

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: 2763 Filbert
Date: Wednesday, May 08, 2019 12:20:55 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Irene Holmes <ireneholmes@yahoo.com>
Sent: Monday, May 06, 2019 10:19 AM
To: Geoff Gibson <gibson@archsf.com>; Ryan Patterson <ryan@zfplaw.com>; Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Kerry Dallmar <dallmarfamily@comcast.net>; Nancy Leavens <nancyp.leavens@gmail.com>; Grace Bertolozzi-Pierce <gracebertolozzipierce@gmail.com>; Victor Bertolozzi <victorbertolozzi@yahoo.com>
Subject: 2763 Filbert

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

Dear Geoff and Ryan:

Your recent submission to the planning commission continues to incorrectly characterize our house as 43'3" in height.

As you admit, this is an estimate. Yet you find it a convenient make-weight for your argument.

I ask you to cease in this misrepresentation.

I have told Mr. Winslow and Commissioner Melgar, but since you persist in your misrepresentation, I ask you to cease making this assertion.

It is wrong, as you well know from building permits we have completed.

Irene Holmes

From: [Ionin, Jonas \(CPC\)](#)
To: [Frank Fung](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Rahaim Letter on Prop M allocations - to Planning Commission - ONLY???
Date: Tuesday, May 07, 2019 1:02:58 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sue Hestor <hestor@earthlink.net>
Sent: Tuesday, May 07, 2019 11:56 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Rahaim Letter on Prop M allocations - to Planning Commission - ONLY???

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

Please transmit this 5/6 email to Frank Fung.

I sent copy of my 5/5 email to Rahaim, Teague, Sucre, Silva to all 7 Planning Commissioners.

Just noticed that had accidentally omitted cc'ing Comm Secretary. Will try to remember to always do so to make sure in the record.

Sue Hestor

----- Forwarded Message -----

Subject: Rahaim Letter on Prop M allocations - to Planning Commission - ONLY???

Date: Mon, 6 May 2019 14:55:45 -0700

From: Sue Hestor <hestor@earthlink.net>

To: Myrna Melgar <myrna.melgar@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, Dennis Richards <dennis.richards@sfgov.org>, Kathrin Moore <Mooreurban@aol.com>, Frank Fung <frank.fung@sfgov.org>, Rich Hillis <richhillissf@yahoo.com>, Milicent Johnson <milicent.johnson@sfgov.org>

Planning Director memo recommending how office allocations will be made appears to have only come to 7 Planning Commissioners and no one else. It was posted on

Dept website (only - as far as I know) where 5/9 packets are available. No link to a case (2 items relevant #13, 14 are info only - no packets). No link on agenda.

The Commission should be concerned about who is provided memos such as this. Especially in light of SF's the supply of housing affordable to the work force and sufficiency of local transportation.

Sue Hestor

----- Forwarded Message -----

Subject:May 2, 2019 Rahaim letter to Planning Commission

Date:Sun, 5 May 2019 17:01:23 -0700

From:Sue Hestor <hestor@earthlink.net>

To:John Rahaim <john.rahaim@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, rich sucre <Richard.Sucre@sfgov.org>

CC:Christine Silva <christine.l.silva@sfgov.org>

The Planning Director sent a 5 page letter dated May 2, 2019 to the Planning Commission dealing with allocation of office space, "Central SoMa and Prop M."

http://commissions.sfplanning.org/cpcpackets/Central_SOMA_Prop_M.pdf

The letter only appears at Planning Department on-line "supporting documents" for the May 9 Commission meeting. It is not linked to any item on THAT agenda. Therefore no one is alerted to its existence.

Since there is no "cc" list at the end of 5/2 letter, it is impossible to tell what City offices or others received that letter.

Would you please forward to me any email that forwarded the Director's 5/2 memo on Central SoMa and Prop M. My request includes all CCSF persons or offices, elected officials, developer's or attorney's/agents, and all other persons.

Ms. Silva is included in this email in case you want a formal Public Records Request.

Sue Hestor

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND BOARD PRESIDENT NORMAN YEE INTRODUCE \$500 MILLION AFFORDABLE HOUSING BOND
Date: Tuesday, May 07, 2019 1:02:28 PM
Attachments: [5.7.19 Affordable Housing Bond Introduction.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Tuesday, May 07, 2019 12:14 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND BOARD PRESIDENT NORMAN YEE INTRODUCE \$500 MILLION AFFORDABLE HOUSING BOND

FOR IMMEDIATE RELEASE:

Tuesday, May 7, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON BREED AND BOARD PRESIDENT
NORMAN YEE INTRODUCE \$500 MILLION AFFORDABLE
HOUSING BOND**

The Bond, which would appear on the November ballot, would fund the creation and preservation of affordable housing in San Francisco

San Francisco, CA — Mayor London N. Breed and Board of Supervisors President Norman Yee today announced the introduction of a \$500 million Affordable Housing Bond at the Board of Supervisors, which would fund the creation, preservation, and rehabilitation of affordable housing in San Francisco. Supervisors Vallie Brown, Ahsha Safai, Shamann Walton, and Catherine Stefani are co-sponsoring the Bond.

The Bond was crafted by a working group chaired by Mayor Breed and President Yee, consisting of a diverse group of community leaders, housing activists, developers, and neighborhood representatives, and other stakeholders. The Bond would appear on the November 2019 ballot if approved by the Board of Supervisors.

Funding from the Bond would enable approximately 2,000 units of affordable housing to start construction in the next four years. These projects would serve vulnerable residents, including seniors, formerly homeless individuals, veterans and families. Funding would also expand the pipeline for new housing projects, especially for 100% supportive housing projects.

“We are in a housing crisis that is pushing out our low- and middle-income residents. We desperately need more affordable housing, which is why this funding is so important,” said Mayor Breed. “Along with my efforts to streamline the process to get this housing built, this Bond will allow us to create more affordable homes for seniors, continue rebuilding our public housing throughout the City, begin construction on projects for low-income residents that are ready to be built today, and keep current tenants housed.”

“This Housing Bond is an opportunity for us to unite together to invest in one of the most important infrastructure projects there is: building homes we can actually afford,” said President Yee. “This Bond was thoughtfully crafted to address housing needs across the income spectrum. For the first time, there will be dedicated attention to seniors who are especially vulnerable due to their fixed incomes. I am committed to working with the Mayor and my Board colleagues to ensure that this Bond keeps moving in the right direction and is ultimately successful.”

“Right now I have five building sites in District 5 just waiting for funding,” said Supervisor Brown. “The City has owned these sites for years. This bond will provide the critical funding necessary to finally utilize these and many other city-owned sites to help meet our desperate need for more affordable housing.”

“I support the Affordable Housing Bond because it is the kind of strategic and community-oriented approach needed to aggressively tackle our affordable-housing crisis,” said Supervisor Ahsha Safai. “Preserving our City’s cultural richness means investing in low- and middle-income housing: housing for seniors, teachers, nurses, and firefighters - working families - and this Bond hits that mark.”

As a result of the Working Group’s recommendation, the Bond would fund the following uses:

Public Housing - \$150 million to repair and rebuild distressed public housing and its underlying infrastructure.

Low-Income Housing – \$210 million to finish the construction, acquisition, and rehabilitation of permanently affordable, shovel-ready rental projects that will begin construction within four years. These projects would serve individuals and families earning from 0% to 80% of Area Median Income (AMI), including vulnerable populations such as working families, veterans, seniors, people with disabilities, transitional aged youth, and people experiencing homelessness.

Affordable Housing Preservation – Roughly \$30 million for the acquisition and rehabilitation of rental housing at risk of losing affordability, whether through market forces or a building’s physical decline. Projects would serve low- to middle-income households earning between approximately 30% and 120% of AMI, such as current residents living in housing at-risk of losing affordability and future generations of tenants.

Middle-Income Housing – Roughly \$20 million to fund the creation of new affordable housing opportunities through down payment assistance loans, and the purchase of building or lands for new affordable construction. This serves households earning between 80% and 175 % of AMI and educators through the Teacher Next Door program.

Senior Housing – \$90 million to fund the creation of new affordable senior housing rental opportunities through new construction and acquisition. This serves seniors on fixed incomes earning from 0% to 80% of AMI who are especially vulnerable in San Francisco’s housing market.

“Every senior in San Francisco deserves to live in affordable, safe and viable housing” said Anni Chung, Executive Director of Self Help for the Elderly, and Housing Working Group Community Co-Chair. “We hope this Housing Bond will be an important step to create enough senior housing units to prevent homelessness among seniors and retirees who have to leave the city because they cannot afford to live here anymore.”

“Thanks to the working group participants for yielding bond priorities that reflect San Francisco values,” said Malcolm Yeung, Deputy Director of Chinatown Community Development Corporation, and Housing Working Group Community Co-Chair. “The Bond focuses on our most vulnerable populations – extremely low-income households in public housing, seniors and the homeless. And, it will create 900 affordable housing units right away.”

“I am grateful that Mayor Breed has put housing production and preservation at the top of her agenda. Nothing else works if people don't have a safe, affordable place to live,” said Myrna Melgar, Planning Commissioner, and Housing Working Group Community Co-Chair. “This Bond represents a payment towards the future of our City, and an investment in the neighborhoods facing destabilization and displacement, to secure opportunities for our residents and generations to come.”

“San Francisco is experiencing an affordable housing crisis and it has been so valuable to have the bold leadership of Mayor Breed and Board President Norman Yee championing this issue,” said Tomiquia Moss, Executive Director and CEO of Hamilton Families, and Housing Working Group Community Co-Chair. “With this investment, the City can create new affordable homes, especially for our growing senior population, accelerate the rebuilding of distressed public housing sites for some of the City’s most vulnerable residents, protect San Franciscans living in apartments at risk of displacement, and expand rental and home ownership opportunities for the City’s middle-income residents and workforce, including educators, non-profit workers, and service industry employees.”

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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 JEANINE NICHOLSON AS NEW SAN FRANCISCO FIRE CHIEF
Date: Monday, May 06, 2019 1:15:43 PM
Attachments: [5.6.19 Fire Chief Swearing In.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Monday, May 06, 2019 11:42 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SWEARS IN JEANINE NICHOLSON AS NEW SAN FRANCISCO FIRE CHIEF

FOR IMMEDIATE RELEASE:

Monday, May 6, 2019

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

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

**MAYOR LONDON BREED SWEARS IN JEANINE
NICHOLSON AS NEW SAN FRANCISCO FIRE CHIEF**

Nicholson, a 25-year veteran of the Department, is the first LGBT Chief of the San Francisco Fire Department

San Francisco, CA — Today Mayor London N. Breed swore in Jeanine Nicholson as San Francisco's new Fire Chief. Nicholson, who previously served as Deputy Fire Chief, is a 25-year veteran of the Fire Department and is the first LGBT Fire Chief in the San Francisco's history. She is the second woman to run the Department, following Chief Joanne Hayes-White.

In addition to her previous position as Deputy Chief of Administration, Chief Nicholson has served the Department in various capacities in both fire and EMS operations. She has been a Firefighter, a Paramedic, a Lieutenant, a Captain and a Battalion Chief. In her role as Deputy Chief of Administration, Deputy Chief Nicholson oversaw a number of Divisions, including Support Services, Homeland Security, Human Resources, Investigative Services, Training and Assignment/Personnel Offices.

“Chief Nicholson is someone who needs no introduction for those in the Fire Department,” said Mayor Breed. “She is a dedicated public servant and a 25-year veteran of the Department who has worked her way up from being a Firefighter and a Paramedic to being a Battalion Chief and Deputy Chief. She has protected our city while fighting through adversity, and her experience and her resilience have prepared her to lead the men and women who are out there every day protecting our residents.”

“I am honored and humbled to have been chosen by Mayor Breed for this role and I am excited to serve the City in this new capacity,” said Chief Nicholson. “I look forward ensuring that our Department remains prepared to respond to any emergencies facing the City, and to working proactively with other City departments help our homeless population get the care they need.”

Deputy Chief Nicholson sustained second-degree burns at an arson fire on Felton Street in 2009 where five other firefighters were also injured, one critically. She is also a breast cancer survivor. Due to these and other experiences, she not only understands all the risks that firefighters face but she has worked hard during her career to ensure that others do not have to endure what she went through.

“The San Francisco Fire Department will be in very capable hands with Chief Nicholson leading the way,” said Chief Hayes-White. “Jeanine is hard working and well respected with tremendous knowledge of Fire Department Operations.”

“Chief Nicholson wasn’t appointed to serve as Chief of the San Francisco Fire Department because she is a woman or because she is part of the LGBT community. Chief Nicholson is here because she has proven to be an effective leader, because of her dedication and because of her impressive career,” said Assessor-Recorder Carmen Chu, who served as emcee of the swearing in ceremony. “Over the years, she’s worked hard as a Paramedic, a Firefighter and rose to the rank of Deputy Chief. She’s selflessly put her life on the line to protect our City. The fact that she is a woman and the first LGBT Chief of San Francisco only makes me prouder of her accomplishments and the reflection of our City’s diversity and values. Chief Nicholson, you’ve made history today and I’m honored to stand by your side.”

“We are honored, and so proud, that Mayor Breed has selected Chief Nicholson as the next Chief of the San Francisco Fire Department,” said Fire Commission President Stephen Nakajo. “In following the rich tradition of rising through the ranks and serving in various capacities within our Department, it adds value to her qualifications as the next Fire Chief. Congratulations to Chief Jeanine Nicholson on this historic occasion!”

Chief Nicholson graduated from Colgate University in New York. She entered the San Francisco Fire Department in January 1994 and spent the first 24 years of her career in the field. Chief Nicholson has had an opportunity to work in every district of San Francisco. She was a Firefighter in the South of Market and the Western Addition areas, a Firefighter Paramedic in the Ingleside and Richmond, a Lieutenant in Bernal Heights, a Captain in the Financial District, and a Battalion Chief in the Sunset and in Chinatown.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Frank Fung](#); [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: Teatro
Date: Monday, May 06, 2019 10:05:43 AM
Attachments: [SUPPORT For ZinZannikenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)
[SUPPORT For ZinZannikenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)
[SUPPORT For ZinZannikenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)
[SUPPORT For ZinZannikenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)

From: [Feliciano, Josephine \(CPC\)](#)
To: [Ionin, Jonas \(CPC\)](#); [Frank Fung](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [CTYPLN - SENIOR MANAGERS](#); [CTYPLN - COMMISSION SECRETARY](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: RE: CPC Calendars for May 9, 2018
Date: Friday, May 03, 2019 3:36:00 PM
Attachments: [Advance Calendar - 20190509.xlsx](#)
[image001.png](#)
[20190509_cal.docx](#)
[20190509_cal.pdf](#)
[CPC Hearing Results 2019.docx](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)

Hello Commissioners,

Please disregard the earlier email which was sent prematurely. Attached are your Calendars for May 9, 2019.

Respectfully,

Josephine O. Feliciano
Commission Affairs

Direct: 415-575-9111 | **Fax:** 415-558-6409

SF Planning 1650 Mission Street, Suite
Department 400
San Francisco, CA 94103
[Hours of Operation](#) | [Property Information Map](#)



From: Ionin, Jonas (CPC)
Sent: Friday, May 03, 2019 2:02 PM
To: Frank Fung <franksfung@gmail.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>
Cc: CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: CPC Calendars for May 9, 2018

Commissioners,
Attached are your Calendars for May 9, 2019.

Enjoy the weekend,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Alexander, Christy \(CPC\)](#)
Subject: FW: SUPPORT For ZinZanni/Kenwood Hotel and Theater Project (Case No. 2015-016326CUA/GPR)
Date: Friday, May 03, 2019 2:00:12 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Christian Cagigal <info@email.actionnetwork.org>
Sent: Friday, May 03, 2019 1:50 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SUPPORT For ZinZanni/Kenwood Hotel and Theater Project (Case No. 2015-016326CUA/GPR)

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

Commission Affairs,

I am writing to urge you to support the Teatro ZinZanni/Kenwood Investments hotel and theater project when it comes before you for your approval on May 2, 2019. The project meets all of the City's stringent planning and environmental requirements, promotes the arts and entertainment in San Francisco, is built to conform to the area's 40' foot height limit, and is supported by many community groups and leaders.

Please support the Teatro ZinZanni/Kenwood hotel and theater project.

Christian Cagigal
christiancagigal@gmail.com
620 Manila Way
Daly City, California 94015

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: City Hall Popup - May 6th, 2019 - 11:00am to 5:00pm
Date: Friday, May 03, 2019 11:14:40 AM
Attachments: [image001.png](#)

*Jonas P. Ionin,
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Karunaratne, Kanishka (MYR)
Sent: Friday, May 03, 2019 9:12 AM
To: Anderson, Tara (DAT) <tara.anderson@sfgov.org>; Arntz, John (REG) <john.arntz@sfgov.org>; Asay, Greg (ADM) <greg.asay@sfgov.org>; Austin, Kate (ADM) <kate.austin@sfgov.org>; Badasow, Bridget (HSA) <bridget.badasow@sfgov.org>; Blackman, Sue (LIB) <Sue.Blackman@sfpl.org>; Boomer, Roberta (MTA) <Roberta.Boomer@sfmta.com>; Brown, Michael (CSC) <michael.brown@sfgov.org>; Cantara, Gary (BOA) <gary.cantara@sfgov.org>; Conefrey, Maureen (FIR) <Maureen.Conefrey@sfgov.org>; Corina Monzon (AIR) <corina.monzon@flysfso.com>; Dick-Endrizzi, Regina (ECN) <regina.dick-endrizzi@sfgov.org>; Drain, Kahala (CFC) <kahala.drain@first5sf.org>; dwanekennedy@gmail.com; Ekberg, Natalie (HSS) <natalie.ekberg@sfgov.org>; Ethics Commission, (ETH) <ethics.commission@sfgov.org>; Gannon, Lori (HRC) <lori.gannon@sfgov.org>; George Ishikata <george.ishikata@gmail.com>; Gibson, Alistair (BOS) <alistair.gibson@sfgov.org>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Hom, Mary (CON) <mary.hom@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; Hosmon, Kiely (BOS) <kiely.hosmon@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Johnson, Alexandra (PUC) <AJJohnson@sfgwater.org>; Kilshaw, Rachael (POL) <rachael.kilshaw@sfgov.org>; LaBarre, Elizabeth (HSA) <elizabeth.labarre@sfgov.org>; Larrick, Herschell (WOM) <Herschell.Larrick@sfgov.org>; Law, Ray (ADM) <ray.law@sfgov.org>; lhathhorn@asianart.org; Liang, May (ECN) <may.k.liang@sfgov.org>; Linda Martin <martinl@sfha.org>; Mauer, Dan (REC) <dan.mauer@sfgov.org>; McArthur, Margaret (REC) <margaret.mcarthur@sfgov.org>; McGee, Melissa (HSA) <melissa.mcgee@sfgov.org>; Morewitz, Mark (DPH) <mark.morewitz@sfdph.org>; Hewitt, Nadya (REG) <Nadya.Hewitt@SFGOV1.onmicrosoft.com>; Nelson, Eric (ADM) <eric.nelson@sfgov.org>; Norris, Jennifer (WAR) <jennifer.norris@sfgov.org>; OCII, CommissionSecretary (CII) <commissionsecretary.ocii@sfgov.org>; Page_Ritchie, Sharon (ART) <sharon.page_ritchie@sfgov.org>; Pon, Adrienne (ADM) <adrienne.pon@sfgov.org>; Quesada, Amy (PRT) <amy.quesada@sfport.com>; Shore, Elena (ADM) <elena.shore@sfgov.org>; Silva-Re, Pauline (JUV) <pauline.silva-re@sfgov.org>; Stewart, Crystal (ADM) <crystal.stewart@sfgov.org>; Tom, Risa (POL) <risa.tom@sfgov.org>; Tyson, Anthony (HSA) <anthony.tyson@sfgov.org>; Valdez, Anthony (ENV) <anthony.e.valdez@sfgov.org>; Varner, Christina (RNT) <christina.varner@sfgov.org>; Vaughn,

Carla (PUC) <CVaughn@sfgov.org>; Walker, William (REG) <william.walker@sfgov.org>

Subject: City Hall Popup - May 6th, 2019 - 11:00am to 5:00pm

Good Morning Commission Secretaries,

Please let your Commissioners know about the City Hall Pop-Up Shop on Monday. Thank you!

Kanishka Karunaratne Cheng 程嘉敏

Commission Affairs

Office of Mayor London N. Breed

415.554.6696 | Kanishka.cheng@sfgov.org

City Hall Pop-Up Shop

Date & Location: Monday, May 6th, 2019, San Francisco City Hall, North Light Court

Please Join Mayor London Breed, Square, and the Office of Economic and Workforce Development, as more than 50 makers, artisans and merchants from every district showcase their locally made items.

San Francisco City Hall, North Light Court 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

11:00 AM – 5:00 PM Free to attend

- Live music
- Shop Local vendors in the North Light Court





11am-5pm

San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

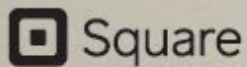
Shop and support over 40 makers,
artists and merchants as San Francisco
celebrates the spring season at the
semi-annual City Hall Pop-Up Shop.

PRESENTED BY MAYOR LONDON N. BREED

#ShopDine49

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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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: DR at 2758 Filbert Street ---Hearing Date May 9, 2019
Date: Friday, May 03, 2019 11:13:21 AM
Attachments: [Planning Commission Brief 050219 in support of DR 2758 Filbert Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Stephen M. Williams <smw@stevewilliamsllaw.com>
Sent: Thursday, May 02, 2019 12:57 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: DR at 2758 Filbert Street ---Hearing Date May 9, 2019

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Jonas:

Forwarding an official copy of my brief for next week to insert into the record on behalf of DR Requestors Victor Bertolozzi and his sister Grace.

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To: [Frank Fung](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Alexander, Christy \(CPC\)](#)
Subject: Teatro
Date: Friday, May 03, 2019 10:43:52 AM
Attachments: [SUPPORT For ZinZanniKenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)
[SUPPORT For ZinZanniKenwood Hotel and Theater Project \(Case No. 2015-016326CUAGPR\).msg](#)

From: [Starr, Aaron \(CPC\)](#)
To: [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Board Report
Date: Thursday, May 02, 2019 11:40:56 AM
Attachments: [2019_05_02.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Thanks,

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Of Counsel

May 1, 2019

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

Via Email & U.S. Mail

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RE: 457-471 Minna Street Project & 833 Bryant Street Project – SB
35 Streamlining Is Not Available to Modular Housing Projects

Dear President Melgar, Mr. Rahaim, Mr. Herrera and Ms. Calvillo:

We are writing on behalf of the San Francisco Building and Construction Trades Council public policy committee to oppose the application of Senate Bill 35 ("SB 35") permit streamlining provisions and the Assembly Bill 73 ("AB 73") California Environmental Quality Act ("CEQA") exemption to projects proposing to use factory-built modular housing units in their construction on the grounds that such projects cannot meet all the prerequisites for streamlining.

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It is our understanding that the following projects have applied for SB 35 streamlining and are proposing to utilize factory-built modular housing construction:

- 457-475 Minna St.
- 833 Bryant St.

We have also become aware that the City has created a Housing Sustainability District, a first step for projects to receive an AB 73 CEQA exemption, as part of the Central SoMa Plan and is proposing another Housing Sustainability District as part of The Hub Plan.

The SB 35 and AB 73 permit streamlining and CEQA exemption provisions are only available to projects that ensure, among other requirements, that construction is performed by a skilled and trained workforce as defined by Public Contract Code § 2601. Our research indicates that currently no factory-built housing manufacturers employ a workforce that meets the Public Contract Code § 2601 skilled and trained workforce definition. Accordingly, projects, such as those identified above, are not eligible for the SB 35 and AB 73 permit streamlining and CEQA exemption benefits if they are proposing to install factory-built modular housing units.

SB 35 and AB 73 are voluntary processes for developers. SB 35 provides a tradeoff, whereby developers receive an expedited, ministerial approval for their projects (effectively exempting them from CEQA review), provided those projects create community benefits including affordable housing and workforce benefits. AB 73 creates a CEQA exemption for projects within a Housing Sustainability District, provided they create similar community and workforce benefits to SB 35. Developers have the choice of voluntarily providing these community and workforce benefits or utilizing the normal permit procedure. SB 35 and AB 73 are part of a series of CEQA streamlining bills that the Legislature has enacted under the theory that important projects that can demonstrate sufficient environmental and community benefits deserve expedited permitting and other benefits. Community benefits include supporting the local skilled workforce by requiring the use of skilled workers, paying prevailing wages, and bolstering apprenticeship programs.

This concept recognizes that waiving environmental protections for developers provides them with economic gain. When waiving these protections, the government needs to capture some of the economic value awarded to developers and invest it locally.

This is the design for the successful Jobs and Economic Improvement Through Environmental Leadership Act of 2011 (“AB 900”)¹ which provides “unique and unprecedented streamlining benefits under the California Environmental Quality Act for projects that provide the [environmental and workforce] benefits ... for a limited period of time to put people to work as soon as possible.”² Originally designed to provide jobs in the face of the severe recession, AB 900 has been extended twice by the Legislature due to its successful model. AB 900 has allowed for eight projects to be certified by the Governor, and its model of trading CEQA streamlining for community benefits being replicated numerous times in the Legislature.

SB 35 adopted a similar concept by removing discretionary permitting, and thus CEQA review, from local governments who were not meeting their Regional Housing Needs Assessment (“RHNA”) housing production targets. Like AB 900, SB 35 sought to provide needed housing at a time of crisis in California. Also, like AB 900, SB 35 contained numerous environmental protections to prevent long-term degradation and sought to capture some of the created economic value to developers through requirements that they provide housing affordable to all Californians and provide good-paying jobs that support a skilled and trained workforce and apprenticeships. SB 35 thus sought to allow developers to build housing more quickly in areas where supplies were insufficient, while addressing housing affordability and supporting the growth of the construction industry, which provides a steady supply of workers to help build California out of its housing hole.

The Planning Commission cannot apply SB 35 to factory-built modular housing without first determining that SB 35’s requirement for the applicant to use a skilled and trained workforce will be met. SB 35 specifically requires every contractor and subcontractor engaged by the developer to complete the development to use a skilled and trained workforce as defined under Public Contract Code section 2601.

¹ Cal. Pub. Res. Code § 21178 et seq.

² Cal. Pub. Res. Code § 21178(i).

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Skilled and trained workforce provisions require the home builder to ensure that building and construction work is performed by journeypersons or apprentices in the building and construction trades and requires a certain percentage of journeymen to be graduates of a state-approved apprenticeship programs in the relevant craft.³ This ensures higher quality work, supports good paying jobs in the community, and increases apprenticeship opportunities for disadvantaged workers. Support of apprenticeship programs is also critical to ensure that the Bay Area will have enough qualified workers to build all the homes needed to ease the housing affordability crisis.

SB 35 does not provide any exception for modular construction. Public Contract Code section 2601 states that a skilled and trained workforce is a workforce “performing work in an apprenticeable occupation in the building and construction trades.” Modular construction is building and construction work subject to the California Building Standards Code and requires the same skills and training regardless if performed on-site or at a factory-built housing facility.⁴ The Factory-Built housing Act specifically notes that the manufacture of these units involves construction.⁵ Unlike modular classrooms each unit is designed and constructed specifically for a particular project, must be integrated into the whole, and cannot be severed from it. Accordingly, any contract or subcontract with a modular construction facility to construct a modular unit for an SB 35 project would need to ensure that construction of the modular unit is performed by a skilled and trained workforce.

Unless these and other projects can demonstrate that its proposed factory-built housing units will be constructed by a skilled and trained workforce, these factory-built housing projects cannot demonstrate they are eligible for SB 35 streamlining procedures. Project proponents thus have the choice to either demonstrate project construction will provide the full community benefits required under SB 35 or can seek approval under the City’s normal permitting procedures.

AB 73 allows local governments to create Housing Sustainability Districts in certain areas. Projects consistent with these districts are eligible to receive a CEQA exemption if they require every contractor and subcontractor engaged by the

³ Cal. Govt. Code § 65913.4(a)(8)(B); Cal. Pub. Contract Code § 2601.

⁴ Cal. Health and Safety Code § 19971.

⁵ See Cal. Health and Safety Code §§ 19971, 19976.
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developer to complete the development to use a skilled and trained workforce as defining under Public Contract Code section 2601, exactly as in SB 35. AB 73 also does not create an exemption for modular construction.

Applying SB 35's streamlining and AB 73's CEQA exemption for projects that consist of factory-built modular housing, without meeting SB 35 or AB 73's standards, robs the public of its promised benefits. Moreover, the use of factory-built modular housing means that almost all construction will occur outside of San Francisco, providing no job benefits or opportunities to local residents. Factory-built housing thus fails to support the development of the skilled construction workforce San Francisco will need for other projects, contrary to the intent of SB 35 and AB 73.

Applying SB 35 and AB 73 to factory-built modular housing construction that fails to engage a local skilled and trained workforce at prevailing wage rates not only would violate the plain language of these statutory exemptions, but would also provide windfall profits to developers at the expense of local workers and the local economy, increasing inequality in a city that has already suffered enough. The Planning Commission must require strict compliance with SB 35 and AB 73's requirements and require these projects to be processed through San Francisco's normal permitting and CEQA review procedures unless all construction is performed by a skilled and trained workforce.

Sincerely,

A handwritten signature in dark ink, appearing to read 'KCJ', with a long horizontal flourish extending to the right.

Kyle C. Jones
Thomas A. Enslow

KCJ:lj1

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