energy, and children's health and educational programs.

“I am honored to have this opportunity to bring my advocacy for environmental justice and clean energy to the Public Utilities Commission. I look forward to serving the people of San Francisco in these critical times,” said Maxwell.

Paulson is a tile setter and member of Bricklayers and Allied Crafts Local 3. He is a former officer of that local union, and serves as Secretary-Treasurer on the Building and Construction Trades Council. In recent years, he organized janitors for the Service Employees International Union, handled politics for the San Mateo Labor Council, and until recently was Executive Director of the San Francisco Labor Council.

"I am honored to be appointed by Mayor Breed on this vital commission and look forward to serving the residents, workers, and businesses who expect our water, sewer and electrical infrastructure to be maintained with services delivered at affordable rates," said Paulson.

“Commissioners Maxwell and Paulson both have a long and special history of advocating on the behalf of San Francisco residents,” said SFPUC General Manager Harlan L. Kelly, Jr. “I know they will be responsive public servants who will work collaboratively to advance the mission of the SFPUC and the interests of all San Franciscans. I look forward to working closely with them on the critical issues facing our agency.”

The SFPUC delivers drinking water to 2.7 million people in the San Francisco Bay Area, collects and treats wastewater for the City and County of San Francisco, and generates clean power for municipal buildings, residents, and businesses. The agency’s mission is to provide customers with high quality, efficient and reliable water, power, and sewer services in a manner that values environmental and community interests and sustains the resources entrusted to its care.

###

**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 \*\*\* PORT COMMISSION APPROVES EMBARCADERO SAFE NAVIGATION CENTER  
**Date:** Wednesday, April 24, 2019 11:49:36 AM  
**Attachments:** [4.23.19 Port Commission Vote.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, April 23, 2019 8:38 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* PORT COMMISSION APPROVES EMBARCADERO SAFE NAVIGATION CENTER

**FOR IMMEDIATE RELEASE:**

Tuesday, April 23, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**PORT COMMISSION APPROVES EMBARCADERO SAFE  
NAVIGATION CENTER**

*As part of Mayor Breed's commitment to opening 1,000 new shelter beds, Port Commission approves a two-year agreement for Embarcadero SAFE Navigation Center to initially serve 130 homeless individuals, growing to 200 in the first year of operations*

**San Francisco, CA** — The Port Commission today voted to approve a memorandum of understanding between the Port of San Francisco and the Department of Homelessness and Supportive Housing (HSH) to operate a temporary Embarcadero SAFE Navigation Center on a portion of Seawall Lot 330, at The Embarcadero and Beale Street. The approval is for two years, with an option to extend for two additional years if the Navigation Center meets good neighbor policies and reduces the unsheltered homeless count in the South Beach neighborhood.

Mayor Breed and Supervisor Haney crafted the approved proposal for the temporary waterfront site following weeks of community outreach and conversations with stakeholders. Since Mayor Breed announced the proposal on March 4, the City participated in more than a



dozen meetings with community groups and residents to detail the need for the SAFE Navigation Center and how it would work, as well as solicit feedback. The revised proposal approved today is for a two-year term with an option to renew, includes a ramp up period for the amount of clients served, and provides for increased cleaning and public safety resources. The San Francisco Police Department will be adding two beat officers, seven days per week to the area.

“This SAFE Navigation Center is an important part of our plan to help our unsheltered residents get off the streets and into shelter and services,” said Mayor Breed. “We simply need more Navigation Centers, more permanent supportive housing, and more affordable housing throughout our City if we are going to change the conditions on our streets and help those in need, and I look forward to working with all of our Supervisors to make that happen.”

“The City is in crisis. People living on our streets are in crisis. We have to take immediate action to prevent and address homelessness, and provide more services, shelter and housing across the city—this Navigation Center will absolutely be a part of the solution,” said Supervisor Haney. “I have personally visited every Navigation Center in our city. They get people off the street, they have a positive impact on the neighborhoods where they sit, they connect people to housing, and they save lives. We should make sure they are run well, fulfill their commitments to their clients and neighbors, and we should continue building them in every district in the city.”

The SAFE Navigation Center is part of Mayor Breed’s plan to add 1,000 new shelter beds by 2020 announced in October 2018, with 500 of them being built by this summer. Since the October announcement, the City has added 212 new beds at two new Navigation Centers. The waterfront site would be the Mayor’s first SAFE Navigation Center, which takes the best practices and lessons learned from prior Navigation Centers, allowing guests to bring their partners, pets, and belongings with them and providing support to connect residents with services and permanent housing in a setting with 24/7 access. SAFE Navigation Centers are designed to be more cost-effective than traditional Navigation Centers. SAFE Navigation Centers will accept placements with a priority for people in the vicinity of the site, and will employ robust good neighbor policies and 24-hour security.

The City, through the Department of Homelessness and Supportive Housing, currently offers temporary shelter to 2,500 people per night through traditional shelters, stabilization beds, Navigation Centers and transitional housing. In addition, they maintain housing for 9,000 people through permanent supportive housing and create thousands of other exits from homelessness per year through problem-solving and rapid rehousing.

The Embarcadero SAFE Navigation Center will open with capacity to serve up to 130 individuals and gradually expand to serve up to 200 individuals. On March 29, the City counted 179 unsheltered people in the designated outreach zone.

Renewal for the release following the initial two-year period will be subject to a reduction in homelessness in the designated outreach zone, increased cleanliness and public safety services, and regular reports to the public about compliance with the good neighbor policy.

The Planning Department determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) as a Categorical Exemption Class 32, Infill Development. The determination is posted on the Planning Department website and is on file

with the Secretary of the Port Commission.

Construction of the site is anticipated to begin this June. San Francisco Public Works will design and manage construction of the facility. The proposed design will include dormitories, community/dining area, and administrative space, as well as a main entry, a courtyard with seating, picnic tables, shading and a designated pet area. HSH will contract with a non-profit organization to operate the facility.

“Navigation Centers are a key tool in helping us to resolve the humanitarian crisis on our streets,” said Jeff Kositsky, Director of the San Francisco Department of Homelessness and Supportive Housing. “They have proven helpful in improving street in other neighborhoods but, make no mistake, our unhoused neighbors are dying outside and we have to do everything in our power to bring them indoors and ultimately to support them to end their homelessness. We look forward to partnering to ensure success for the community and those most vulnerable among us.”

Per Port Commission direction, Port staff is directed to introduce a competitive solicitation framework for future development at Seawall Lot 330 and Piers 30 and 32 at a later Port Commission meeting still to be determined.

“I look forward to working with the Department of Homelessness and Supportive Housing like we have in the Dogpatch neighborhood to ensure that this SAFE Navigation Center is a good neighbor and important community resource,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The proposal approved tonight will provide shelter to unhoused people, assurances to neighbors that their neighborhood will not be overwhelmed and that the City makes good on its efforts to address homelessness.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Hicks, Bridget \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-003637CUA  
**Date:** Wednesday, April 24, 2019 11:48:40 AM  
**Attachments:** [DTNA Brewcade 20190424.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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** David Troup <david@troup.net>  
**Sent:** Wednesday, April 24, 2019 10:22 AM  
**To:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** 2019-003637CUA

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Please ensure that DTNA's comments are included in the commission packet for the referenced project. Thanks!

**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 INTRODUCES CHARTER AMENDMENT TO BUILD AFFORDABLE AND TEACHER HOUSING PROJECTS FASTER  
**Date:** Wednesday, April 24, 2019 11:46:55 AM  
**Attachments:** [4.24.19 Affordable and Teacher Housing.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, April 24, 2019 11:36 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED INTRODUCES CHARTER AMENDMENT TO BUILD AFFORDABLE AND TEACHER HOUSING PROJECTS FASTER

**FOR IMMEDIATE RELEASE:**

Wednesday, April 24, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED INTRODUCES CHARTER  
AMENDMENT TO BUILD AFFORDABLE AND TEACHER  
HOUSING PROJECTS FASTER**

*In order to help address the housing crisis, Mayor Breed introduces Charter Amendment to make affordable and teacher housing as-of-right, and announces an initiative ordinance to rezone all publically-owned parcels in San Francisco to allow for 100 percent affordable housing and teacher housing*

**San Francisco, CA** — Mayor London N. Breed today announced she has introduced a Charter Amendment to make 100 percent affordable and teacher housing subject to as-of-right approval in San Francisco. She first announced this idea in her State of the City Address in January. The Charter Amendment is co-sponsored by Supervisors Vallie Brown and Ahsha Safai.

This measure is a continuation of Mayor Breed's commitment to addressing the housing crisis and increasing affordability for teachers and low- and middle-income residents.

“We are in the middle of a housing crisis that is pushing out our teachers, our service workers, and countless other residents who are integral to San Francisco. We cannot afford to let our broken system for creating new housing continue, which is why I am introducing these important reforms,” said Mayor Breed. “Affordable housing must be as-of-right because housing affordability is a right.”

The Charter Amendment introduced by Mayor Breed would ensure that any project proposed in San Francisco consisting of 100 percent affordable housing or teacher housing would enjoy a streamlined review process, so long as the project complies with existing zoning and height limitations. The streamlined review, known as “as-of-right” approval, would exempt qualifying housing projects from discretionary review and appeals. This approval would apply to projects with 100 percent affordable deed-restricted residential units for households with an income of up to 140 percent of Area Median Income (AMI), and projects with two-thirds of residential units deed-restricted to occupancy by at least one employee of the San Francisco Unified School District (SFUSD) or City College District.

Currently, 100 percent affordable housing projects capped at 80 percent of AMI receive as-of-right approval under State law as a result of Senator Scott Wiener’s SB 35. Mayor Breed’s Charter Amendment would expand the universe of projects to include 100 percent affordable projects capped at 140 percent of AMI, as well as teacher housing. The intention is to create more affordable housing for teachers, retail employees, non-profit workers, and others who make too much to qualify for the lower-income affordable housing but not enough to afford market-rate housing.

The Charter Amendment requires six votes from members of the Board of Supervisors to be placed on the ballot.

“If teachers leave SFUSD after teaching just a year or two, if Muni operators are sleeping in their cars because they can’t afford to live here, that hurts all of us,” said Supervisor Vallie Brown, “San Franciscans get that and they’ve been clear about wanting more affordable housing at all levels, including for the middle class. That’s why I’m proud to be a co-sponsor, because that’s what this Charter Amendment is all about, creating more housing for working San Franciscans by making it faster and less expensive to build affordable housing.”

“Our affordable housing crisis is real and warrants out-of-the-box ideas. The proposal put forward to streamline the review of 100 percent affordable and teacher housing is exactly what we need if we are serious about changing course and making a dent in our housing shortage,” said Supervisor Ahsha Safai. “This will jumpstart affordable housing production and allow for better use of our affordable housing funds. I am happy to be a co-sponsor and commend Mayor Breed for her leadership.”

“A recent housing survey discovered that there is a significant need for affordable housing for our hard-working faculty and staff at City College of San Francisco,” said Alex Randolph, President of the City College Board of Trustees. “This Charter Amendment is an important step towards offering an affordable place to live for our workforce and will allow City College to continue to recruit and retain the best faculty and staff.”

“Being able to afford a place to live here in San Francisco is one of the most challenging issues for our District employees,” said Mark Sanchez, Vice President of the SFUSD Board of Education. “Keeping teachers in San Francisco and recruiting new teachers is becoming

increasingly difficult, and our students are suffering as a result. I applaud efforts to tackle housing affordability for our educators, and I would like to thank the Mayor for her leadership.”

“TNDC provides safe, well designed affordable housing to low-income San Franciscans. To speed up getting affordable housing built, we support efforts to expedite the entitlements and reduce the uncertainty that comes with a drawn out permit-review process,” said Don Falk, CEO, Tenderloin Neighborhood Development Corporation. “This proposed Charter Amendment represents a way for the City to partner with nonprofit housing developers to deliver affordable housing more quickly and meet the pressing needs of San Francisco residents.”

“Affordable housing projects that follow the rules and meet the requirements of the planning code should not be delayed by San Francisco’s complicated approval process,” said Doug Shoemaker, President, Mercy Housing California. “We need to do all we can to accelerate the production of affordable housing if we want San Francisco to remain a city for all.”

“During this unprecedented time in which each and every San Franciscan agrees that we are experiencing an affordable housing crisis, it is time for every neighborhood, and its leadership, to step up and do its part,” said Sam Moss, Executive Director of Mission Housing.

“Many of our schools in the southeast portion of our city continue to face high achievement gaps. A key way to close these gaps is by ensuring that these schools have quality, seasoned teachers, and we can do that by addressing one of the primary reasons teachers leave: the cost of housing in San Francisco. Promoting more affordable housing for our educators is long overdue and we support efforts to keep our best teachers here in San Francisco,” said Virginia P. Marshall, President of San Francisco Alliance of Black School Educators.

“Many of our schools in my neighborhood, the Southeast sector of the City, continue to face high achievement gaps. One solution to address this is hiring high quality, seasoned teachers,” said Diane Gray, Founder of Friends of Bayview Public Schools. “The high cost of housing has turned away so many teachers and their families. We must address this issue today! Promoting more affordable housing for our educators is long overdue. The Affordable Housing Charter amendment we will move our city in the right direction in keeping our best teachers here in San Francisco.”

In order to increase the number of parcels where affordable and teacher housing can be built, Mayor Breed also announced plans to place a separate initiative ordinance on the ballot that would rezone all public parcels, other than parks, to allow affordable housing as-of-right. This ordinance, together with the Charter Amendment, would help teacher housing projects like the one proposed at the Francis Scott Key Annex site, which is undergoing an 18-24 month rezoning and California Environmental Quality Act (CEQA) review, which would no longer be required under this legislation.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I support the project at 915 North Point Street  
**Date:** Tuesday, April 23, 2019 2:56:59 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Daniel Cohen <dccohe@gmail.com>  
**Sent:** Tuesday, April 23, 2019 2:44 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <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>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; hello@northernneighbors.org  
**Subject:** I support the project at 915 North Point Street

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

Dear members of the Planning Commission:

I live in San Francisco, walking distance from 915 North Point Street, and I am writing to support the project at 915 North Point St.

San Francisco is in the middle of a historically severe housing shortage. Renters like myself are desperate for housing, and our housing crisis is slowly strangling our local economy. It is not a coincidence that our city's housing prices are the highest in the entire country. We need more housing, and the project at 915 North Point Street is one such project that can provide us with more housing.

Thank you,  
Daniel Cohen

**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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)  
**Subject:** FW: Letter to Planning Commissioners  
**Date:** Tuesday, April 23, 2019 10:21:44 AM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Sandy Mori <sandymori118@gmail.com>  
**Sent:** Tuesday, April 23, 2019 10:13 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Fwd: Letter to Planning Commissioners

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

Hi Jonas, would you please forward this letter to the Planning Commissioners prior to its Apr 25th mtg? Thank you, Jonas. Warm regards, Sandy Mori

Sent from my iPhone

Begin forwarded message:

**From:** Sandy Mori <[sandymori118@gmail.com](mailto:sandymori118@gmail.com)>  
**Date:** April 23, 2019 at 9:11:41 AM PDT  
**To:** [commission.secretary@sfgov.org](mailto:commission.secretary@sfgov.org)  
**Subject:** Letter to Planning Commissioners

Dear President Melgar and Commissioners Koppel, Hillis, Moore, and Fung: this is Sandy Mori, an advocate and volunteer in SF's Japantown. I'm writing to you about agenda item #12 on your April 25th agenda. Please oppose this conditional use authorization for 838 Grant Ave. As you know, many of our San Francisco cultural districts are at risk for gentrification and losing their cultural uniqueness. San Francisco needs to promote policies for cultural equity. Please oppose this conditional use authorization. Thank you. Warm regards, Sandy Mori

Sent from my iPhone





**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: 1322 Wawona - Permit No. 2014.11.26.2656- Withdrawal of Discretionary Review Application  
**Date:** Monday, April 22, 2019 3:32:38 PM

---

Commissioners,

I am pleased to inform you that the Wawona DR on this week's Agenda has been withdrawn.

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Winslow, David (CPC)  
**Sent:** Monday, April 22, 2019 3:20 PM  
**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** FW: 1322 Wawona - Permit No. 2014.11.26.2656- Withdrawal of Discretionary Review Application

Withdrawn.

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**From:** [lssamuels@aol.com](mailto:lssamuels@aol.com) <[lssamuels@aol.com](mailto:lssamuels@aol.com)>  
**Sent:** Sunday, April 21, 2019 12:42 PM  
**To:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Cc:** [seanncunningham@yahoo.com](mailto:seanncunningham@yahoo.com); [mayorlawoffices@gmail.com](mailto:mayorlawoffices@gmail.com)  
**Subject:** 1322 Wawona - Permit No. 2014.11.26.2656- Withdrawal of Discretionary Review Application

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

Hi David,

Pursuant to my April 21 email to Sean Cunningham (on which you were cc'd), we are withdrawing our Discretionary Review Application with respect to this matter and request that the hearing scheduled for April 25, 2019 be canceled.

We understand that DPW has agreed to implement the safeguards with respect to the Redwood Tree set forth in Chris Buck's April 11, 2019 email, and that the Department of Building Inspection has or will require a geotechnical report that we understand should address our concerns regarding soil movement and slope stability.

Thank you for your assistance in this matter.

Sincerely,

Lynn Samuels and Fred Morales, Jr.  
2695 24th Avenue  
San Francisco, CA 94116  
(415) 566-5767  
[LSSamuels@aol.com](mailto:LSSamuels@aol.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 ANNOUNCES PLAN TO POWER SAN FRANCISCO'S DOWNTOWN WITH 100 PERCENT RENEWABLE ELECTRICITY  
**Date:** Monday, April 22, 2019 12:43:38 PM  
**Attachments:** [4.22.19 Renewable Energy Requirements.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, April 22, 2019 12:41 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PLAN TO POWER SAN FRANCISCO'S DOWNTOWN WITH 100 PERCENT RENEWABLE ELECTRICITY

**FOR IMMEDIATE RELEASE:**

Monday, April 22, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ANNOUNCES PLAN TO POWER  
SAN FRANCISCO'S DOWNTOWN WITH 100 PERCENT  
RENEWABLE ELECTRICITY**

*Clean electricity supply is essential for emission reductions in San Francisco's building and transportation sectors*

**San Francisco, CA** —Mayor London N. Breed today commemorated Earth Day by announcing a plan to transition private commercial buildings of 50,000 square feet and larger to 100 percent renewable electricity. Almost half of San Francisco's citywide emissions come from buildings, and half of those emissions come from the commercial sector. San Francisco has already reduced its greenhouse gas emissions 36 percent below 1990 levels.

The new clean electricity requirement will be the first in the nation and will reduce emissions from the City's largest commercial buildings by an additional 21 percent to accelerate San Francisco's drive towards 100 percent renewable electricity by 2030. Joining Mayor Breed for this announcement were representatives from the Sierra Club and local environmental organizations.

“San Francisco has always been a national leader when it comes to sustainability, but we know that the reality of climate change requires us to go further,” said Mayor Breed. “Transitioning our large buildings to 100 percent renewable energy is an important step to continuing the progress we have made with CleanPowerSF towards making San Francisco an even more sustainable city.”

The plan calls for the City’s largest commercial buildings to procure 100 percent renewable electricity from any of the City’s electricity providers by 2022. Then, starting in 2024, additional buildings would be subject to the requirement, eventually encompassing all commercial buildings 50,000 square feet or larger. The requirement is currently phased-in chronologically to ensure adequate renewable electricity is available for procurement:

- 2022 – commercial buildings over 500,000 square feet;
- 2024 – commercial buildings over 250,000 square feet; and,
- 2030 – commercial buildings over 50,000 square feet.

The potential for an emissions-free, all-electric City, starts with 100 percent renewable electricity initiatives like the one Mayor Breed outlined today. San Francisco’s emissions primarily come from the transportation (46 percent) and building sectors (44 percent). A clean electric grid will accelerate electric vehicle adoption and the City’s transition away from fossil fuel sources of energy. This initiative will help achieve Mayor Breed’s Global Climate Action Summit commitment for net zero emissions by 2050. The legislation is co-sponsored by Supervisors Vallie Brown and Ahsha Safaí.

“To reach our climate goals, we need to use less energy and we need it to be cleaner,” said Supervisor Brown, “That’s why I introduced energy benchmarking legislation earlier this year, and that’s why I’m so happy to be co-sponsoring this clean electricity legislation today.”

“Every generation is defined by how they tackled a seemingly-insurmountable obstacle, and climate degradation is our generational marker,” said Supervisor Safaí. “Climate change is here and its effects are only intensifying. Our plan to transition large, private buildings to 100 percent renewable energy underscores the urgency of now and showcases the innovative thinking that will be required of all nations to curtail the destructive effects of global-warming. Kudos to Mayor Breed’s leadership on this important issue.”

To accelerate San Francisco’s transition to an all-electric City, Mayor London Breed also announced that she is directing the Department of the Environment to convene a public-private task force to examine how best to electrify San Francisco’s buildings (existing and new). The task force is expected to produce a decarbonization roadmap for buildings in early 2020.

“A renewable electricity supply is more than just a checkbox in San Francisco’s climate action strategy, it’s a bridge to even greater emission reductions,” said Debbie Raphael, Director of the San Francisco Department of the Environment. “An all-electric City for buildings, residences and transportation is how the City leads the way towards an emissions-free future.”

"San Francisco has long been a climate leader and has one of the most aggressive targets of a major city to achieve 100% community-wide renewable electricity by 2030," said Jodie Van Horn, Director of Sierra Club's Ready for 100 Campaign. "Mayor Breed's mandate for

commercial buildings shows that the city is willing to turn bold ambition into measurable action to deliver on its clean energy goals."

Today, all of the City's major electricity providers, Hetch Hetchy Power, CleanPowerSF, and PG&E, provide 100 percent renewable electricity products. Hetch Hetchy is the City's oldest provider of clean electricity and is the most affordable. CleanPowerSF, the City's new clean energy program, also offers SuperGreen, a 100 percent renewable electricity at more cost-effective price points than PG&E. The San Francisco Public Utilities Commission (SFPUC) manages both CleanPowerSF and Hetch Hetchy Power, which collectively will meet 80 percent of the City's electricity needs by the end of April.

"More than 360,000 businesses and residents are set to choose CleanPowerSF because they value clean, renewable energy options at an affordable price and with local control," said SFPUC General Manager Harlan L. Kelly, Jr. "CleanPowerSF plays a critical role in meeting the City's ambitious climate change goals. We commend Mayor Breed's continuing leadership on these issues and we look forward to partnering with our fellow City agencies on innovative and sustainable energy policies."

An ordinance with the terms of the program will be introduced at the San Francisco Board of Supervisors. The new ordinance will compliment similar building programs like our auditing and energy benchmarking program for existing buildings, Better Roofs ordinance, and EV Readiness ordinance.

The San Francisco Department of the Environment, in collaboration with the SFPUC, will administer the new program.

####

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)  
**Date:** Monday, April 22, 2019 11:44:52 AM  
**Attachments:** [CCDC Letter to Planning Commission 4.19.19.pdf](#)  
[CUA-838 Grant-CCDC clarificationletter.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Jason Chommanard <jason.chommanard@chinatowncdc.org> **On Behalf Of** Malcolm Yeung  
**Sent:** Friday, April 19, 2019 3:38 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fw: Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)

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

To: Planning Commission

Please find CCDC's letter of opposition to the CUA application referenced above for next week's Planning Commission hearing attached.

Thanks.

---

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

---

**From:** Malcolm Yeung

**Sent:** Friday, April 19, 2019 2:57 PM

**To:** Myrna Melgar

**Cc:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org); Peskin, Aaron (BOS); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)

**Subject:** Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)

Dear President Melgar,

Please find CCDC's letter of opposition to the CUA application referenced above for next week's Planning Commission hearing attached.

Thanks,

---

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



**From:** [CPC-Commissions Secretary](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)  
**Date:** Monday, April 22, 2019 11:44:30 AM  
**Attachments:** [Perkins Coie Ltr to Planning Commission for 4-25-19 Hearing.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Quock, Lindsey (Perkins Coie) <LQuock@perkinscoie.com>  
**Sent:** Friday, April 19, 2019 3:54 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** FW: Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)

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

Hello,

I mistakenly did not include this email address in my email below. Please find a letter of opposition to the above-referenced CUA application in advance of next week's Planning Commission hearing.

Thank you,  
Lindsey

**Lindsey Quock | Perkins Coie LLP**

**ASSOCIATE**  
505 Howard Street Suite 1000  
San Francisco, CA 94105  
D. +1.415.344.7104  
F. +1.415.344.7050  
E. [LQuock@perkinscoie.com](mailto:LQuock@perkinscoie.com)

---

**From:** Quock, Lindsey (SFO)  
**Sent:** Thursday, April 18, 2019 9:55 PM  
**To:** 'myrna.melgar@sfgov.org' <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>  
**Cc:** 'joel.koppel@sfgov.org' <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; 'richhillissf@gmail.com' <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; 'milicent.johnson@sfgov.org' <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; 'kathrin.moore@sfgov.org' <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; 'dennis.richards@sfgov.org' <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; 'aaron.peskin@sfgov.org' <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>;

'jonas.ionin@sfgov.org' <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Chang, Kathy (SFO) <[KChang@perkinscoie.com](mailto:KChang@perkinscoie.com)>

**Subject:** Letter of Opposition to CUA Application File No. 2018-007366PRJ (838 Grant Avenue)

Dear President Melgar,

Attached, please find a letter of opposition to the above-referenced CUA application in advance of next week's Planning Commission hearing. I am available to address any questions or concerns.

Thank you for your attention and review,  
Lindsey Quock

**Lindsey Quock | Perkins Coie LLP**

**ASSOCIATE**

505 Howard Street Suite 1000

San Francisco, CA 94105

D. +1.415.344.7104

F. +1.415.344.7050

E. [LQuock@perkinscoie.com](mailto:LQuock@perkinscoie.com)

---

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

**From:** [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 \*\*\* CITY OF SAN FRANCISCO, FRENCH CONSULATE & GRACE CATHEDRAL ANNOUNCE PUBLIC SOLIDARTY CONCERT FOR THE NOTRE-DAME DE PARIS  
**Date:** Friday, April 19, 2019 2:51:35 PM  
**Attachments:** [4.19.19 Notre Dame de Paris Solidarity Concert.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, April 19, 2019 1:10 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* CITY OF SAN FRANCISCO, FRENCH CONSULATE & GRACE CATHEDRAL ANNOUNCE PUBLIC SOLIDARTY CONCERT FOR THE NOTRE-DAME DE PARIS

**FOR IMMEDIATE RELEASE:**

Friday, April 19, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**CITY OF SAN FRANCISCO, FRENCH CONSULATE & GRACE  
CATHEDRAL ANNOUNCE PUBLIC SOLIDARTY CONCERT  
FOR THE NOTRE-DAME DE PARIS**

*SF Symphony, SF Opera, American Bach Soloists, and Johann Vexo, the organist from the Notre-Dame de Paris, will all perform at Grace Cathedral on Monday, April 29th in a concert that is free and open to the public*

**San Francisco, CA** — Today Mayor London N. Breed, the French Consulate and Grace Cathedral announced a solidarity concert for the Notre-Dame de Paris will be held on Monday, April 29<sup>th</sup> at 6 pm that is free and open to the public. The concert will take place at Grace Cathedral and will include performances by the San Francisco Symphony, the San Francisco Opera, American Bach Soloists, Johann Vexo, the organist from the Notre-Dame de Paris, and others.

“San Francisco is proud to stand in solidarity with the people of Paris, our sister city, and the world to celebrate the beauty, spirit and resilience of Notre Dame de Paris,” said Mayor Breed. “Watching Notre Dame burn was devastating, just as it was also horrible to witness a series of

historic Louisiana churches burnt in recent arson attacks. Our houses of worship hold a special place for our cities and our people, and we are proud to support the people of Paris as they begin the work to rebuild the iconic monument in the heart of their city.”

“Watching Notre Dame de Paris engulfed in flames was a shock for all Paris lovers,” said Emmanuel Lebrun-Damiens, Consul General of France. “Beyond a monument and an architectural masterpiece, it is a part of the world history of art and our common identity that was being damaged. I am very grateful to San Francisco Mayor London Breed for the organization of this concert at Grace Cathedral and would like to acknowledge all the many ways of support that we have received during the past week. This concert will allow all of us to find comfort in the beauty of music, and the strength to move on to the phase of reconstruction of our beloved cathedral.”

Grace Cathedral is French Gothic in design and while its influences include the French cathedrals of Amiens, Beauvais and Chartres in addition to Notre Dame, its facade most reminds visitors of the beloved Parisian cathedral. The event will be coordinated by Charlotte Mailliard Shultz, the Chief of Protocol of the City and County of San Francisco. More details will be released next week.

###

**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 SWEARS IN 32 APPOINTED COMMISSIONERS  
**Date:** Friday, April 19, 2019 2:50:27 PM  
**Attachments:** [Commissioners Photo.JPG](#)  
[4.19.19 Commissioners.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, April 19, 2019 2:13 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SWEARS IN 32 APPOINTED COMMISSIONERS

**FOR IMMEDIATE RELEASE:**

Friday, April 19, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED SWEARS IN 32 APPOINTED COMMISSIONERS**

*In addition to their expertise and experience, the commissioners represent San Francisco's many diverse communities, continuing Mayor Breed's commitment to equitable representation*

**San Francisco, CA** — Mayor London N. Breed today held a ceremonial swearing-in for 32 commissioners she has appointed or re-appointed to various City commissions and boards. These commissioners represent a wide variety of lived experiences and expertise, and continue Mayor Breed's commitment to equitable representation and diversity in City government.

"These commissioners and board members are tasked with not only addressing some of the most important issues facing our City, but also identifying challenges we will face in the future," said Mayor Breed. "In order to effectively do this, we need to make sure that all San Franciscans are represented, which is why we have appointed qualified, committed individuals who represent the diversity of San Francisco."

To date, Mayor Breed has appointed or re-appointed 75 commissioners to help address the

issues facing San Francisco. Over 60% of her appointees are women, and a majority are people of color. Four of the commissioners sworn-in today are from the LGBT community.

A full list of City commissions and their responsibilities can be found at <https://sf311.org/services/centralized-commission-database>

**Full list of commissioners sworn-in today:**

Malcolm Yeung, Airport Commission  
Paul Woolford, Arts Commission  
Suzie Ferras, Arts Commission  
Breanna Zwart, Commission on the Status of Women  
Meena Harris, Commission on the Status of Women  
Shokooh Miry, Commission on the Status of Women  
Steve Arcelona, Aging and Adult Services Commission  
Eddie Ahn, Commission on the Environment  
Johanna Wald, Commission on the Environment  
Tiffany Chu, Commission on the Environment  
Belle Taylor McGhee, Film Commission  
Claudine Cheng, Film Commission  
Lynne Newhouse Segal, Film Commission  
Tyra Fennell, Film Commission  
Villy Wang, Film Commission  
Dan Bernal, Health Commission  
Tessie Guillermo, Health Commission  
Mary Hao, Health Service Board  
Andrew Wolfram, Historic Preservation Commission  
Kate Black, Historic Preservation Commission  
Richard Johns, Historic Preservation Commission  
Melanie Ampon, Human Rights Commission  
Darshan Singh, Human Services Commission  
Daniella Maldonado, Juvenile Probation Commission  
Margaret Brodtkin, Juvenile Probation Commission  
Art Tom, Rent Board  
David Gruber, Rent Board  
Cathy Mosbrucker, Rent Board  
Carmen Chu, Retirement Board  
Scott Heldfond, Retirement Board  
Sharky Laguana, Small Business Commission

###

**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](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for April 25, 2019  
**Date:** Friday, April 19, 2019 12:52:34 PM  
**Attachments:** [20190425\\_cal.docx](#)  
[20190425\\_cal.pdf](#)  
[CPC Hearing Results 2019.docx](#)  
[Advance Calendar - 20190425.xlsx](#)

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Commissioners,  
Attached are your Calendars for April 25, 2019.

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Alexander, Christy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letters of Support for TZK Broadway project-Case No. 2015-016326CUA &GPR  
**Date:** Friday, April 19, 2019 12:08:40 PM  
**Attachments:** [Letters sent to Christy A-04-09-2019.pdf](#)

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Jay Wallace <jwallace@jaywallaceassociates.com>  
**Sent:** Thursday, April 18, 2019 1:42 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Letters of Support for TZK Broadway project-Case No. 2015-016326CUA &GPR

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

Dear Jonas: Enclosed are twenty letters of support for the TZK Broadway, LLC project, Case no 2015-016326 CUA & GPR. Please include these letters in the official packets for each of the Commissioners for the May 2, 2019 meeting. Thank you, Jay Wallace

Jay Wallace  
Kenwood Investments, LLC  
Platinum Advisors, LLC  
170 Columbus Avenue, #240  
San Francisco, CA 94133  
415-601-2081  
[jwallace@jaywallaceassociates.com](mailto:jwallace@jaywallaceassociates.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 \(CPC\)](#)  
**Subject:** FW: Commission meeting for 4.18.2019 40 West Portal CU  
**Date:** Friday, April 19, 2019 12:07:45 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Dennis Hong <dennisjames888@yahoo.com>  
**Sent:** Thursday, April 18, 2019 4:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Weissglass, David (CPC) <david.weissglass@sfgov.org>; Dennis Hong <dennisj.gov88@yahoo.com>  
**Cc:** Yee, Norman (BOS) <norman.yee@sfgov.org>; YeeStaff, (BOS) <yeestaff@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Re: Commission meeting for 4.18.2019 40 West Portal CU

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

Good evening David and everyone,

Another step towards ManKind; filing our vacant store fronts!

Oh thanks to everyone so much for all the hard work with this approval. Nice job in doting the "T"s and crossing the "I"s.

Lets keep the ball rolling on the blight with the vacant store front issues.

Please share this with the new owners. Can't wait for the grand opening.

Other than that sorry for the typos/spelling in my previous email....

All the Best, Dennis

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On Wednesday, April 17, 2019, 4:07:21 PM CDT, Dennis Hong <[dennisj.gov88@yahoo.com](mailto:dennisj.gov88@yahoo.com)> wrote:

Good afternoon Honorable Members of the San Francisco Planning Commission,

It's Wednesday the 17 of April. Happy ealy Easter. Dennis here. A native of San Francisco, have been for Seventy five plus years and a current resident of District 7 for Thirty five of those years. And retired. I all too often visit and dine along this wonderful West Portal corridor. During the past few years vacant store fronts are popping up more than ever. We need to support these Small Business, they do they share with taxes, bring in revenue for our city. The neighborhood is well maintained by the pride of the local small business and the community. Not too long ago we suffered two major fires. Thanks to all including, the Department of Building Inspection and the Planning Department with their quick actions, these business have come back.

Having said that, I believe there is another wonderful item that needs your approval. I too would like your approval so this new restaurant can quickly move in. This diverse and unique neighborhood needs to continue to fill these vacant store fronts. Anything you can do to help with the approval is greatly appreciated. I could not help but notice that this business will also benefit from the new Community Business Priority Processing Program (CB3P). Besides that I'm too anxious to dive in their exciting menu. I have reviewed this Continued Use Application and see no changes to it.

Below is a recap of this agenda item.

**10. 2018-016549CUA** (D. WEISSGLASS: (415) 575-9177) 40 WEST PORTAL AVENUE – northwest side of West Portal Avenue between Ulloa and Vicente Streets; Lot 004A in Assessor's Block 2931 (District 7) - Request for Conditional Use Authorization, pursuant to Planning Code Sections 303 and 729 to establish a 1,423 square-foot Limited Restaurant (d.b.a. "Kale-fornia") in a vacant retail space within the West Portal Avenue NCD (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District. The space was most recently occupied by a salon, a Personal Services use. This project was reviewed under the Community Business Priority Processing Program (CB3P). 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 (Continued from canceled hearing on March 21, 2019)

I look forward to your approval? If anyone has any questions to my email, please feel free to reach back to me at [dennisj.gov88@yahoo.com](mailto:dennisj.gov88@yahoo.com) I hope this email works and get's to you all in time for the 4/18/2019 meeting and of course sails thru the planning and permit process.

Best, Dennis

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 42 - 42A ORD COURT  
**Date:** Friday, April 19, 2019 12:07:27 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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Erika Leder <eisabel@sbcglobal.net>  
**Sent:** Thursday, April 18, 2019 10:44 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Subject:** 42 - 42A ORD COURT

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

Dear San Francisco  
Planning Commission,

We are writing to you to oppose the Conditional Use Application and Variance for 42/42A Ord Court. We now live across the street at 57 Ord Court and believe it will have an adverse impact on our small block.

1. The proposed expansion is massive and will turn a small quintessential San Francisco Victorian cottage into a Monster Home. It is oversized and inappropriate for our Court and cul-de-sac. Perhaps even worse, the proposed addition is completely different in design from the existing cottage when, in fact, the old and the new should blend seamlessly together. The addition is four stories tall and very modern in design with none of the architectural features of the original home.

2. Before the current owners purchased the property the basement studio was rented as an affordable housing unit for several decades. In fact, we were the last renters (for three years) and were the victims of an illegal eviction attempt by the previous owner Ellen Schaefer. Without any just cause she put a notice on our door telling us to be out in 30 days. She had decided to sell the building and wanted it empty. Attached is a copy of the notice.

While we understand that the city wants expansion projects like this one to add a unit, no new unit is proposed in this project and the remodeled second unit will be Market Rate and not affordable to average San Franciscans like us.

3. While we do not oppose the owners goal of building a larger home for their family, their proposal is simply too large with over 4,100 square feet plus a two car garage. At a minimum the Fourth floor should be eliminated. We feel the owners can have a spacious family home and a second unit without exceeding 3,500 square feet.

4. Ord Court is a narrow street with parking very sparse and only allowed on one side. We need a construction plan that doesn't create havoc on our block. Construction vehicles should only be allowed at the back side of the property on States Street except for limited deliveries. No construction parking permits should be issued for Ord Court. Also, as neighbors who live at the top of the cul de sac we have no other way out and it is extremely stressful to be blocked in as we have already experienced in the past with building projects below us.

We would like to have additional time to work with the owners to come up with a plan that works both for them and for our neighbors on Ord Court.

Please continue this matter so we can find an

amicable solution.

Sincerely,

Erika Leder and Bill Harris

57 Ord Court

**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: Neighbor feedback on 344 14th St/1463 Stevenson Street  
**Date:** Friday, April 19, 2019 12:04:29 PM

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*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** David Stewart <davidstewartny@gmail.com>  
**Sent:** Thursday, April 18, 2019 7:26 PM  
**To:** 14thstreet@mx3ventures.com  
**Cc:** Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>  
**Subject:** Neighbor feedback on 344 14th St/1463 Stevenson Street

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

I live in a condo at 270 Valencia Street, which is less than 500 feet from the proposed development site of 344 14th St/1463 Stevenson Street. I've lived at this location for about 10 years, and would like to provide feedback on the proposal.

I'm supportive of this development, especially that it would grow higher (7 stories) than most other buildings in the immediate area. This is a perfect place for the city's density bonus to be implemented, in my opinion. San Francisco is in the midst of a housing crisis, and we desperately need more of all kinds of housing and at all price points. Increased density, including building taller, needs to be part of the solution. Over the past decade I've found my quality of life has increased by having more density, including restaurants and retail within a close walk, and believe this development will be another positive step for the area.

That said, this development isn't perfect in my opinion. A few things that would make it even better for the community:

- 14th Street between Mission and Valencia is already clogged with traffic. During busy periods vehicles often back all the way up to Valencia and sometimes cause gridlock. I'd like to see fewer car parking spaces in the plan. (It also wouldn't hurt if the signal timing at Mission and



14th were lengthened, to enable more traffic flow...)

- While this area may be at the edge of a region that has been zoned for PDR and other industrial uses for historical reasons, today it is squarely in an expanding residential, retail, and shopping district. I'd like to see the PDR and SEW components downsized or eliminated, in favor of more residential and retail use.
- In particular it would be nice to see another restaurant space included in the plan; judging from the lines out the door at nearly every restaurant in the immediate vicinity, there is a chronic shortage of restaurant space relative to the demand that exists for dining out in this area.

That said, overall I support this project and if the choice is between going ahead "as is" vs not, I'd strongly support its approval.

Thank you for taking my perspective into account.

David Stewart

[davidstewartny@gmail.com](mailto:davidstewartny@gmail.com)

**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: Support Case #: 2019-003637CUA  
**Date:** Friday, April 19, 2019 12:01:33 PM  
**Attachments:** [CUASupport\\_BrewcdadeExpansion.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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Andrea Aiello <[andrea@castrocbd.org](mailto:andrea@castrocbd.org)>  
**Sent:** Friday, April 19, 2019 8:33 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Cc:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; Temprano, Tom (BOS) <[tom.temprano@sfgov.org](mailto:tom.temprano@sfgov.org)>; Tiffny Chung <[tiffny@brewcadesf.com](mailto:tiffny@brewcadesf.com)>; Shawn Vergara <[shawn@brewcadesf.com](mailto:shawn@brewcadesf.com)>  
**Subject:** Support Case #: 2019-003637CUA

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 a letter of support for 2019-003637CUA.

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](http://www.castrocbd.org)  
[facebook.com/castrocbd](https://facebook.com/castrocbd)  
[twitter.com/visitthecastro](https://twitter.com/visitthecastro)

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [Planning@RodneyFong.com](#); [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Board Report  
**Date:** Thursday, April 18, 2019 12:00:56 PM  
**Attachments:** [2019\\_04\\_18.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Please see attached.

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

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

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

**Email:** [aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)

**Web:** [www.sfplanning.org](http://www.sfplanning.org)



April 15, 2019

RECEIVED

To:

APR 18 2019

All Neighbors within 500 feet of 344 14<sup>th</sup> Street and 1463 Stevenson Street

Honorable Supervisors Hillary Ronen and Rafael Mandelman

San Francisco Planning Commissioners: Myrna Melgar, President; Joel Koppel, Vice President:

Rich Hillis; Milicent Johnson; Kathrin Moore; and Dennis Richards

Mission Neighborhood Groups

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

We are seeking additional community input on a proposed project located at 344 14<sup>th</sup> Street and 1463 Stevenson Street, which is currently a public parking lot.

A file containing the plans which we are willing to further modify can be downloaded at:

<http://commissions.sfplanning.org/cpcpackets/2014.0948ENXc1.pdf>

You are invited to participate at our upcoming community outreach meeting:

**Location: 3140-50 16<sup>th</sup> Street (corner of Albion)**

**Date: Tuesday, April 30, 2019**

**Time: 5:30 PM to 7:30 PM - Discussion of all project aspects**

**7:30 PM to 8:30 PM – Discussion of Woodward Street specific project aspects**

If you are unable to attend this meeting, you are invited to email your comments to

[14thstreet@mx3ventures.com](mailto:14thstreet@mx3ventures.com)

Sincerely,

Project Team -- 344 14<sup>th</sup> Street/1463 Stevenson Street

CC. Esmeralda Jardines, S.F. Planning Department

Rich Sucre, S.F. Planning Department

Jonas Ionin, S.F. Planning Department