

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Fung, Frank \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Weekly Board Report  
**Date:** Thursday, May 16, 2019 11:44:10 AM  
**Attachments:** [2019\\_05\\_16.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Please see attached.

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

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

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

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

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



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)  
**Subject:** FW: Support for Eureka Sky Cannabis Retail Application on June 13  
**Date:** Wednesday, May 15, 2019 11:30:20 AM  
**Attachments:** [image.png](#)  
[SFCRA Eureka Support Letter.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** John Delaplane <[johnny@access-sf.org](mailto:johnny@access-sf.org)>  
**Sent:** Wednesday, May 15, 2019 11:19 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Fwd: Support for Eureka Sky Cannabis Retail Application on June 13

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



San Francisco Cannabis Retailers Alliance  
530 Divisadero St., Ste 226  
San Francisco, CA 94117

(Below and attached: support letter for Eureka Sky from the San Francisco Cannabis Retailers Alliance)

Commissioners and Office of Cannabis,

I am writing on behalf of the San Francisco Cannabis Retailers Alliance ([SFCRA.org](http://SFCRA.org)) to voice our strong support for Eureka Sky the proposed cannabis retail store located at 3989 17<sup>th</sup> St. The Retailers Alliance is a San Francisco based organization who advocate for fair and balanced policy for brick and mortar cannabis retailers and supporting businesses.

Eureka Sky has received enormous support from the Castro Merchants Association, Eureka Valley Neighborhood Association (EVNA), Castro Community Benefit District CCBD, and Duboce Triangle Neighborhood Association (DTNA). Along with this strong support we support Eureka Sky opening on 3989 17<sup>th</sup> ST. They will serve the community well.

We ask you to approve this store without delay. Please feel free to contact me with any questions.

Kind regards,

*Johnny Delaplane*

Johnny Delaplane  
President, San Francisco Cannabis Retailers Alliance  
[johnny@access-sf.org](mailto:johnny@access-sf.org)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: File 181216 Demolition Ordinance (v. "Substituted 05/07/19")  
**Date:** Wednesday, May 15, 2019 11:06:35 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** :) <gumby5@att.net>  
**Sent:** Tuesday, May 14, 2019 5:16 PM  
**To:** Butkus, Audrey (CPC) <audrey.butkus@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** FW: File 181216 Demolition Ordinance (v. "Substituted 05/07/19")

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

Dear Ms. Butkus,  
Per below – sorry, forgot to cc the Planning Dept!  
Rose

---

**From:** :) <gumby5@att.net>  
**Sent:** Tuesday, May 14, 2019 5:00 PM  
**To:** 'Dennis Richards' <dennis.richards@sfgov.org>; Frank Fung <frank.fung@sfgov.org>; 'Joel Koppel' <joel.koppel@sfgov.org>; Kathrin Moore <kathrin.moore@sfgov.org>; Milicent Johnson <milicent.johnson@sfgov.org>; 'Myrna Melgar' <myrna.melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>  
**Cc:** Board of Supervisors (<bos-supervisors@sfgov.org> <bos-supervisors@sfgov.org>  
**Subject:** File 181216 Demolition Ordinance (v. "Substituted 05/07/19")

President Melgar, Vice President Koppel & Members of the Planning Commission:

As you consider the topic of Demolitions, Alterations, Conversions & Mergers on May 16, 2019 at your meeting, I have a thought regarding the red text of the proposed subject-referenced demolition ordinance:

... (A) The demolition or alteration of any building, including but not limited to historically and



architecturally important buildings, may be approved administratively when the Director of the Department of Building Inspection, the Chief of the Bureau of Fire Prevention and Investigation, or the Director of Public Works ~~determines~~ *issues a written determination, after consultation with the Zoning Administrator, that an imminent safety hazard exists, and the Director of the Department of Building Inspection determines that the proposed demolition or extensive alteration of the structure, feature, or part thereof is the only feasible means to correct the condition and secure the public safety; provided, however, that only such work as is necessary to correct the unsafe or dangerous condition may be performed.*

Once the demolition from what is described above is decided on, neighbors will never know until the bulldozer shows up for the demolition as no notices go out for these cases. Sure, DBI posts a hazard notice but if you do not walk outside, you never know.

Many of these “imminent safety hazard” demolitions are from complaints received anonymously & can be used as a tactic to demolish buildings -- especially if the public is never noticed as it cannot see what is happening through the steps described above.

Some of these demolitions become a safety hazard due to neglect by property owners who are looking to create vacant land for development. How to police “demolitions by neglect” is not addressed or at least I do not know how they are today. Maybe I'll learn of them in your informational presentation.

I think that to keep the city officials honest & property owners honest for these types of demolitions, the public should be notified once demolition has been decided on but I do not find it in the legislation.

Thank you for your time reading this.  
Rose H.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SUPPORT: File No. 2019-004216CUA: Eureka Sky at 3989 17th Street  
**Date:** Wednesday, May 15, 2019 11:05:46 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

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

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

From: Hicks, Bridget (CPC)  
Sent: Wednesday, May 15, 2019 8:47 AM  
To: David Goldman <[brownie.marysf@gmail.com](mailto:brownie.marysf@gmail.com)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Rich Hillis <[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)>  
Cc: CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Marisa.Rodriquez@sfgov.org; Ray@castroplace.com  
Subject: RE: SUPPORT: File No. 2019-004216CUA: Eureka Sky at 3989 17th Street

Thank you, David

This will be added to the packet.

Bridget Hicks  
Planner II, SW Quadrant, Current Planning  
Direct: 415-575-9054 | Fax: 415-558-6409

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

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

From: David Goldman <[brownie.marysf@gmail.com](mailto:brownie.marysf@gmail.com)>  
Sent: Wednesday, May 15, 2019 8:27 AM  
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)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Rich Hillis <[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)>  
Cc: CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Marisa.Rodriquez@sfgov.org; Ray@castroplace.com  
Subject: Re: SUPPORT: File No. 2019-004216CUA: Eureka Sky at 3989 17th Street

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

Dear Planning Commissioners:

I am writing to you today in strong support for the proposed cannabis dispensary Eureka Sky at 3989 17th Street. For over 30 years I have been a homeowner at 246 Sanchez Street near Market Street--less than 3 blocks away from the proposed location. I am a retired public school teacher. For the past 12 years I have worked as a medical cannabis patient activist and cannabis law reform advocate.

I met Ray several years ago. From the start, I was impressed with his dedication to helping medical cannabis patients access high quality cannabis medicine. With his partners Desmond and Chris, I feel confident that their business model for their proposed dispensary will be an exemplar, with particular emphasis on supporting compassion programs for low income medical cannabis patients. Helping adult consumers of cannabis to navigate the ever-growing number of cannabis products will also be an important aspect of their business plan.

The Castro neighborhood will benefit from this new dispensary. I urge you to approve their permit application.

Sincerely,

David Goldman  
President, San Francisco Chapter  
Brownie Mary Democratic Club  
Brownie.MarySF@gmail.com  
www.browniemarydemclub.com  
m: 415-728-7631

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 400 Divisadero / 1048-1052 Oak Street Development Project  
**Date:** Tuesday, May 14, 2019 3:52:51 PM  
**Attachments:** [2019.5.14 STEPHEN BOOTH to PLANNING COMMISSION re 400 DIVISADERO - 1048-152 OAK STREET DEVELOPMENT PROJECT \(00076233xED1D8\).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:** Steven Shubert <steven@thclinic.org>  
**Sent:** Tuesday, May 14, 2019 3:54 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>  
**Cc:** Cancino, Juan Carlos (BOS) <juancarlos.cancino@sfgov.org>; putrecht@ullawfirm.com; Stephen Booth <stephen@thclinic.org>  
**Subject:** 400 Divisadero / 1048-1052 Oak Street Development Project

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

Dear Commissioners:

Attached you will find correspondence from Stephen Booth, Esq. pertaining to the above-referenced development project.

Please feel free to contact us with any questions or concerns.

--Steven Shubert  
Legal Assistant  
Tenderloin Housing Clinic  
126 Hyde Street  
San Francisco, CA 94102  
(415) 771-9850 x 1109

CONFIDENTIALITY NOTICE: This document is intended for the use of the party to whom it is addressed and may contain information that is privileged, confidential, and protected from disclosure under applicable law. If you are not the addressee, or a person authorized to accept

documents on behalf of the addressee, you are hereby notified that any review, disclosure, dissemination, copying, or other action based on the content of this communication is not authorized. If you have received this document in error, please immediately reply to the sender and delete or shred all copies.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Castro Merchants - SUPPORT for Eureka Sky, 3989-17th Street  
**Date:** Tuesday, May 14, 2019 2:29:40 PM  
**Attachments:** [MumcLtrPlanningEurekaSky051019.docx](#)  
[image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Hicks, Bridget (CPC)  
**Sent:** Monday, May 13, 2019 8:59 AM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** FW: Castro Merchants - SUPPORT for Eureka Sky, 3989-17th Street

**Bridget Hicks**  
Planner II, SW Quadrant, Current Planning  
**Direct:** 415-575-9054 | **Fax:** 415-558-6409

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



---

**From:** CASTRO MERCHANTS <[info@castromerchants.com](mailto:info@castromerchants.com)>  
**Sent:** Friday, May 10, 2019 4:07 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; [Marissa.Rodriguez@sfgov.org](mailto:Marissa.Rodriguez@sfgov.org)  
**Cc:** Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; Temprano, Tom (BOS) <[tom.temprano@sfgov.org](mailto:tom.temprano@sfgov.org)>; Caltagirone, Gaetano (POL) <[gaetano.caltagirone@sfgov.org](mailto:gaetano.caltagirone@sfgov.org)>; ray castroplace.com <[Ray@castroplace.com](mailto:Ray@castroplace.com)>  
**Subject:** Castro Merchants - SUPPORT for Eureka Sky, 3989-17th Street

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

Bridget Hicks, S.F. Planning Department Re: Your File No. 2019-004216CUA  
Marissa Rodriguez, S.F. Office of Cannabis Re: Your Application No. 8-12487, Case No. 00013148  
Eureka Sky, 3989-17th Street; Romwald (Ray) Connolly, Desmond Morgan

Ms. Hicks, Ms. Rodriguez -

Attached is a Letter of SUPPORT for Eureka Sky, from Castro Merchants.

Please include the Letter in all Meeting Information for approval panels in your Department, and in the matter's permanent file, so it will be seen by others considering approval and supervision in the future.

A hardcopy of the Letter is being mailed to you.

Please let us know if there are any questions.

Thank you for your assistance and support.

Richard Magary, Castro Merchants Administrator  
415-431-2359

[Info@CastroMerchants.com](mailto:Info@CastroMerchants.com)

5/10/2019 16:10pdt

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please vote YES and support Eureka Sky on May 13th at 3989 17th Street – Castro  
**Date:** Tuesday, May 14, 2019 2:29:29 PM  
**Attachments:** [image001.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image002.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Hicks, Bridget (CPC)  
**Sent:** Tuesday, May 14, 2019 2:22 PM  
**To:** Steve Delavan <[sdelavan@googlemail.com](mailto:sdelavan@googlemail.com)>; [ray@castroplace.com](mailto:ray@castroplace.com); CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** RE: Please vote YES and support Eureka Sky on May 13th at 3989 17th Street – Castro

Thank you Steve, this will be added to the packet.

**Bridget Hicks**  
Planner II, SW Quadrant, Current Planning  
**Direct:** 415-575-9054 | **Fax:** 415-558-6409

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



---

**From:** Steve Delavan <[sdelavan@googlemail.com](mailto:sdelavan@googlemail.com)>  
**Sent:** Tuesday, May 14, 2019 2:20 PM  
**To:** [CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org); Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; [ray@castroplace.com](mailto:ray@castroplace.com)  
**Subject:** Please vote YES and support Eureka Sky on May 13th at 3989 17th Street – Castro

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



sources.

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriguez,

I'm writing to express my whole hearted support for Eureka Sky opening a Retail Cannabis Dispensary at 3989 17<sup>th</sup> St, San Francisco CA 94112.

This location is essential to me as a resident of Castro, San Francisco for both recreational and medicinal cannabis. I believe this will be a positive addition to the Castro business community and neighborhood.

I am excited about Eureka Sky and it's much needed in the neighborhood. The location is greatly needed in this area of the Castro.

Please vote "YES" on May 13<sup>th</sup>. - File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your kind support.

Kind regards,

*Steve Delavan*

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Staff report for 598 Brannan - when?  
**Date:** Tuesday, May 14, 2019 10:54:59 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Sucre, Richard (CPC)  
**Sent:** Monday, May 13, 2019 6:17 PM  
**To:** Sue Hestor <hestor@earthlink.net>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rich Hillis <rich@fortmason.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** RE: Staff report for 598 Brannan - when?

Hi Sue,

Thanks for your email. The Department will be publishing the staff report for this project on May 30<sup>th</sup>.

The Commission is hosting Informational Hearings on all of the Central SoMa Key Site Projects, in order to introduce these projects to the Commission and public. As you know the Informational Hearing for 598 Brannan St occurred on May 9<sup>th</sup>.

If you have specific questions on the project, feel free to contact the assigned planner, Linda Ajello Hoagland, who is copied on this email.

Thank You,  
Rich

**Richard Sucre, Principal Planner**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9108 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>

**Sent:** Thursday, May 09, 2019 4:04 PM

**To:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>

**Cc:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Rich Hillis <[rich@fortmason.org](mailto:rich@fortmason.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Subject:** Staff report for 598 Brannan - when?

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

When will the staff report for 6/6 hearing for 598 Brannan be available to the public? One week before 5/30? Two weeks before 5/23, right before Memorial Day weekend? Three weeks before 5/16?

Since staff report will be complex and 100s of pages long, will report be clearly page indexed so that the public doesn't have print it all to easily print out only a portion of it?

Sue Hestor

Sent from my BlackBerry 10 smartphone.

---

**From:** Sue Hestor

**Sent:** Thursday, May 9, 2019 3:52 PM

**To:** [richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

**Subject:** 598 Brannan visuals requested

Please provide me all visuals given to Plan Comm by developer of 598 brannan.

Sue Hestor

Sent from my BlackBerry 10 smartphone.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Butkus, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace legislation: scheduled for 5/23 Planning Commission hearing  
**Date:** Tuesday, May 14, 2019 10:54:44 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Elizabeth Chur <elizabethchur@gmail.com>  
**Sent:** Monday, May 13, 2019 10:44 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@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:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Dick-Endrizzi, Regina (ECN) <regina.dick-endrizzi@sfgov.org>; Donovan, Dominica (ECN) <dominica.donovan@sfgov.org>  
**Subject:** ActivSpace legislation: scheduled for 5/23 Planning Commission hearing

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

Dear Planning Commission Members:

My name is Elizabeth Chur. I am a freelance medical writer, and have been an ActivSpace tenant since 2008. I am a 25-year resident of San Francisco, and have been the sole proprietor of my woman-owned, minority-owned business for 15 years. I provide professional services to nonprofits, and write grant reports and proposals for Zuckerberg San Francisco General Hospital, the UCSF Foundation, and Stanford.

I greatly appreciate Supervisor Ronen's efforts to allow many personal services tenants to remain at ActivSpace. However, there are a small handful of long-term tenants like myself who are facing the threat of eviction. To preserve the economic diversity of our city and protect our livelihoods, I **respectfully request that you amend the proposed legislation to allow non-technology firm tenants to participate in the legitimization program without undergoing mandatory discretionary review.** The Office of Small Business informed me that this process could cost \$14,000 or more, with no guarantee of being allowed to remain at ActivSpace. That exorbitant cost puts the process out of reach for a sole proprietor like me. Another alternative to promote equity would be to institute a fee

waiver.

As you know, it is increasingly difficult for small businesses to survive in San Francisco's challenging economy. I understand the need to preserve spaces for artists, and to protect them against the encroachments of technology firms and other large businesses. However, in this situation, sole proprietors like myself are subject to the same zoning restrictions as huge firms like Google and Facebook. Yet my financial resources are miniscule compared to the tech giants that are driving escalations in the real estate market. If I lose my unit at ActivSpace, there are very few affordable alternatives, and there will be serious consequences for my livelihood:

- **Extremely limited supply of micro-offices:** I keep my business financially sustainable by running a very lean, low-overhead operation. My unit at ActivSpace is 100 square feet. There is nothing else in San Francisco at this price point and square footage. In my work with a commercial real estate broker, the smallest comparable rental spaces we have found start at 250 square feet, and cost twice as much. There is very little inventory of micro-offices in San Francisco, and this lack of supply has been intensified by recent zoning changes on Mission Street.

Most landlords don't even rent out such small spaces, since it's the same amount of work to negotiate a lease for 100 square feet as it is for 20,000 square feet. Becoming a subtenant of a law firm or other larger office carries the risk of getting bumped as soon as the master tenant needed the space for one of their own employees.

I don't need the high-priced amenities bundled into the price of most "full-service" office buildings, such as a common kitchen, conference room access, shared printer and copier, and janitorial services. Part of what makes ActivSpace affordable is its bare-bones facilities: I have my own printer and mini-fridge, and empty my own trash.

- **Co-working does not work for all businesses:** Co-working can be ideal for startups, but I have an established business and need long-term stability and privacy. I currently have a fully enclosed office with a lockable door, where I can securely leave my computer and confidential files. My office is quiet, and I can write without visual distractions or noise. I have an ergonomic workstation with a large monitor and external keyboard, as well as a landline, which I need to record telephone interviews with optimal sound quality.
- **Working from home is not an option:** When I first started my business, I worked from home for three years, which was difficult living in a small studio. In 2016 I underwent an owner move-in eviction, and now rent an even smaller studio with only 350 square feet. It is not possible to operate my business out of my home. My housing costs also tripled, making it even more important to contain my business expenses.

I understand the importance of preserving affordable space for artists and makers in San Francisco. However, there is also a critical need for small, affordable offices in the city accessible to sole proprietors. We are important contributors to the economic and cultural diversity of the city's ecosystem. **I strongly urge you to broaden the scope of the proposed legislation to allow the**

**handful of non-technology small businesses to apply for legitimization without undergoing mandatory discretionary review.**

If this is not possible, I respectfully request that you grant a fee waiver to make mandatory discretionary review a viable option. Failing both these options, please give tenants who will be evicted a one-year transition period to reduce the amount of disruption to our businesses.

Thank you for your consideration.

Sincerely,

Elizabeth Chur  
Communications & Grantwriting Consultant  
(415) 552-5370  
[elizabethchur@gmail.com](mailto:elizabethchur@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Joslin, Jeff \(CPC\)](#)  
**Subject:** FW: Factory Built Housing  
**Date:** Tuesday, May 14, 2019 10:54:35 AM  
**Attachments:** [May 14, 2019 SF Letter.pdf](#)  
[May 10, 18 SF Letter.pdf](#)  
[Feb. 6, 18 SF Letter.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Ricky Score <[rscore@nccrc.org](mailto:rscore@nccrc.org)>  
**Sent:** Tuesday, May 14, 2019 8:29 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; [dennis.herrera@sfgov.org](mailto:dennis.herrera@sfgov.org); Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Cc:** Jay Bradshaw <[jbradshaw@nccrc.org](mailto:jbradshaw@nccrc.org)>  
**Subject:** Factory Built Housing

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

Please see the attached letter, dated May 14, 2019, as well as the two enclosures, sent on behalf of Jay Bradshaw. Thank you.

Ricky Score  
Administrative Representative  
(510)568-4788 ext. 304 Office  
(510)502-0681 Cell

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON SFPUC INITIAL REPORT ON ACQUIRING PG&E ASSETS IN SAN FRANCISCO  
**Date:** Monday, May 13, 2019 2:11:43 PM  
**Attachments:** [5.13.19 SFPUC Feasibility Study.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:** Press Office, Mayor (MYR)  
**Sent:** Monday, May 13, 2019 12:02 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON SFPUC INITIAL REPORT ON ACQUIRING PG&E ASSETS IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Monday, May 13, 2019

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON SFPUC INITIAL REPORT ON  
ACQUIRING PG&E ASSETS IN SAN FRANCISCO**

**San Francisco** – Today, Mayor London N. Breed issued the following statement after the San Francisco Public Utilities Commission (SFPUC) issued its initial report on the feasibility of acquiring PG&E assets in San Francisco. The SFPUC conducted the study in response to a letter sent by Mayor Breed on January 14<sup>th</sup>.

“This report shows that acquiring PG&E assets is feasible and could be a significant step in meeting our aggressive climate goals while also prioritizing safety, transparency, and affordability for our residents. There is still a lot of work to be done, but it is in the long-term interest of our city to continue down this path to take advantage of this unique opportunity. San Francisco has a proven track record of providing clean and reliable power through our Hetch Hetchy Power and CleanPowerSF programs, and we can and should build on that success. The SFPUC should continue working closely with the City Attorney's Office to conduct the more in-depth assessments necessary for an acquisition. I want to thank the SFPUC and the City Attorney for crafting this initial report and I look forward to the next



steps in this process.”

The SFPUC report can be found [here](#).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [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: BOA Resolution Regarding Notice to Tenants when ADUs are added to Residential Buildings  
**Date:** Monday, May 13, 2019 2:11:32 PM  
**Attachments:** [BOA May 8, 2019 Resolution Re Notice to Tenants of ADUs.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:** Rosenberg, Julie (BOA)  
**Sent:** Monday, May 13, 2019 11:38 AM  
**To:** Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Cantara, Gary (BOA) <gary.cantara@sfgov.org>; Leng, Monika (BOA) <monika.leng@sfgov.org>; Mejia, Xiomara (BOA) <xiomara.mejia@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>  
**Subject:** BOA Resolution Regarding Notice to Tenants when ADUs are added to Residential Buildings

Dear Ms. Calvillo, Ms. Harris and Mr. Ionin:

I respectfully request that your Commissioners and Board Members review and consider the attached Resolution, adopted by the Board of Appeals on May 8, 2019, which pertains to notice given to tenants in residential buildings that will be adding accessory dwelling units.

Please let me know if you have any questions.

Sincerely,

Julie Rosenberg  
Executive Director  
San Francisco Board of Appeals  
1650 Mission Street, Suite 304  
Phone: 415-575-6881

Email: [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Fung, Frank \(CPC\)](#); [Christensen, Michael \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 828 Innes Ave, 2019-000186CUA opposition letter  
**Date:** Monday, May 13, 2019 11:35:10 AM  
**Attachments:** [828-INNES-2019-000186CUA-5-23-2019-HEARING-LTR.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Steve Sangik Lee <gooret@gmail.com>  
**Sent:** Saturday, May 11, 2019 10:26 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 828 Innes Ave, 2019-000186CUA opposition letter

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

Dear planning commissioners,

My name is Steve Lee, and I represent the 828 Innes Avenue Owners' Association. I am writing on behalf of the association and the neighbors of the 828 Innes Ave to oppose for the permit **2019-000186CUA** for opening a cannabis retail store at our condo and sending you a final letter of opposition. The hearing is scheduled to be on **5/23**.

The business simply violates many part of the law and regulations set by the city and also the laws of our building. We feel the permit application was insufficient and was not meeting the mandatory requirements set up by the office of cannabis, and should have been revoked in the first place.

Although it was mentioned in the hearing on 5/2 that made it seem like the master insurance issue was the only issue to the project, we do not agree to this. The project will be in violation of the laws of the city and the laws of our building regardless of the insurance issue.

More details can be found in the attached letter of opposition.

Thank you,  
Steve Lee  
President, 828 Innes Ave HOA

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [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 COMMUNITY MEMBERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN THE MISSION  
**Date:** Monday, May 13, 2019 11:33:37 AM  
**Attachments:** [5.10.19 1990 Folsom Groundbreaking.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:** Press Office, Mayor (MYR)  
**Sent:** Friday, May 10, 2019 5:40 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY MEMBERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN THE MISSION

**FOR IMMEDIATE RELEASE:**

Friday, May 10, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND COMMUNITY MEMBERS  
CELEBRATE THE GROUNDBREAKING OF NEW  
AFFORDABLE HOUSING IN THE MISSION**

*New 100% affordable housing project will create 143 affordable apartments  
for low-income families*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Hillary Ronen and community leaders today celebrated the groundbreaking of Casa Adelante – 1990 Folsom, a nine-story building in the Mission District that will provide 143 permanently affordable apartments for low-income families, including 25 percent for which families choosing to relocate from HOPE SF sites will have top waitlist preference.

Located on the site of a former bakery, Casa Adelante – 1990 Folsom respects the history of the site and brings new life to an industrial area of the neighborhood. This vacant and underutilized property will be transformed into a beautifully designed, mixed-use development with space for the arts, nonprofits and early child care and education.

“When voters passed the Affordable Housing Bond in 2015, this was the exact type of project we were looking to create for our low-income families,” said Mayor Breed. “We desperately need more affordable housing, and the \$500 million Affordable Housing Bond I introduced this week will allow us to begin construction on new projects for low-income residents that are ready to be built today, continue rebuilding our public housing throughout the City, and keep current tenants housed.”

Based on feedback from the community, over half of the units will be two- and three-bedroom apartments for families. The ground floor will feature Mission-based arts and cultural organizations Galería de la Raza and HOMEY, plus a licensed child care center operated by the Felton Institute.

“This exciting project marks our 5th affordable housing groundbreaking in my district this year,” said Supervisor Ronen. “1990 Folsom is not only providing affordable housing, it also includes a space for essential needs of this community -- affordable childcare, grassroots youth leadership through HOMEY, and a permanent space for Galería de la Raza, a cultural anchor of the Mission. I am committed to keeping the pressure on so we can celebrate many more groundbreakings like this one.”

The Mission Economic Development Agency (MEDA) and Tenderloin Neighborhood Development Corporation (TNDC) are partners in this development. MEDA and TNDC enlisted Leddy Maytum Stacy Architects (LMS Architects) to bring this project to life.

“As cultural bearers it is our duty to protect our traditions, rituals, sites, and to honor the social fabric and people that have contributed to the art and social movements of the Mission District. The Casa Adelante - 1990 Folsom project is located within a blueprint of growth. It is a unique opportunity, where joint investment between City, community developers and ground-floor users can successfully realize this one-of-a-kind historic placekeeping venture. For Galería it is a ‘renacimiento’ that offers us a permanent home where we will have the ability to build and sustain our assets for generations to come,” said Galería de la Raza Executive Director Ani Rivera.

“1990 Folsom will not only provide affordable housing to 143 families in our community, but it will also house Mission-rooted organizations like HOMEY, which have struggled to find permanent space for almost 20 years. Without a doubt, we will be the new hub on the 16th Street corridor and we are proud to collaborate with Galería, MEDA, TNDC, LMS Architects, and so many others to make this possible,” said HOMEY’s Executive Director Roberto Eligio Alfaro.

“Felton is pleased to partner with TNDC, MEDA, and LMS Architects to bring the highest-quality Early Care and Education (ECE) services to the Mission via this dynamic development. The ECE program at the ground floor of 1990 Folsom will ensure that excellent education is available to many future generations. The site is designed to provide the best physical environment for our children to learn and prosper; it continues Felton’s 130-year tradition of innovation and comprehensive social service,” said Felton Institute President and CEO Al Gilbert.

“Casa Adelante – 1990 Folsom is the third to close of the five affordable-housing developments in our organization’s pipeline. We are upending the narrative in the Mission, as

there are solutions and options for affordable housing. MEDA is honored that in conjunction with our co-developer TNDC and our valued City partners, our families have affordable and stable housing,” said MEDA Director of Community Real Estate Karoleen Feng.

“TNDC was founded in 1981 with the goal of protecting the Tenderloin from the seemingly inevitable gentrification and displacement that threaten the neighborhood. Today, we are proud to work with partners in other San Francisco communities, like MEDA in the Mission, to reduce the rate of displacement of people with low incomes and people of color,” said TNDC Chief Executive Officer Don Falk.

The affordable-housing development has been made possible by financing from the San Francisco Mayor’s Office of Housing and Community Development, San Francisco Housing Authority, Bank of America, Barings, California Debt Limit Allocation Committee, California Tax Credit Allocation Committee, Nibbi Brothers General Contractors, Leddy Maytum Stacy Architects and U.S. Bank.

Casa Adelante – 1990 Folsom has an expected move-in date of Q1 2021.

####



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [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 2019 WOMEN'S SUMMIT  
**Date:** Monday, May 13, 2019 11:30:05 AM  
**Attachments:** [5.13.19 Women's Summit.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:** Press Office, Mayor (MYR)  
**Sent:** Monday, May 13, 2019 8:32 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES 2019 WOMEN'S SUMMIT

**FOR IMMEDIATE RELEASE:**

Monday, May 13, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED ANNOUNCES 2019 WOMEN'S  
SUMMIT**

*The be INVINCIBLE Women's Summit will include keynotes by Speaker Nancy Pelosi, former  
Obama White House Senior Advisor Valerie Jarrett and other women leaders*

**San Francisco, CA** — Mayor London N. Breed and San Francisco City Administrator Naomi M. Kelly today announced be INVINCIBLE, a Women's Summit to celebrate the power, strength and resilience of San Francisco's extraordinary women on Friday, June 14, 2019 at Moscone Center West in San Francisco. The Summit will serve to inspire women to improve their health, advance their careers, grow their networks and identify ways to engage their communities and build diverse coalitions.

"This is an incredible opportunity for women to gather and show strength together, and to be inspired by some of the most amazing women leading our country today," said Mayor Breed. "While women have made incredible advances, we have to continue to learn from and support each other, whether that is in advancing our careers, improving our everyday lives, or continuing to grow the next generation of leaders. By coming together at the be INVINCIBLE Women's Summit, we can share our experiences, our resilience, and our wisdom about what it means to lead and live as women in the Bay Area today."

The Summit will draw leaders from all sectors and diverse constituencies to an inviting, inspiring and energizing experience. Attendees will take part in a highly interactive and thoughtfully curated resource fair exploring women's health and wellness, economic empowerment, leadership and civic engagement, and lifestyle. The summit will include keynote speakers including Speaker Nancy Pelosi, former Obama White House Senior Advisor Valerie B. Jarrett, TaskRabbit CEO Stacy Brown-Philpot, Planned Parenthood of Northern California CEO Gilda Gonzales, and many more.

“In San Francisco and across the country, we are blessed by the countless women whose vision, values and voices are helping advance a future of equality and opportunity for themselves, their families and all Americans,” said Speaker Nancy Pelosi. “As we prepare to mark 100 years since women fought for and won the right to vote, we continue our work to unleash the full power of women in our community, our economy and throughout our society. It is an honor to join a champion for women’s rights, Mayor London Breed, and so many outstanding women change-makers for the be INVINCIBLE Women’s Summit. This critical conversation will be essential as we move forward with strength and purpose to lift up hard-working women and reaffirm the fundamental truth that when women succeed, America succeeds.”

Mayor Breed, along with the Summit partners, are committed to the advancement of women’s health, economic equity, and empowerment. The Summit’s extensive and interactive program will allow attendees to explore solutions to challenges facing women today and actions to mitigate those challenges in the future in order to develop successful change for women in San Francisco and beyond.

The be INVINCIBLE Women’s Summit is made possible thanks to partnerships with local industry leadership, individual donors, and the Women’s Foundation of California, who is serving as the fiscal sponsor and a key programmatic partner. Tickets will be \$25.

“Women in San Francisco, throughout the Bay Area and across the country are transforming the public discourse,” said City Administrator Naomi M. Kelly. “The Women’s Summit harnesses this energy into concrete action that will improve women’s health and economic opportunities.”

For more information, go to: [sfmayor.org/Be-Invincible](https://sfmayor.org/Be-Invincible).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [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 May 16, 2019  
**Date:** Friday, May 10, 2019 12:19:18 PM  
**Attachments:** [20190516\\_closed.docx](#)  
[20190516\\_closed.pdf](#)  
[20190516\\_cal.docx](#)  
[20190516\\_cal.pdf](#)  
[CPC Hearing Results 2019.docx](#)  
[Advance Calendar - 20190516.xlsx](#)

---

Commissioners,  
Attached are your Calendars for May 16, 2019.

*Please note the Closed Session starting at 11:00 am.*

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [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 APPOINTMENT OF JOHN CALDON AS MANAGING DIRECTOR OF WAR MEMORIAL AND PERFORMING ARTS CENTER  
**Date:** Friday, May 10, 2019 9:24:51 AM  
**Attachments:** [5.9.19 War Memorial Managing Director.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, May 09, 2019 3:49 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES APPOINTMENT OF JOHN CALDON AS MANAGING DIRECTOR OF WAR MEMORIAL AND PERFORMING ARTS CENTER

**FOR IMMEDIATE RELEASE:**

Thursday, May 9, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES APPOINTMENT OF  
JOHN CALDON AS MANAGING DIRECTOR OF WAR  
MEMORIAL AND PERFORMING ARTS CENTER**

*Caldon, who currently serves as Director of City Hall Events, has worked extensively with the War Memorial Performing Arts Center*

**San Francisco, CA** — Today Mayor London N. Breed announced the appointment by the War Memorial Board of Trustees of John Caldon to serve as Managing Director of the San Francisco War Memorial and Performing Arts Center (WMPAC). Caldon replaces Elizabeth Murray, who will retire in July 2019 after serving 22 years as Managing Director and 38 years with the War Memorial department.

Working under the Mayoral-appointed War Memorial Board of Trustees, the Managing Director is responsible for the operation and maintenance of the City's performing arts center complex, which includes the War Memorial Opera House, Veterans Building, and Davies Symphony Hall.

“I am pleased to announce the appointment of John Caldon to serve as War Memorial Managing Director, where he will continue his service to the City of managing historic landmark buildings and promoting San Francisco’s arts and culture,” said Mayor Breed. “In his current role as Director of City Hall Events, John has modernized and expanded the events department, while working hand-in-hand with my office to plan and execute important cultural heritage and community events on behalf of the City.”

“I am humbled and thrilled to accept this appointment by the War Memorial Board of Trustees with the support of Mayor Breed,” Caldon said. “San Francisco is a world-class arts destination, which is a huge driver of our tourism industry and definer of our City’s identity. I look forward to working with the War Memorial Trustees and staff, our incredible tenants and arts organizations, and our vibrant Veterans groups to further the mission of this department. As a proud member of the LGBT+ community, I’m also excited to work with Mayor Breed on her goal of increasing equity and opportunity for artists in San Francisco.”

Since 2016 Caldon has served as Director of City Hall Events for San Francisco City Hall, and prior to that as WMPAC Communications and Events Manager for seven years, during which time he worked extensively in all WMPAC venues and on the San Francisco Symphony’s Black and White Balls in 2010 and 2012. He was instrumental in the filming of Danny Boyle’s major motion picture *Steve Jobs*, which showcased the War Memorial Opera House and Davies Symphony Hall while generating a positive local economic impact of \$8 million.

“We are delighted that John Caldon will be returning to the War Memorial in the role of Managing Director to guide the strategic and operational leadership of the City’s premier performing arts venues,” said Nancy H. Bechtle, President of the War Memorial Board of Trustees.

Caldon holds a B.A. in Creative Writing with a Theatre Minor from San Francisco State University. His career in theater production and facilities management spans more than 20 years, including work in various production capacities for several of California’s regional theaters and as a shipboard production manager for Royal Caribbean Cruise Lines.

Comprised of the War Memorial Opera House, Louise M. Davies Symphony Hall, Herbst Theatre, The Green Room, The Wilsey Center (Atrium Theater, Education Studio), and Harold L. Zellerbach Rehearsal Hall, the San Francisco War Memorial and Performing Arts Center is a landmark cultural institution owned and operated by the City and County of San Francisco. Home to the San Francisco Ballet, San Francisco Opera, San Francisco Symphony, San Francisco Posts of the American Legion, and many other arts and veterans organizations, these uniquely beautiful venues have a combined capacity of almost 7,000 seats and host over one million visitors annually.

###

**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, SUPERVISOR SHAMANN WALTON, AND COMMUNITY MEMBERS CELEBRATE THE OPENING OF FIRST POTRERO HILL RESIDENTIAL BUILDING UNDER HOPE SF  
**Date:** Friday, May 10, 2019 9:21:54 AM  
**Attachments:** [5.9.19 1101 Connecticut.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:** Press Office, Mayor (MYR)  
**Sent:** Thursday, May 09, 2019 12:37 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISOR SHAMANN WALTON, AND COMMUNITY MEMBERS CELEBRATE THE OPENING OF FIRST POTRERO HILL RESIDENTIAL BUILDING UNDER HOPE SF

**FOR IMMEDIATE RELEASE:**

Thursday, May 9, 2019

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

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

**MAYOR LONDON BREED, SUPERVISOR SHAMANN  
WALTON, AND COMMUNITY MEMBERS CELEBRATE THE  
OPENING OF FIRST POTRERO HILL RESIDENTIAL  
BUILDING UNDER HOPE SF**

*As part of the Mayor's commitment to preserving and rebuilding public housing in San Francisco, 619 units of distressed public housing to be replaced and an additional 1,000 affordable homes to be created under HOPE SF initiative*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Shamann Walton, and community members today celebrated the grand opening of 1101 Connecticut Avenue, a 71-unit affordable housing development that is the first project to be completed as part of the HOPE SF Potrero Hill Master Plan.

The Potrero Hill Master Plan is a comprehensive effort to rebuild 619 units of distressed public housing and create another 1,000 new homes with a range of affordability, plus

community facilities, retail, open space, and neighborhood services. Once the final of five construction and development phases is completed in 2029, the Potrero Hill Master Plan will result in between 1,400 and 1,700 units, 65% of which will be affordable.

“As someone who grew up in public housing, I can remember how bad the conditions were back then and I am extremely proud of San Francisco’s commitment to rebuilding and preserving our public housing units,” said Mayor Breed. “Over the coming years, we are going to fulfill our promise to the residents here at Potrero Hill, and transform this community so that all of them have the homes and the community they deserve.”

1101 Connecticut features studio, one-, two- and three-bedroom apartments. Fifty-three of the apartments serve residents who are moving directly from Potrero public housing into the new building, 18 serve low-income households who do not currently reside at Potrero Annex/Terrace, and there is one unit for the on-site manager. Amenities include a large community room and courtyard, a homework room, laundry facilities, services and management offices, and bike parking. The development is pursuing a LEED Gold certification.

“I am extremely thrilled to see the first units of brand new housing here in Potrero Hill under HOPE SF. I remember back in 2003 (when I was working at the Potrero Hill Family Resource Center) having conversations about new housing right here in community and here we are 16 years later, fulfilling a promise. As we enter into the next phase of construction here in Potrero Hill, these first units are the example of what we can do,” said Supervisor Walton.

San Francisco’s HOPE SF initiative is the nation’s first large-scale community development effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement. Two of the four sites – Alice Griffith and Hunters View – have largely completed their public housing transformation. The other two sites – Potrero Hill and Sunnyside – are at the beginning of the multi-year, multi-phase transformation process. Once completed, the re-envisioned Potrero Hill and Sunnyside communities will be mixed-income, service-enriched communities, affordable to more than 3,000 low-income and middle-class families, and developed according to the non-displacement principles of the Mayor’s HOPE SF initiative.

“The vision has been to transform the physical environment as well as to improve opportunities for current and future residents of South Potrero,” said Cynthia A. Parker, President and CEO of BRIDGE Housing. “We’re so proud to have worked with the community and our partners to reach this major milestone, and we look forward to many more celebrations to come.”

The master developer is BRIDGE Housing, which, in partnership with the Mayor’s Office of Housing and Community Development (MOHCD) and the San Francisco Housing Authority (SFHA), was selected to transform Potrero into a vibrant, unified mixed-income community. Financial partners for the development include the City and County of San Francisco, San Francisco Housing Authority, Citi Community Capital, Wells Fargo, Federal Home Loan Bank of San Francisco, California Tax Credit Allocation Committee and California Debt Limit Allocation Committee. The architects are Van Meter Williams Pollack LLP, Y.A. Studio, and the general contractor is Cahill Contractors.

“It was exciting to be one of the first residents to move into 1101 Connecticut,” said Johnnie

Ledbetter, who has lived in Potrero public housing for nearly a decade. “I thank everybody for their support in making the transition. I'm looking forward to building a future here and doing everything I can do to help grow our community.”

“As a leading affordable housing investor and lender, we are thrilled to be making a long-term investment in this neighborhood and others throughout the City. We applaud BRIDGE Housing, the Mayor’s Office of Housing, the Housing Authority, and the longtime residents of Potrero Hill on their collaborative effort to strengthen this community. We are proud to be a partner,” said Senior Vice President for Wells Fargo’s Community Lending and Investment, Daniel Perl.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Frank Fung](#); [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 EXPANSION OF BIKE LANES IN SAN FRANCISCO AND INCREASED ENFORCEMENT TO PROTECT BICYLIST SAFETY  
**Date:** Friday, May 10, 2019 9:20:31 AM  
**Attachments:** [5.9.19 Bike to Work Day.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:** Press Office, Mayor (MYR)  
**Sent:** Thursday, May 09, 2019 8:48 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES EXPANSION OF BIKE LANES IN SAN FRANCISCO AND INCREASED ENFORCEMENT TO PROTECT BICYLIST SAFETY

**FOR IMMEDIATE RELEASE:**

Thursday, May 9, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANSION OF  
BIKE LANES IN SAN FRANCISCO AND INCREASED  
ENFORCEMENT TO PROTECT BICYLIST SAFETY**

*To celebrate Bike To Work Day, Mayor Breed announces that San Francisco will double its pace to create 20 miles of new protected bike lanes over the next two years and increase citations against traffic violations to prevent collisions and increase safety*

**San Francisco, CA** — Mayor London N. Breed today announced that San Francisco will double its pace on the creation of new bike lanes to create 20 miles of new, protected bike lanes over the next two years to help create a connected bike lane network in the City. Additionally, she has asked the San Francisco Municipal Transportation Agency (SFMTA) to increase citations related to blocked bike lanes by 10% over the next six months, beginning immediately.

The announcement comes on Bike to Work Day, which Mayor Breed celebrated along with bicyclist advocacy groups and community members by riding an electric bike to City Hall

from the Mission on the newly-finished protected bike lane on Valencia Street. Mayor Breed directed the San Francisco Municipal Transportation Agency (SFMTA) to expedite the construction of that project in September of last year.

“Since 2006, bicycling in San Francisco has almost tripled. As our city continues to grow, we know we need more protected bike lanes, not only to keep people safe, but also to encourage more people to bike in the City and reduce congestion. That is why I am directing the SFMTA to double our pace of creating new bike lanes in San Francisco,” said Mayor Breed. “While we work to create the bike infrastructure we need, we also need to make sure that we’re keeping cars and trucks out of the bike lane so that bicyclists are not forced into traffic.”

The SFMTA goal of 20 miles of on-street protected bike lanes within the next two years would increase dedicated bike infrastructure throughout the City and help create a more complete protected bicycle network. In 2017-2018, SFMTA built protected bike lanes at a pace of just over 5 miles per year. The increased production will be possible in part due to Mayor Breed’s efforts to streamline the process to deliver safety projects, which she announced in March, and will be heard by the SFMTA Board later this month.

In the last six months of 2018, the SFMTA reported roughly 27,000 citations for infractions related to blocking bike lanes. Mayor Breed’s ask to the SFMTA will increase these citations by 10% in the next six months based on 311 data, in order to better keep these lanes clear.

“On San Francisco’s biggest biking day of the year, Mayor Breed has issued a bold challenge to the SFMTA to quickly close the gaps in our citywide protected bike lane network,” said Brian Wiedenmeier, Executive Director of the San Francisco Bicycle Coalition. “Building out our infrastructure is the best way to improve safety and make it easier for people to bike to work, school or wherever they may need to go. We will need more of this kind of leadership moving forward if we want to grow the number of people biking, achieve Vision Zero by 2024 and meet our ambitious climate goals.”

Earlier this week, the SFMTA released [an evaluation of street safety improvements](#), showing the beneficial effects of improved infrastructure programs in San Francisco. Of bicyclists who were surveyed, 83% reported increased comfort after the completion of the projects. Turk Street saw a 187% increase in bike counts following a bike lane being installed. Additionally, projects helped slow traffic, such as an observed 18% decrease in vehicle speeds on Vicente Street following the introduction of new bike lanes and speed humps.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Uses in the Upper Market NCT & NCT-3 Zoning Districts (File # 2019-003581PCA)  
**Date:** Friday, May 10, 2019 9:19:32 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Tom Radulovich <tom@livablecity.org>  
**Sent:** Wednesday, May 08, 2019 5:39 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rodney Fong <planning@rodneyfong.com>; Rich Hillis <richhillissf@yahoo.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>  
**Subject:** Support for Uses in the Upper Market NCT & NCT-3 Zoning Districts (File # 2019-003581PCA)

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

Dear Commissioners,

On behalf of Livable City, I want to express our strong support for Supervisor Mandelman's ordinance modifying the uses permitted in the Upper Market and NCT zoning districts.

We believe the ordinance will advance several important goals. It will make it simpler for locally-owned, community-serving businesses and institutions to locate in Upper Market. It will permit arts and nonprofit uses, which are increasingly displaced from zoning districts where they have to compete with general office uses, to make use of vacant spaces in Upper Market. Arts and nonprofits are important contributors to community livability and identity. It will create a consistent set of 'good neighbor' conditions for liquor store uses, similar to those for eating and drinking uses, while easing the restrictions on liquor store uses, especially those that don't sell distilled spirits, in the Upper Market zoning districts.

Relaxing use controls will help fill vacant storefronts along Upper Market and elsewhere, especially if coupled with increased penalties for building owners who keep storefronts empty for long periods.

We ask you to consider two modifications to the staff recommendations:

**1. Merge “Philanthropic Administrative Service” use into “Social Service and Philanthropic Facility”.** Philanthropic Administrative Service, which includes charitable foundations and similar uses, was created as a separate use decades ago to permit a charitable foundation to occupy the upper floors of a building in the Upper Fillmore Neighborhood Commercial District. Unfortunately the author of that ordinance did not take care to permit Philanthropic Administrative Service uses in other districts, so it was erroneously banned in many zoning districts, including most NC districts, making it one of the most restricted uses in the entire Planning Code. We support Supervisor Mandelman’s approach, which is to treat it as the code does other, similar institutional uses. However the use shouldn’t really exist; there’s no reason to regulate charitable foundations separately from other, similar nonprofit institutions. The commission can take this opportunity to correct a historic mistake and simplify the code by merging Philanthropic Administrative Service into the broader use category (Social Service and Philanthropic Facility) into which it belongs.

**2. Classify most retail sales and service, arts and entertainment, and institutional uses as “active uses” in Section 145.4.** Section 145.4 mandates active ground-floor uses along certain commercial streets, and applies across many zoning districts of the City. The current definition includes most retail sales and services uses, most institutional uses, and arts and entertainment uses, but excludes other similar uses.. This exclusion effectively bans these uses along streets where they are otherwise permitted by the Code. We support the staff recommendation to include Liquor Store and Arts Activities uses among the active uses permitted by Section 145.4, but ask that you consider adding Nighttime Entertainment and certain other uses. Section 145.4 should include:

- \* all retail sales and services uses except hotel and motel (although a reasonably-sized lobby entrance, and eating, drinking, and retail uses accessory to hotels and motels, should be permitted)
- \* all institutional uses, except residential care;
- \* all arts, entertainment, and recreation uses.

If neighborhoods wish to restrict specific uses on the ground floor, they can do so with the use controls for the specific zoning district rather than those of Section 145.4, which apply across many zoning districts.

Thank you for your consideration.

Best,

Tom Radulovich  
Executive Director  
Livable City & Sunday Streets  
301 8th Street, Suite 235  
San Francisco CA 94103  
415 344-0489

[www.livablecity.org](http://www.livablecity.org)  
[tom@livablecity.org](mailto:tom@livablecity.org)

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [FrankSFung@gmail.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, May 09, 2019 11:50:31 AM  
**Attachments:** [2019\\_05\\_09.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Please see attached.

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

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

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

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

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

