

From: [Starr, Aaron \(CPC\)](#)
To: [Fung, Frank \(CPC\)](#); richhillssf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board Report
Date: Thursday, June 13, 2019 12:00:52 PM
Attachments: [2019_06_13.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Aaron Starr, MA
Manager of Legislative Affairs

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

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

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



From: [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 CELEBRATES GRAND OPENING OF 143 NEW AFFORDABLE HOMES IN MISSION BAY
Date: Thursday, June 13, 2019 11:41:00 AM
Attachments: [6.13.19 626 Family Housing - Mission Bay.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Thursday, June 13, 2019 11:35 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES GRAND OPENING OF 143 NEW AFFORDABLE HOMES IN MISSION BAY

FOR IMMEDIATE RELEASE:

Thursday, June 13, 2019

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

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING
OF 143 NEW AFFORDABLE HOMES IN MISSION BAY**

The permanently affordable apartments will serve low-income families and formerly homeless families

San Francisco, CA — Mayor London N. Breed, Supervisor Matt Haney, and community leaders today celebrated the grand opening of 626 Family Housing, a 143-unit affordable housing development located at 626 Mission Bay Boulevard North. The development includes 29 apartments for formerly homeless families referred by the Department of Homelessness and Supportive Housing's Coordinated Entry System.

“These new affordable homes will keep 143 low-income families and formerly homeless individuals housed in San Francisco,” said Mayor Breed. “This type of project is exactly what we need more of in the City. That is why we’ve proposed a \$600 million Affordable Housing Bond and why I’ve introduced a charter amendment to streamline the creation of 100% affordable and teacher housing so we can get more housing built faster.”

Last month, Mayor Breed and Board of Supervisors President Norman Yee introduced a \$600 million Affordable Housing Bond to provide additional funding to build more housing in San Francisco. The Affordable Housing Bond will go to voters for approval on the November ballot. If approved, the General Obligation Bond will provide funding for the City to begin construction on more projects like 626 Family Housing to provide additional housing for low-income residents.

“This is exactly the type of housing we need the most: housing that works for our families and children that is truly affordable, including for those who have experienced housing instability and homelessness,” said Supervisor Haney. “I hope this sends a message to our families that this City is committed to you. I look forward to more grand openings like this one.”

The Office of Community Investment and Infrastructure (OCII) oversaw the development of the project, which is the third 100% affordable project to be completed in the Mission Bay South Redevelopment Project Area. Tenderloin Neighborhood Development Corporation (TNDC) is the non-profit developer and property manager for 626 Family Housing. The 172,000 square foot mixed-use building includes 53 one-bedroom, 47 two-bedroom, and 43 three-bedroom homes. There is also a large community room and gathering space for teens. Multiple play areas and common spaces encourage households to interact and build community with each other.

“At TNDC we believe that opportunity knocks only if you have a door. With this building we are providing 143 families with low incomes or who were once homeless with the elemental foundation for their futures: affordable housing. It is an honor to support them, to help the City address its housing crisis and to contribute to the Mission Bay neighborhood,” said Don Falk, CEO of Tenderloin Neighborhood Development Corporation.

826 Valencia, a national non-profit organization based in San Francisco, is located on the ground floor of 626 Family Housing to provide services for school-age children. They work with students ages six to 18 on their writing skills and aid teachers in finding creative ways to get their students excited about writing. 826 Valencia was founded in 2002 by local author Dave Eggers and educator Ninive Calegari.

“I am excited to celebrate the completion of 626 Family Housing as it brings us one step closer to fulfilling OCII’s goal of creating 1,916 affordable homes in Mission Bay,” said Nadia Sesay, Executive Director of the Office of Community Investment and Infrastructure. “By housing families, formerly homeless families and Certificate of Preference holders, we are continuing our dedicated efforts to provide safe, high-quality, affordable housing throughout San Francisco.”

Once complete, the Mission Bay North and South Redevelopment Project Areas will account for 1,916 permanently affordable homes. To date, 1,191 affordable units have been constructed.

Financial partners for the development include OCII, Wells Fargo Community Lending and Investment, California Tax Credit Allocation Committee, California Community Reinvestment Corporation, Affordable Housing Program, and the State of California Housing and Community Development Affordable Housing Sustainable Communities fund. The Architects are Mithun Solomon and Studio Vara, and the general contractor is Nibbi Brothers.

###

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Supporting more housing at 400 Divisadero
Date: Thursday, June 13, 2019 11:31:13 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Shelly Sutherland <shellysutherland1@gmail.com>
Sent: Thursday, June 13, 2019 11:14 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Supporting more housing at 400 Divisadero

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

Hello, I am emailing my show of support for the project at 400 Divisadero. I live nearby and am a supporter of more housing in our City that lacks housing options for the lower and middle-income levels.

Shelly Sutherland

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero Street
Date: Thursday, June 13, 2019 10:58:22 AM

*Jonas P. Ionin,
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From: Jay Bolcik <jaybolcik@gmail.com>
Sent: Thursday, June 13, 2019 10:57 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero Street

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

Please support the development as proposed for 400 Divisadero. Our neighborhood needs more housing and the density is appropriate for the vibrant Divisadero corridor.

Thank you,

John Bolcik
137 Scott Street
SF, CA 94117

jaybolcik@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Subject: FW: I strongly support the project at 400 Divisadero moving ahead immediately
Date: Thursday, June 13, 2019 10:58:14 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: James Hill <jameshill@jameshillarchitect.com>
Sent: Thursday, June 13, 2019 10:58 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BrownStaff <brownstaff@sfgov.org>
Subject: I strongly support the project at 400 Divisadero moving ahead immediately

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

I am a longtime local resident who has lived along Divisadero for 30 years and strongly support the project at 400 Divisadero moving ahead immediately.

I have watched it blossom in terms of street life and economic viability over the years. This project is appropriately located to support. Because of efforts to prevent housing in the city, our neighborhood has become out of reach for my own children. The neighborhood needs the project in order to move ahead immediately to address the city's housing crisis. Immediate support of this projects points the city in the direction of encouraging housing units.

Support this project and bring more housing to Divisadero now. Please, do not support the negative strategy of delays and expense for the builders. Instead problem solve by moving housing ahead, immediately.

Thanks for your help in this.

James Hill
AIA
james hill architect
836 Haight Street
San Francisco, CA 94117
phone: 415 864 4408

visit us on the web at
jameshillarchitect.com
and blogging at
talkingbuildings.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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I Support 400 Divisadero
Date: Thursday, June 13, 2019 10:57:47 AM

*Jonas P. Ionin,
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From: David Stone <david.curtis.stone@gmail.com>
Sent: Wednesday, June 12, 2019 4:06 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I Support 400 Divisadero

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

Howdy Planning Commissioners in this city government of ours-

I am a resident of the Upper Haight (District 5, zip: 94117). I live with my brother to save on rent; he is an SFUSD school teacher (at Roosevelt Middle School). I can make ends meet but I have to subsidize his rent so he can afford to live in the city where he teaches.

400 Divisadero is needed housing with a fair amount of subsidized units that will give a chance to those who run our city-- our nurses, police officers, firefighters, teachers, and many others. It is fair because it is the most subsidized/affordable housing we can get, without further funds from the Mayor's Office of Housing, without killing the project outright. We must be reasonable in our demands of new housing and not let the perfect be the enemy of the good. I know this housing, and those to come, will make it easier for residents like my brother to make ends meet.

Please approve this reasonable addition of housing to our city. It is badly needed.

Cheers,
David Stone
District 5 resident

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please do not approve the 400 Divisadero Project "as is"... it needs more affordable housing
Date: Thursday, June 13, 2019 10:57:35 AM

*Jonas P. Ionin,
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From: sbsanfran@yahoo.com <sbsanfran@yahoo.com>
Sent: Wednesday, June 12, 2019 4:55 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>
Cc: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>
Subject: Please do not approve the 400 Divisadero Project "as is"... it needs more affordable housing

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

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor.
- 2) 37 units of affordable housing out of 186 units is not enough.
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.

5) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you

Susan Brock
Neighborhood resident

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Thursday, June 13, 2019 10:57:11 AM

*Jonas P. Ionin,
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From: Jackie Hasa <jackiehasa@gmail.com>
Sent: Wednesday, June 12, 2019 7:21 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a 10-year resident of the Divisadero corridor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, **yet no changes or commitments have been made by the project sponsor.**
- 2) 37 units of affordable housing out of 186 units is **not enough.**
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for **50% affordability in new projects.**

5) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you,
Jackie

Jackie Hasa
1245 Hayes Street #4
San Francisco, CA 94117

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Support 400 Divisidero!
Date: Thursday, June 13, 2019 10:57:03 AM

*Jonas P. Ionin,
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From: Paul Bickmore <paulbickmore@gmail.com>
Sent: Wednesday, June 12, 2019 7:36 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support 400 Divisidero!

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

Hello,

What do we need more in our city, services for machines that kill 37,000 folks every year and destroy our planet? Or housing in an already walkable neighborhood?

Choose the latter. We need more housing, especially in San Francisco.

Thank you,

Paul Bickmore

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: A neighbor in strong support of 400 Divisadero
Date: Thursday, June 13, 2019 10:56:57 AM

*Jonas P. Ionin,
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From: Michael Ducker <miradu@gmail.com>
Sent: Wednesday, June 12, 2019 8:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BrownStaff <brownstaff@sfgov.org>
Subject: A neighbor in strong support of 400 Divisadero

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

Planning Commission,

Unfortunately I will be unable to share my remarks in person given the new scheduled time. This is disappointing to me, as I am a local neighbor in strong support of 400 Divisadero.

I have many reasons for us to approve this project, now, without further delay:

1. We are in a housing crisis. This project adds hundreds of units at all price points. It has been needlessly and harmfully delayed for years. It's time to obey our laws and build. We cannot delay new housing on the whims of unelected voices year after year after year.
2. This project is awesome - it replaces a climate-destroying gas station with a beautiful urban oasis - linking the two Divisadero retail corridors across a block that's painful to walk.
3. It is well situated near transit (24, 21, 5 and 7) - AND two of the most important bicycle corridors of the city -the panhandle and the wiggle. Residents of these units are going to add to the transit vitality of our neighborhood.

There is no reason to further delay this project, as a neighbor, I urge you to approve and move on to accelerating and approving other projects nearby as well.

-michael ducker
1949 mcallister st

miradu@miradu.com

6124145809

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposed to 400 Divisadero Until More Affordable units added
Date: Thursday, June 13, 2019 10:56:46 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: lgpetty@juno.com <lgpetty@juno.com>
Sent: Wednesday, June 12, 2019 7:27 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposed to 400 Divisadero Until More Affordable units added

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

Dear Commissioners,

The project at 400 Divisadero is the biggest to be built on Divisadero St in a century and will have a huge impact on the neighborhood in the disruptive sense: greatly increased car traffic, demands on transit and other services, plus general congestion.

More housing is definitely needed in the area, but **NOT** massive market rate projects which we know in San Francisco are really luxury housing.

For all of the advantages given to this developer already and greater being sought, and profits for the future, the community needs and deserves more affordable housing than just the bare minimum--much more.

The greatest and most important community benefit the

developer should be offering-- and Commissioners should be requiring--
is more affordable units.

That is what will benefit the community. And **that** will help
compensate the city for the extra service demands.

Thanks for your consideration.

Lorraine Petty
Senior, Western Addition neighbor & voter

Sad News For Meghan Markle And Prince Harry

track.volutrck.com

<http://thirdpartyoffers.juno.com/TGL3132/5d01b49431a1e349373bdst04duc>



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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Strong support for housing on 400 Divisadero
Date: Thursday, June 13, 2019 10:56:23 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Alex Garcia <alex.kamote@gmail.com>
Sent: Wednesday, June 12, 2019 11:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Strong support for housing on 400 Divisadero

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

It's critical we get more housing in this city. Do not make it impossible to build housing in a city that is sorely lacking it. This project is a step in the right direction for the city.

Best,
Alex
201 Harrison Street
94105

--

Alex Garcia
Call, email, or text with any questions or comments.
Cell: 858-876-2737

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Please approve 400 Divisadero St
Date: Thursday, June 13, 2019 10:56:15 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: rfruchtose@gmail.com <rfruchtose@gmail.com>
Sent: Wednesday, June 12, 2019 11:32 PM
To: Rich Hillis <richhillissf@yahoo.com>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please approve 400 Divisadero St

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

Commissioner Hillis,

I live in Lower Haight, about four blocks from the proposed project at 400 Divisadero St. I'm concerned about our city's housing shortage, and that's why I'm asking you to support the project.

Supervisor Brown held two community meetings in September and October of 2018 to discuss requiring more affordable in this project and others coming to Divisadero St. It was moving to hear dozens of my neighbors speak to say that they wanted more housing and reduced parking close to several well-used bus lines.

400 Divisadero St will bring badly needed affordable and market-rate housing to NoPa, as well as neighborhood-serving retail. This is an infill project which will make the neighborhood more walkable and more welcoming. And after hearing the neighborhood ask for this project, I ask that you help it come to fruition.

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: D5 Support for 400 Divisadero
Date: Thursday, June 13, 2019 10:55:44 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Mike Pinkowish <mikedit@gmail.com>
Sent: Wednesday, June 12, 2019 11:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: D5 Support for 400 Divisadero

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

Hello,

I have lived in D5 for over 4 years and San Francisco for 8 years. As I will be unable to attend the vote for the proposed project in person, I wanted to voice my support for the project. We are in a housing crisis, and I believe the plans for 400 Divisadero should be approved as-is. They represent a meaningful improvement and signal San Francisco's progressive and pragmatic attitude towards addressing the housing shortage.

Thank you,
Michael Pinkowish

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero St
Date: Thursday, June 13, 2019 10:55:27 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Robert <rfruchtose@gmail.com>
Sent: Wednesday, June 12, 2019 11:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero St

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

San Francisco Planning Commission:

I live in Lower Haight, about four blocks from the proposed project at 400 Divisadero St. I'm concerned about our city's housing shortage, and that's why I'm asking you to support the project.

Supervisor Brown held two community meetings in September and October of 2018 to discuss requiring more affordable in this project and others coming to Divisadero St. It was moving to hear dozens of my neighbors speak to say that they wanted more housing and reduced parking close to several well-used bus lines.

400 Divisadero St will bring badly needed affordable and market-rate housing to NoPa, as well as neighborhood-serving retail. This is an infill project which will make the neighborhood more walkable and more welcoming. And after hearing the neighborhood ask for this project, I ask that you help it come to fruition.

Sincerely,
Robert Fruchtman

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I do NOT SUPPORT 400 Divisadero
Date: Thursday, June 13, 2019 10:55:22 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: curt mayer <curt@zen-room.org>
Sent: Thursday, June 13, 2019 5:41 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I do NOT SUPPORT 400 Divisadero

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

this whole effort is a cynical play on the part of well-heeled out of town developers to take advantage of our housing crisis to make a massive payday, all while destroying the quality of life in this neighborhood. there is not enough parking or transit to support the tremendous increase in density this will cause. NO.

I am a resident of this neighborhood, and I vote.

--curt mayer

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero!
Date: Thursday, June 13, 2019 10:55:14 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: Meg Pirnie Kammerud <meg.kammerud@gmail.com>
Sent: Thursday, June 13, 2019 7:07 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero!

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

Good morning,

I am writing today in support of the project at 400 Divisadero. It is imperative that San Francisco allow the development of new housing throughout the city. We must house the most vulnerable and must protect our middle class. Building more housing is the only way.

As a home owner, I am appalled by other haves who fight against growth. Everyone needs a home. SF should not be a playground for only the rich.

Best,
Meg Kammerud
Glen Park

Sent from my iPhone

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: tem 8 on the Agenda : 017-016313CWP
Date: Thursday, June 13, 2019 10:53:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:45 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: tem 8 on the Agenda : 017-016313CWP

Seung-Yen
Tel: 415 575 9026

From: Christine Hanson <chrissibhanson@gmail.com>
Sent: Thursday, June 13, 2019 7:13 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: tem 8 on the Agenda : 017-016313CWP

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

Dear Ms. Hong,
Below is my 150 word public comment. Thank you for forwarding this to the Commission.
Christine Hanson

Dear Commissioners,

The first “outreach” meeting for the Balboa Reservoir happened in October 2013, only 3 months after the State takeover of City College. City College was not invited to that outreach meeting—

though the parking lot being discussed was in use for the Fall 2013 semester.

With the elected Board of Trustees at City College sidelined, the SFPUC, OEWD and SF Planning began to meet with the State's proxy school administrator and his new staff. SF Planning's representative was even allowed to submit questions for, and attend, the hiring interviews for the school's Facility Master Plan (FMP).

Recently that FMP has been changed to suit this development. A TDM prepared by the school shows that the parking demand without the lower lot will exceed demand if a long awaited gold LEED building is built for the school on the upper lot. So the school is postponing indefinitely its construction.

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: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR
Date: Thursday, June 13, 2019 10:52:46 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
www.sfplanning.org

From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:48 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Seung-Yen
Tel: 415 575 9026

From: Harry Bernstein <riquerique@yahoo.com>
Sent: Thursday, June 13, 2019 2:30 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

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

Planning Commission
c/o Commission Secretary Seungyen Hong
San Francisco, CA

Dear Commissioners

In 1984 and 1985, a time of another housing shortage in San Francisco, the Mayor and Board of

Supervisors approved 200-400 units of housing on the Southern basin of the Balboa Reservoir. The private developer agreed to pay the City the historic value of the property—a mere \$36,900! Over several years, the voters weighed in and that deal, advocated by two mayors, was terminated. Those voters assured that this irreplaceable public land would remain public, but for how long?

Now, after more than 20 years, we are at a crossroads once again. The SFPUC is considering disposing of the lower Balboa Reservoir. The current proposal with lead developer Avalon Bay privatizes this public land, yielding at least 60% market rate housing, with perhaps up to 1550 units. But adding more market rate housing does not solve the housing crisis. This project also threatens the viability of City College through removal of the College's biggest parking area on the lower Reservoir—used for parking since 1958, and a part of West Campus before that. The developer does not wish to mitigate the loss of parking. The long-promised and much-needed Performing Arts Education Center, on the upper Reservoir, representing an investment of \$26 million already, is now at risk as well.

Please resist the push to privatize this invaluable public land. Reject the proposed development and protect City College.

Harry Bernstein
riquerique@yahoo.com

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: Balboa Reservoir development
Date: Thursday, June 13, 2019 10:52:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:49 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: Balboa Reservoir development

Seung-Yen
Tel: 415 575 9026

From: Madeline Mueller <madelenmueller@gmail.com>
Sent: Thursday, June 13, 2019 1:10 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir development

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

Planning Commission
c/o Commission Secretary
Seungyen Hong

It seems odd that the land on the agenda is called the Balboa Reservoir since it has never held water.

Let's call it City College. The land has been used by CCSF since 1946, and leased since 1958 to meet necessary parking needs for 27 to 32 thousand students, most of whom already take public

transportation.

. Many at the college also call the area: "Pneumonia Gulch". 35 to 40 mph ocean winds frequently whip up to Science Hill and then bounce in unpredictable patterns back down and around the basin.

During an earlier housing proposal for the same site rejected 30 years ago, the Fire Chief and the head of PUC, concerned about an adequate water supply for emergencies, asked a few tenured faculty with job security to please argue their case against housing in that particular area.

There is no assurance that this uniquely complicated basin is any safer now. The site should not have been picked by the Mayor's office to be fast tracked for a huge housing development.

Please consider slowing down this proposed massive development until thousands of citizens and structures are proven not to be at risk to suffer the same tragic devastation experienced in high wind fires throughout California.

Madeline Mueller

Music Faculty

City College of San Francisco

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: Balboa Reservoir Housing project
Date: Thursday, June 13, 2019 10:51:30 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hong, Seung Yen (CPC)
Sent: Wednesday, June 12, 2019 5:58 PM
To: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: Balboa Reservoir Housing project

Seung-Yen
Tel: 415 575 9026

From: Allan Fisher <afisher800@gmail.com>
Sent: Wednesday, June 12, 2019 5:49 PM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Allan Fisher <afisher800@gmail.com>
Subject: Balboa Reservoir Housing project

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

To the Planning Commission,

I urge you to reject the housing proposal as currently constituted and to support turning over the lower reservoir (17 acres currently used for City College student parking) to City College of San Francisco. Many CCSF students are unable to use public transportation, bicycle, or walk to school for various reasons. Removing this parking area would constitute an unacceptable burden on these students and contribute to the downsizing of a college that is truly a treasure for the people of San Francisco.

Studies have shown that too much market rate housing construction has contributed to the gentrification process that cities across the nation have experienced. This project as currently proposed would likely create 67% market rate housing with only 1/3 "affordable" housing (if we can trust the proposed agreement). As people with higher salaries move into the neighborhood, the cost of living is likely to rise.

We do urgently need housing affordable to low and middle income families and individuals, but this project will not help. There are many other locations throughout the city that would be much more suitable for affordable housing construction.

Sincerely,

Allan Fisher

--

Allan Fisher

afisher800@gmail.com

415-954-2763

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: Balboa Reservoir
Date: Thursday, June 13, 2019 10:49:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hong, Seung Yen (CPC)
Sent: Wednesday, June 12, 2019 6:04 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: Balboa Reservoir

Hi Jonas,

I want to make sure you have received this email (see below). Could you also confirm that you will be collecting and providing all written public comments that we received prior to the 1 pm hearing to the Commissioners?

Thank you,

Seung-Yen
Tel: 415 575 9026

From: Rick Baum <rickbaum@gmail.com>
Sent: Wednesday, June 12, 2019 10:11 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir

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

re: Item 8 on the Agenda : 017-016313CWP (S. HONG: (415) 575-9026) PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

To The Planning Commission,

I urge you to favor the turning over of the PUC section of the Reservoir property to City College of San Francisco (CCSF) to be used to meet the needs of its students. For years, this land has been used as a much needed student parking lot.

Preferably, students do not arrive at school in cars. This is not feasible because of the inadequacies of existing public transportation. Many students must drive to get to their classes on time, to be able to get to their jobs after school on time or because they need to meet family obligations that include being able to timely pick up a young child.

We face a housing crisis that will not be addressed by allowing a private developer to use this land to mainly build housing that is unaffordable for the many citizens who endure housing insecurity.

Many students attending CCSF are housing insecure. This project will not address their needs. Were the land to be used to provide a **significant percent** of students with housing, I might not oppose it. Instead, this project creates more difficulties for students seeking an education. Under the existing plan, few, if any students, and even CCSF staff and faculty, will be able to afford most, if not all, of the housing planned to be built.

Again, this land should be turned over to CCSF to be used to meet the needs of its students.

Thank you.

Sincerely,
Rick Baum
CCSF Political Science Faculty member

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: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Meeting, June 13 - Agenda Item #8
Date: Thursday, June 13, 2019 10:46:13 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Jean Barish <jeanbbarish@hotmail.com>
Sent: Thursday, June 13, 2019 7:37 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Planning Commission Meeting, June 13 - Agenda Item #8

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

Dear Secretary,

Please distribute the letter below to the Planning Commissioners in anticipation of today's Planning Commission meeting. Thank you for your assistance.

Dear Commissioners,

I am writing to express my disapproval of the proposed Balboa Reservoir project planned for property currently owned by the SF PUC and used by City College of San Francisco for decades.

This project will permanently damage and alter both CCSF and the surrounding neighborhoods, and must not move forward as planned.

The land on which this project is planned is public land which will be sold to a private developer for personal enrichment. The sale of this land, currently used by CCSF students, staff, and faculty for parking and other activities, will significantly shrink the CCSF campus and forever remove land that should be used to expand educational facilities. Even worse, it will privatize public land, the first time in the City this will occur, and begin a trend that will gobble up other parcels of public land in San Francisco.

This project will also significantly impact the quality of life in the surrounding neighborhoods. With the addition of up to 1,500 units, and a population explosion of approximately 3,000, traffic congestion, parking shortages, and transit issues will become unbearable.

The area where this project is planned is a community of small, single family homes. This development will significantly alter the character of this neighborhood, creating quality of life problems for many.

And what about providing emergency services, access to the neighborhood in case of a fire or earthquake, and an increased need for infrastructure? According to the latest PUC Water Supply Analysis, for example, there will not be enough water to meet the needs of this new community.

Additionally, this project will merely add even more market rate housing to the surplus of over-priced dwellings that are currently being built in the City. This project should be smaller, and 100% affordable.

Creating a brand new community on a very small footprint is unwise planning. There has been no consideration for the significant impact of this project on either City College of San Francisco or the surrounding neighborhoods. While the architect's drawings show an idyllic, leafy community where children can play and adults can relax, this is a distorted image of this project. How will people come and go? Where will the children attend school? What about the need for additional medical services for these additional 3,000 people?

And, again, I ask, why should this land be taken away from City College and sold to a private developer?

Those of us opposing this project are hoping that the Planning Commission will take a close look at this development and scrutinize all of its flaws. You should ask for a plan that will not just serve the needs of a private developer, but, instead, will meet the needs of growing number of lower-income and middle-income San Franciscans who desperately need affordable housing, while at the same time will not negatively impact City College of San Francisco and the surrounding communities.

Thank you for attention to these issues and countless others that will be presented by other opponents of this development. I look forward to your careful consideration of this project, and remain hopeful that you will guide this project in a more environmentally sound, positive direction that will benefit the entire City by supporting City College's need for land, the needs of the surrounding communities, and the needs of so many who are seeking decent, affordable housing in the City.

Thank you for your consideration and attention to this issue.

Jean

Jean B Barish, Esq., MS
jeanbbarish@hotmail.com
415-752-0185

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 TO HOST WOMEN'S SUMMIT IN SAN FRANCISCO
Date: Thursday, June 13, 2019 10:45:25 AM
Attachments: [6.13.19 be INVINCIBLE Women's Summit.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Thursday, June 13, 2019 9:12 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED TO HOST WOMEN'S SUMMIT IN SAN FRANCISCO

FOR IMMEDIATE RELEASE:

Thursday, June 13, 2019

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

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

**MAYOR LONDON BREED TO HOST WOMEN'S SUMMIT IN
SAN FRANCISCO**

The be INVINCIBLE Women's Summit will bring together women from all walks of life for a day of inspiration and empowerment with speeches from leaders including Speaker Nancy Pelosi and former Senior Advisor to President Obama, Valerie Jarrett

San Francisco, CA — Mayor London N. Breed will host the be INVINCIBLE Women's Summit in San Francisco this Friday, June 14, 2019 at Moscone Center West. The Summit, which is officially sold out but still accepting waitlist requests, is a one-day event that will inspire women to recognize and activate their personal power and collective strength, provide tangible takeaways and build diverse coalitions to create real solutions to challenges – all in an environment that is inviting, inspiring, and energizing.

Mayor Breed, along with City Administrator Naomi M. Kelly and the Summit partners, is committed to the advancement of women's health, economic equity, and empowerment. The Summit's 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.

“I am fortunate to have been mentored by many strong, intelligent, and thoughtful women throughout my life and career, and I want this Women’s Summit to be a place where other women can find those connections and discover what it means to them to be INVINCIBLE,” said Mayor Breed. “At a time when women’s rights are under constant attack and women continue to be underrepresented in government and in the private sector, it is more important than ever to have a space where women and our allies can come together in solidarity and learn from one another.”

“As the first woman to serve as City Administrator, I know San Francisco is making real progress for women but we can’t let up and we must keep going. Mayor Breed’s leadership is a unique moment in our City’s history to ensure that we keep going toward a future where every young girl can live her full potential,” said City Administrator Kelly. “This Women’s Summit will mobilize, inspire and empower women, girls and our allies to build community, support each other and keep San Francisco going in the right direction.”

Mayor Breed will deliver the welcoming keynote speech on Friday morning. Other keynote speakers include Speaker Nancy Pelosi; Valerie Jarrett, author and former Senior Advisor to President Obama; Surina Khan, CEO of the Women’s Foundation of California; and Judy Smith, Founder and President of Smith & Company.

The Summit will also include a resource fair with dynamic break-out sessions and exhibits, and performances by some of the Bay Area’s most talented artists, singers, dancers and poets. The resource fair will focus on four key areas, or “Neighborhoods”: health and wellness; financial empowerment; leadership and civic engagement; and lifestyle. More than 40 women and over 100 businesses and organizations from various professions, industries and backgrounds will lead sessions, panel discussions, and demonstrations in all four Neighborhoods.

Location

Moscone West

800 Howard St. (Corner of Fourth & Howard Streets)

San Francisco, CA 94103

Accessibility Information

If taking BART or Muni to Moscone West, use the Powell station. If driving, recommended parking is the Fifth & Mission Garage, 833 Mission St. (between 4th & 5th Streets). The garage is adjacent to Moscone West with an accessible route to the event entrance along the 4th St. side of the structure. There is also an ADA drop-off lane at the entrance to the building on Howard St. – the lane just to the left of the white posts.

Moscone West is accessible to persons using wheelchairs and others with disabilities. Assistive listening devices will be available for all stage programs. There will be a distribution table next to each seating section. Real-time captioning and ASL Interpreters will be provided in the keynote sessions.

More information about the event can be found at the Women's Summit website:
<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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR
Date: Thursday, June 13, 2019 10:45:13 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:45 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>
Subject: FW: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Seung-Yen
Tel: 415 575 9026

From: Fred Muhlheim <fmuhlheim@yahoo.com>
Sent: Thursday, June 13, 2019 7:43 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

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

To the Planning Commission:

The proposed housing project is inappropriate for this site for many reasons:

- The density of the proposed project is somewhere around 10 times the density of the surrounding neighborhoods. People attending the CAC meetings have never been shown a

three dimensional model of the proposed project!

- SF Muni's single track in each direction Muni Metro System cannot absorb the additional passenger load from 1100 additional units and from students who no longer have access to parking. Commute times to the College from Castro and Market on the K Line are often double what they were 1 year ago due to system delays. The 43 from Forrest Hill to the CCSF is so full at commute hours that passengers frequently are forced to stand in the door areas. Surrounding roads cannot absorb more ride share vehicles.
- Education and Housing should not be pitted against each other. Removing the majority of the College's parking and not replacing it, will take away educational from students, faculty and staff whose only option is drive to the school. It will decrease enrollment.
- Public Lands should stay in Public Hands. If the end decision is to build housing on this site, it should be 100% affordable with much of it being low income.

I urge you to reject the housing proposal as currently constituted and to support turning over the lower reservoir (17 acres currently used for City College student parking) to City College of San Francisco.

Fred Muhlheim, Lifelong Learner at CCSF and San Francisco Tax Payer

fmuhlheim@yahoo.com

415-626-5236, 415-516-7425C

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 \(CPC\)](#); [Samonsky, Ella \(CPC\)](#)
Subject: FW: SF Chamber Letter re: Support for SF Flower Mart Central SoMa Project
Date: Thursday, June 13, 2019 10:44:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[6.13.19 Support for SF Flower Mart Central SoMa Project.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Mary Young <myoung@sfchamber.com>
Sent: Thursday, June 13, 2019 9:54 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SF Chamber Letter re: Support for SF Flower Mart Central SoMa Project

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

Hello,

Please see attached letter from the San Francisco Chamber of Commerce supporting the SF Flower Mart Central SoMa Project.

Thank you,



Mary Young

Manager, Public Policy
San Francisco Chamber of Commerce
235 Montgomery St., Ste. 760, San Francisco, CA 94104
(O) 415-352-8803 · (E) myoung@sfchamber.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: [Woods, Mary \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 400 Divisadero St. Project
Date: Wednesday, June 12, 2019 2:40:14 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Priscilla Stoyanof <ptstoyanof@aol.com>
Sent: Wednesday, June 12, 2019 2:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 400 Divisadero St. Project

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

Dear Planning Commission,

I am writing to you as a long time resident and business owner in the Divisadero corridor area, since the very early 90's, and I am unable to attend the Planning Commission Meeting about this. Our neighborhood has seen a lot of change. Just like the rest of San Francisco it has experienced growth and the arrival of many new businesses.

Many people would like to see our neighborhood stay the same. We know that that is not something we can do, even if we tried to legislate it. The replacement of the car wash property with new housing is something this city desperately needs. I personally am not thrilled about having many more units so close to mine. However, both the area and the city are fairly limited in options for new housing. When an opportunity like this one comes we must take it. It is exactly what is needed - there are already transportation, public parks and retail components in the area that will support it. We must determine to move forward and make it into something nice that will enhance the neighborhood.

Sincerely,

Priscilla Stoyanof
165 Broderick Street
San Francisco, CA 94117

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero - Not Enough On-Site Affordable Housing
Date: Wednesday, June 12, 2019 2:40:01 PM

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

From: Metro Hotel <info@metrohotelsf.com>
Sent: Wednesday, June 12, 2019 2:32 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Cc: esoulis@aol.com
Subject: Opposition to 400 Divisadero - Not Enough On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a neighbor and opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) 37 units of affordable housing out of 186 units is not enough.
- 2) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 3) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”
- 4) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you,

The Metro Hotel (319 Divisadero Street)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 400 Divisadero with its On-Site Affordable Housing
Date: Wednesday, June 12, 2019 2:39:50 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: John Alex Lowell <jxlowell.jal@gmail.com>
Sent: Wednesday, June 12, 2019 2:17 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Support for 400 Divisadero with its On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a Hayes Street neighbor since 1995 in full support of the housing construction project at 400-444 Divisadero Street and 1048-1064 Oak Street as proposed for the following reasons:

Empirically I feel 37 units of affordable housing out of 186 units is enough.

Note the developer received general approval from members of the Alamo Square Neighborhood Association.

Please support this 400 Divisadero Project! Note there many neighbors, residents, and community members who also approve this project as proposed.

.

Thank you

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I Support 400 Divisadero
Date: Wednesday, June 12, 2019 2:39:44 PM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

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

From: Ivan O'Neill <jaegerlynx@yahoo.com>
Sent: Wednesday, June 12, 2019 1:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BrownStaff <brownstaff@sfgov.org>
Subject: I Support 400 Divisadero

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

I'm writing as a D5 resident in support of the 400 Divisadero project and to ensure that we maximize the number of market rate units available to current and future neighbors. There's abundant transit and infrastructure to support these new residents, and I welcome the new businesses and residents the project will serve.

I could support efforts to ensure a visually unique and appealing design that possibly includes fewer units (e.g., visual setbacks on upper floors, increased street-facing surface area with exposed courtyards). Above all else, we should not be permitting more ugly rectangles. I think there are a number of beautiful new buildings in Hayes Valley along Hayes and Grove Sts built in the past four years that are good examples to emulate.

I could also support professional office space on the 2nd floor to encourage dance studios, theater spaces, and small businesses to make Divisadero a thriving commercial hub as a trade off for more housing units.

Finally, I encourage you not to hold this project hostage over attempts to extract BMR subsidies from the developer (and, by extension, future tenants/owners). These policies have created a hollowing out of the middle class in SF (aka "housing donut"), and it's time to accelerate construction of maximum market rate housing to ensure folks who want a place to call their home can find a home at a reasonable price.

Every day we delay is another day that a young person who wants to move out of their parents' place or someone who wants to move to this welcoming city or someone whose master tenant just moved out or a couple expecting a child can't find any housing available to them because there's no supply.

Build baby build!
Ivan O'Neill
530 Central Ave

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero
Date: Wednesday, June 12, 2019 2:39:35 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Ansh Shukla <self@anshukla.com>
Sent: Wednesday, June 12, 2019 1:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero

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

Hi,

I'm writing in to voice my support for the building proposal on 400 Divisadero. I live about five blocks from the construction site, and am extremely excited to hear that this commercial corridor will be enhanced by hundreds of new homes, people, and retail space.

I always remark that the experience of walking down Divisadero today is unpleasant, especially on this block, because pedestrians are surrounded by cars both moving quickly along the road and fueling up at one of the three (3!! three!!!!) gas stations on the block. SF is increasingly becoming accessible by bike as evidenced by the bounty of bike lanes including the Wiggle near this site. I personally gave up my car this last May after driving since I was legally able because biking had become practicable.

I look forward to welcoming my new neighbors and all future developments to our part of the city to come.

- Ansh

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: San Francisco Planning Commission - Item 5 - June 13, 2019
Date: Wednesday, June 12, 2019 2:38:00 PM
Attachments: [OCEANVIEWLARGERESIDENCESPECIALUSEDISTRICT.ORG.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Steven Currier <stevencurrier@icloud.com>
Sent: Wednesday, June 12, 2019 2:32 PM
To: Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Steven Currier <stevencurrier@icloud.com>
Cc: Starr, Aaron (CPC) <aaron.starr@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Chinchilla, Monica (BOS) <monica.chinchilla@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Robert Baker <bakernsf@aol.com>; ntoso64@aol.com; Desmond O'Reilly <glassgod@oreillyandfaina.com>; Karen (oreillysfbvp@hotmail.com) <oreillysfbvp@hotmail.com>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Strawn, William (DBI) <william.strawn@sfgov.org>; Sweeney, Edward (DBI) <edward.sweeney@sfgov.org>; Hernandez, Mauricio (DBI) <mauricio.hernandez@sfgov.org>; Ho, Gary (DBI) <gary.ho@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Subject: San Francisco Planning Commission - Item 5 - June 13, 2019

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Dear Diego:

I recently learned of this hearing on Thursday. I wanted to get this email/letter prior to tomorrow's hearing.

Steven R. Currier
415-587-9150

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Wednesday, June 12, 2019 1:16:32 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Shashwat Kandadai <shashwatak@gmail.com>
Sent: Wednesday, June 12, 2019 12:40 PM
To: affordabledivis@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; richhillissf@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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

Dear Planning Commissioners, I am a neighbor and homeowner opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons: 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor. 2) 37 units of affordable housing out of 186 units is not enough. 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members. 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects. 5) The developer has consistently ignored community demands for increased affordability on the site while claiming "community engagement" that "reflects the community's vision for this prominent site." Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing. Thank you

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Wednesday, June 12, 2019 1:16:27 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: alejandro schuler <alejandro.schuler@gmail.com>
Sent: Wednesday, June 12, 2019 1:03 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor.
- 2) 37 units of affordable housing out of 186 units is not enough.
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.

5) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you

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: [Woods, Mary \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Just say yes to housing at 400 Divisadero St
Date: Wednesday, June 12, 2019 1:16:24 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Lee Markosian <lee.markosian@gmail.com>
Sent: Wednesday, June 12, 2019 12:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; BrownStaff <brownstaff@sfgov.org>
Subject: Just say yes to housing at 400 Divisadero St

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

To the Planning Commission and Supervisor Brown,

I have previously attended community meetings to speak in support of the proposed housing development at 400 Divisadero St. (I live a few blocks away at 1673 Grove St.) As a busy person with a full-time job and family responsibilities, I don't have time to attend an unlimited number of meetings to keep repeating myself, so hopefully this email will suffice.

Please approve this project.

Additionally, making these types of decisions based on which utterly unrepresentative group of angry people showed up at the last meeting is a terrible approach, and I wish you'd stop. We already know our region has a severe housing crisis that is harming so many of our residents and doing such damage to the community. Taking years to approve projects like this is part of the reason why.

The city should set up basic rules for housing developments, and when projects conform to those rules, they should be approved. No meetings are needed.

Sincerely,

Lee Markosian
1673 Grove St.
San Francisco, CA 94117

p.s. In case you think you should only listen to the angriest voices, please know that I am quite angry about the terrible approval process being used by the city when it comes to housing. It's a disgrace. ALSO, the fact that San Francisco has banned apartments in over 70% of the city is utterly outrageous. This must stop. Apartments should never be banned in cities.

From: [CPC-Commissions Secretary](#)
To: [Samonsky, Ella \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Jobs/Housing Imbalance
Date: Wednesday, June 12, 2019 12:05:53 PM
Attachments: [TRT Letter to Planning Commission - 6-12-19.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Peter Drekmeier <peter@tuolumne.org>
Sent: Wednesday, June 12, 2019 11:57 AM
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>
Subject: Jobs/Housing Imbalance

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

Dear President Melgar and Commissioners:

Please find attached a letter regarding Item 9 on tomorrow's agenda.

Thank you.

-Peter

Peter Drekmeier
Policy Director
Tuolumne River Trust
peter@tuolumne.org
(415) 882-7252

From: [Ionin, Jonas \(CPC\)](#)
To: [Woods, Mary \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Haight Neighbors Support Housing at 400 Divisadero
Date: Wednesday, June 12, 2019 11:40:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: HAND <hand4sf@gmail.com>
Sent: Wednesday, June 12, 2019 11:28 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hand4sf <hand4sf@gmail.com>; BrownStaff <brownstaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>
Subject: Re: Haight Neighbors Support Housing at 400 Divisadero

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

Planning Commission and Supervisor Brown,
Please see our prior comment on the 400 Divisadero Project that has been rescheduled for 6/13. We are still fully in support of this project to provide rental housing and new businesses on Divisadero.

Thank you,

On Wed, May 22, 2019 at 3:19 PM HAND <hand4sf@gmail.com> wrote:

Planning Commission Members and Supervisor Brown,
Haight-Ashbury Neighbors for Density (HAND) is a group of pro-housing and pro-transit neighbors around the Haight and district 5 neighborhoods and we support the proposed housing at 400 Divisadero.

We believe this project represents exactly the type of infill housing that our neighborhood needs. It's creating on-site affordable housing, new rental apartments in a dire rental housing shortage, new businesses on Divisadero, and a much improved neighborhood resource than the existing gas

station. The BOS has declared a climate crisis and we believe that building transit-adjacent housing like this to replace a gas station is an excellent example of putting this declaration into practice.

Please pass this housing proposal as presented at the 5/23 Planning Commission meeting.

Thank you.

More information on HAND at <https://www.facebook.com/haightfordensity>

--

Haight Ashbury Neighbors for Density

To opt out of future emails, respond to this email with "unsubscribe"

--

Haight Ashbury Neighbors for Density

To opt out of future emails, respond to this email with "unsubscribe"

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: 400 Divis
Date: Wednesday, June 12, 2019 10:40:39 AM
Attachments: [Opposition to 400 Divisadero and Need for More On-Site Affordable Housing.msg](#)
[Opposition to 400 Divisadero and Need for More On-Site Affordable Housing.msg](#)
[Opposition to 400 Divisadero and Need for More On-Site Affordable Housing.msg](#)
[Opposition to 400 Divisadero and Need for More On-Site Affordable Housing.msg](#)
[Opposition to 400 Divisadero and Need for More On-Site Affordable Housing.msg](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Wednesday, June 12, 2019 10:40:13 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: katherine riley <riley_katherine@yahoo.com>
Sent: Tuesday, June 11, 2019 9:33 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor.
- 2) 37 units of affordable housing out of 186 units is not enough.
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 5) The developer has consistently ignored community demands for increased affordability on the site while claiming "community engagement" that "reflects the community's vision for this prominent site."

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

I am a teacher and a mom trying to imagine how I can keep my family in this city that I love and it's things like this

that eat away at my hopes for continuing to live and contribute to this economy.

Thank you.

Katherine

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 \(CPC\)](#); [Sanchez, Diego \(CPC\)](#); [Woods, Mary \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#); [Chan, Celina \(CPC\)](#)
Subject: FW: SF Planning Commission June 13th Agenda - Comments / A.Goodman D11
Date: Wednesday, June 12, 2019 10:40:06 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, June 11, 2019 11:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SF Planning Commission June 13th Agenda - Comments / A.Goodman D11

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

SF Planning Commissioners

As I am unable to attend I would like to submit comments on the following items;

4. 2015-007816CUA Divisadero Project

I would like to submit my concerns that this project does not meet the affordable RENTAL housing needs of SF residents, or show a solid proposal for green-garden rental apartment communities. We can and should do better in SF for the development of urban blocks and open space creation.

5. 2018-013861PCAMAP OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT

I have sincere concerns about the proposal, and the need to address impacts on communities due to lacking investment and projects scaled for the density proposed. With each additional year we see more housing being pumped into districts, some legally and some illegally. The lacking services leads to overstuffed bus systems lacking investment in public systems, overflowing trash cans, and damaged parks, libraries and infrastructure. It is critical to ensure investment in public spaces, pools, parks, and of the size and scale needed for the growth proposed. Please think cummalatively on growth impacts domino effect of development and the lacking infrastructural and systems improvements needed from power, sewer water and waste, transit open space, and essential rental housing / social housing needs for all areas. We

can see density of varying scales but only when systems are also invested in for the future. (Resident of D11) see prior email sent on this proposal and concerns. Many of the homes in D11 are already seeing mission styled flipping, and redevelopment to obscene and ugly designs. We need to stop the destruction of sound housing.

7. CONNECTSF – Informational Presentation

The city needs a bigger vision, not just size but in how we approach public transit, for the future, and how to fix existing systems to make a network that works. With the eventual departure of Ed Reiskin, it is imperative that the Connect SF program also be much more open and transparent, going out to the communities and organizations who discuss transit policy, CSFN, WOTPCC, SF Tomorrow.org, TAOSF, Save Muni, Walk SF, and other groups to ensure public input is heard from neighborhoods, not just presentations to planning staff, but open eared transit agencies that absorb and initiate changes based on public input. We still have not seen the Balboa Park Station Area Plan CAC reinvigorated to deal with massive growth impacts. That coupled with item #5 and other items in D7/D11 at Balboa Reservoir, require more inventive solutions by Connect SF now and up front vs 10-20+ years in the future. Please require the SFMTA to meet with organizations on transit policy and solve for the largest common good in these proposals.

8. 2017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Although I am concerned about the un-coordinated efforts by CCSF, and the housing development at the reservoir, (in a similar vein to Parkmerced and SFSU-CSU) the joint impacts must be tempered with adequate transit policy and infrastructural changes. I have submitted memos prior, and attended the Balboa Reservoir meetings and still feel this is the best current option being proposed, however needs such as power generation, adequate direct connection to the Balboa Reservoir, and improved intersection safety for pedestrians and bikes should traverse CCSF from the reservoir to improve connection to the major 2nd hub in SF Balboa Park Station. See examples of "high-lines" for topographical solutions that can directly link to the Tony Sacco Way and over the freeway at CCSF's eastern edge, along with an east side CCSF garage that can service the CCSF and Balboa Reservoir community by designing an off-ramp from the freeway, with a commuter e-rail system across the two sites. Make both sites improved for all.

Thank you for reading these comments, and would be happy to meet to discuss with you outside the commission meetings individually on the possible solutions and options.

Aaron Goodman D11 SF Resident

Balboa Park Station Area Plan CAC (former chair 2+ years)
SF Tomorrow Board Member (Transit / Housing / Environment)

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero
Date: Wednesday, June 12, 2019 10:36:53 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Zack B <zack.brown415@gmail.com>
Sent: Wednesday, June 12, 2019 10:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero

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

Don't know the details but we need to build more housing. I'm 33, born in SF, make a good living, and can't afford to buy anything.

Zack Brown
4520 Fulton Street

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 SHERIFF VICKI HENNESSY ANNOUNCE PLAN FOR SAN FRANCISCO TO MAKE ALL JAIL PHONE CALLS FREE AND END COUNTY MARKUPS IN THE JAIL COMMISSARY
Date: Wednesday, June 12, 2019 10:35:39 AM
Attachments: [6.12.19 Free Jail Calls.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Wednesday, June 12, 2019 6:07 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE*** MAYOR LONDON BREED AND SHERIFF VICKI HENNESSY ANNOUNCE PLAN FOR SAN FRANCISCO TO MAKE ALL JAIL PHONE CALLS FREE AND END COUNTY MARKUPS IN THE JAIL COMMISSARY

FOR IMMEDIATE RELEASE:

Wednesday, June 12, 2019

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

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

**MAYOR LONDON BREED AND SHERIFF VICKI
HENNESSY ANNOUNCE PLAN FOR SAN FRANCISCO
TO MAKE ALL JAIL PHONE CALLS FREE AND END
COUNTY MARKUPS IN THE JAIL COMMISSARY**

San Francisco will become the first county in the nation to stop generating revenue from incarcerated people and their families, lifting an economic burden from low-income communities, boosting connection to support networks, and easing re-entry

San Francisco, CA — Mayor London N. Breed and Sheriff Vicki Hennessy today announced that San Francisco will become the first county in the nation to make all phone calls from jail free and end all county markups on jail store items. The plan is funded in the Mayor's recently announced budget and the Sheriff's Department will implement these reforms over the next fiscal year.

“This change is an important continuation of our efforts to reform fines and fees that disproportionately impact low-income people and communities of color. When people are in jail they should be able to remain connected to their family without being concerned about how much it will cost them or their loved ones,” said Mayor Breed. “Incarcerated individuals should be able to purchase items from the jail commissary without having to pay extra for even the most basic goods.”

“When I assumed office in 2016, we reduced the cost of phone calls for people in jail to one of the lowest levels in the State,” said Sheriff Hennessy. “Since then, we’ve been studying how we can remove financial barriers to reentry for people in jail, working with the San Francisco Financial Justice Project in the Treasurer’s Office, criminal justice advocates, and the Mayor’s Office. Thanks to our collaboration, commitment, and mutual compassion for others, the Sheriff’s Department will phase in free phone calls for everyone in San Francisco county jails and end county commissary markups over the next fiscal year.”

The San Francisco Sheriff’s Department has been a leader in reducing call costs and San Francisco has among the lowest calling rates in the region. According to Prison Policy Initiative, the average cost of a 15-minute, in-state phone call from a San Francisco county jail is \$2.10, significantly lower than the statewide average of \$5.70. Approximately 50% of calls are currently free from San Francisco County jails, either because they are to an attorney or originate from the intake facility where people are first booked.

Marking up prices for phone calls and commissary items is a common practice in jails and prisons across the country, but San Francisco now joins a growing number of cities, counties and states that are working to eliminate these costs, including New York City.

High phone call costs and an average county markup of 43% on items from the jail commissary place an economic burden on incarcerated people and their families. If an incarcerated person makes two 15-minute phone calls a day in San Francisco, it will cost \$300 over 70 days, which is the average jail stay, or \$1,500 over the course of the year.

Analysis done by the San Francisco Financial Justice Project in the Office of City Treasurer José Cisneros estimates that 80% of phone calls are paid for by incarcerated individuals’ support networks, primarily low-income women of color. In a national [survey](#) of incarcerated people and their families, the cost of phone calls was identified as the primary barrier to staying in contact with loved ones in prison or jail.

“In 2019 in San Francisco no one should pay this much money to call their son or daughter or buy basic hygiene items,” said Treasurer José Cisneros. “We should not fund city operations on the backs of families who simply want to stay in touch with their lifelines and support networks. I am proud to stand with the Sheriff and the Mayor on this groundbreaking effort.”

Studies show that people who maintain contact with their families while incarcerated are less likely to reoffend after they are released and have lower recidivism rates. According to the [Vera Institute](#), the majority of people who exit the criminal justice system end up residing with a relative or spouse after their release, and staying connected with family while incarcerated helps maintain these important relationships.

“This change will do more than allow for free phone calls within county jails. With this reform, San Francisco will open the lines of communication between incarcerated people and their families and support networks, which has been proven to reduce recidivism while boosting successful family and community reintegration,” said Aminah S. R. Elster, Family Unity Project Coordinator at Legal Services for Prisoners With Children.

“There are significant social and fiscal benefits associated with expanding communication between incarcerated people and their support networks. Yet, more important than utility is humanity. The relationship between a mother and her child should never be exploited, but rather protected and encouraged,” said Bianca Tylek, Executive Director of Worth Rises, an advocacy organization dedicated to dismantling the prison industrial complex. “We applaud Mayor Breed for building on the advocacy wins in New York City to make jail phone calls free.”

This reform builds on other efforts in San Francisco to assess and reform fines and fees that disproportionately affect low-income people and communities of color. In 2018, San Francisco became the first county in the nation to eliminate administrative fees across multiple City agencies that are charged to people exiting the criminal justice system. The City and County ultimately wrote off \$32 million in debt that was owed by 21,000 people, since the fees were charged almost exclusively to low-income people who could not pay them. These fees created barriers to people’s re-entry and also had very low collection rates.

Changes to phone calls and commissary markups will go into effect over the next fiscal year. In the meantime, the Sheriff’s Department will continue to offer opportunities for free phone calls to those without funds in jail during holidays and observances such as this Father’s Day weekend, Saturday, June 15 and Sunday, June 16.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Tuesday, June 11, 2019 5:56:24 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Ellisa <ellisafeinstein@gmail.com>
Sent: Tuesday, June 11, 2019 5:56 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor.
- 2) 37 units of affordable housing out of 186 units is not enough. It does nothing to help neighbors and other SF residents who are not high earners, and adds to the overwhelming gentrification among the Divisadero corridor.
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 5) The developer has consistently ignored community demands for increased affordability on the site and had been disingenuous about engaging community members.

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you,
Ellisa Feinstein
Resident, D5 & Divisadero corridor

Sent from my micro device

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Affordable Divis Opposition Letter Re: 400-444 Divisadero St and 1048-1064 Oak St
Date: Tuesday, June 11, 2019 5:55:50 PM
Attachments: [Affordable Divis Opposition Letter 400-444 Divisadero St and 1048-1064 Oak St.pdf](#)
[Divisadero Community Plan 2016.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: David Woo <davidgwoo@gmail.com>
Sent: Tuesday, June 11, 2019 4:35 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>
Subject: Affordable Divis Opposition Letter Re: 400-444 Divisadero St and 1048-1064 Oak St

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

Dear Commissioners,

Please see the attached letter from Affordable Divis regarding opposition to the proposed development at 400-444 Divisadero St and 1048-1064 Oak St due to lack of affordability in the project. Also attached for reference is the Divisadero Community Plan.

Sincerely,
David Woo
Steering Committee, Affordable Divis

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing
Date: Tuesday, June 11, 2019 5:55:38 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Ericka Martynovych <emartynovych@gmail.com>
Sent: Tuesday, June 11, 2019 5:51 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

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Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

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5) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you

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: [Woods, Mary \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 400 Divisadero
Date: Tuesday, June 11, 2019 3:41:56 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Riley Avron <riley.avron@gmail.com>
Sent: Tuesday, June 11, 2019 2:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I Support 400 Divisadero

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

I'd like to express my support for the hopefully uncontroversial conversion of a gas station into 186 sorely needed rental units in our city. I'm a resident of district five and welcome any and all just housing, such as this project. Please approve it. Thank you.

--

Riley

From: [CPC-Commissions Secretary](#)
To: [Woods, Mary \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 400 Divis
Date: Tuesday, June 11, 2019 3:41:45 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Robin Kutner <robin.kutner@gmail.com>
Sent: Tuesday, June 11, 2019 3:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: Support for 400 Divis

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

Hi there,

I cannot attend the Planning Commission hearing this Thursday 6/13 but I want to write in my support for the 400 Divis development. I live just a couple blocks away, on the 100 block of Divisadero. I support more housing in our neighborhood, I am excited that the blight of that corner's third gas station will be replaced by something better, I look forward to better commercial options and walkability on the section of Divis near Oak, and I believe David Kroziere has done an excellent job listen to the our community and shaping this project to meet multiple stakeholders' preferences.

I support 400 Divis!

Thanks,
Robin Kutner

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 \(CPC\)](#); [Flores, Claudia \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Subject: Joint Racial & Social Equity Training - Sept. 26th
Date: Tuesday, June 11, 2019 1:06:57 PM
Importance: High

Commissioners,

Please be advised that we are attempting to schedule the Racial & Social Equity Training as a Special Joint Session on September 26th, 2019. We are looking to secure an off-site location. This will be open to the public and conducted as a Joint Hearing, however, you will be breaking into smaller discussion groups.

For the moment, I am simply asking that if you *wanted to attend and cannot*, please let me know ASAP. We are targeting 100% attendance and would like to accommodate as many of your schedules as possible. If a large number of you are not available we should re-schedule.

*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: [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 ANNOUNCE THE CITY'S INTENT TO PURCHASE LARGE PARCEL IN THE MISSION FOR AFFORDABLE HOUSING
Date: Tuesday, June 11, 2019 11:32:12 AM
Attachments: [6.11.19 1515 South Van Ness.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: Tuesday, June 11, 2019 11:29 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY MEMBERS ANNOUNCE THE CITY'S INTENT TO PURCHASE LARGE PARCEL IN THE MISSION FOR AFFORDABLE HOUSING

FOR IMMEDIATE RELEASE:

Tuesday, June 11, 2019

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

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

**MAYOR LONDON BREED AND COMMUNITY MEMBERS
ANNOUNCE THE CITY'S INTENT TO PURCHASE LARGE
PARCEL IN THE MISSION FOR AFFORDABLE HOUSING**

Once built, the 100 percent affordable apartment building will provide permanently affordable housing for low-income families

San Francisco, CA — Mayor London N. Breed and community leaders today announced the City is in contract to purchase a large parcel of land at 1515 South Van Ness Avenue to build new affordable housing. The project will provide 100 percent permanently affordable housing, and will likely serve families earning between 30 and 80 percent of Area Median Income. Once complete, the project will be the eighth new construction of affordable housing in the Mission District since 2015.

“Projects like 1515 South Van Ness are exactly what I envisioned last year when we pushed for the City’s windfall revenue to be spent on building and preserving affordable housing,” said Mayor Breed. “We need more affordable housing in the Mission and throughout San Francisco so that our low- and middle-income residents can continue to live here. The \$600

million Affordable Housing Bond that we introduced last month will continue our progress and I look forward to working with our diverse coalition of supporters to make sure that it passes.”

The City will purchase the parcel with funds appropriated mid-year by the Board and Mayor from the excess Fiscal Year (FY) 2017-18 and FY 2018-19 Educational Revenue Augmentation Fund (ERAF) as well as monies from the Metropolitan Transportation Commission’s JumpStart fund. When San Francisco learned it would receive a windfall of money from the State due to excess ERAF in the current year, Mayor Breed committed to using a significant portion of the funds to invest in the City’s affordable housing programs.

“We’re thrilled to be adding 1515 South Van Ness to the 900 affordable housing units already in progress in the Mission neighborhood. These kinds of investments make an incredible difference in communities and in the lives of the families who will live there,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development. “We want to thank the Mayor for her ongoing support of affordable housing. We also want to thank MTC for its JumpStart investment of \$5 million, which was a great help in making this acquisition happen.”

“We are super excited that Mayor Breed, after taking a lowrider tour in the Mission Community – which is Ground Zero for gentrification, with over 10,000 people being evicted – immediately took action to address the housing crisis by taking steps to purchase 1515 South Van Ness,” said Roberto Y. Hernandez, Founder of Our Mission No Eviction. “Today we celebrate a major victory thanks to Mayor Breed who not only listened, but is taking action to build 100% affordable housing in our community. Sí se puede!”

Last month, Mayor Breed and Board of Supervisors President Norman Yee introduced a \$600 million Affordable Housing Bond to provide additional funding to build more housing in San Francisco. The Affordable Housing Bond will go to voters for approval on the November ballot. If approved, the general obligation bond will provide funding for the City to begin construction on more projects like 1515 South Van Ness to provide additional housing for low-income residents.

The parcel is currently vacant and will be transformed into a mixed-use development with expansive ground-floor activation opportunities. From 2017 to 2018, the site served as a temporary 120-bed Navigation Center, which closed when the Division Circle Navigation Center opened last summer.

Following approval of the purchase by the Board of Supervisors this summer and identification of construction funding, the City will select a developer through a Request for

Qualifications process to develop the site. Once complete, 1515 South Van Ness will bring the number of new and preserved affordable homes in the neighborhood to over 1,000 units.

###

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: Notification for Recusal with the Ethics Commission
Date: Tuesday, June 11, 2019 11:22:21 AM
Importance: High

Commissioners,

Please be advised that the Ethics Commission has developed an online filing system for recusals. As you recall, you are now required to file a Notification of Recusal with the Ethics Commission within 15 calendar days of a Commission or Committee meeting in which you had to recuse yourself, or if you were absent from the meeting, and you would have recused yourself.

You will find the online form here: <https://sfethics.org/compliance/city-officers/conflict-of-interest-city-officers/file-sfec-3209b-notification-of-recusal>

Please remember that this is a public record; you will most likely want to use your public e-mail address, and the Planning Department phone number is 415-575-9121 for the filing.

If you'd like to see what prior filings by other commissioners and board members look like, you may find them here: <https://sfethics.org/disclosures/city-officer-disclosure/notification-of-recusal>

It is my understanding that if you have already filed a paper recusal, you will not need to refile online for the same instance.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to 400 Divisadero – Not Enough On-Site Affordable Housing
Date: Tuesday, June 11, 2019 9:57:29 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Lisa Awbrey <weegreenmea@yahoo.com>
Sent: Tuesday, June 11, 2019 9:10 AM
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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com
Subject: Opposition to 400 Divisadero – Not Enough On-Site Affordable Housing

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

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) 37 units of affordable housing out of 186 units is not enough.
- 2) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 3) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”
- 4) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Townes, Chris \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In support of 55 Belcher St proposal
Date: Tuesday, June 11, 2019 9:02:24 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

From: Robin Kutner <robin.kutner@gmail.com>
Sent: Monday, June 10, 2019 4:15 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: In support of 55 Belcher St proposal

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

Hi Planning Commissioners,

I'm writing to share my support for the 55 Belcher St proposal on the agenda for later this week. I work business hours so will not be able to speak at the meeting, so please accept this as my public comment. I live on Duboce Ave just a few blocks from this proposal. I think housing a great usage of space instead of an empty parking lot/infill lot. Our city needs more housing of all kinds in all neighborhoods and districts, including my own. I want these homes need to be built as soon as possible.

Thank you,
Robin Kutner
800 Duboce Ave

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I Support 400 Divisadero
Date: Tuesday, June 11, 2019 9:02:12 AM

Jonas P. Ionin,
Director of Commission Affairs

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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www.sfplanning.org

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

From: Meghan F Duff <meghanfduff@gmail.com>
Sent: Monday, June 10, 2019 8:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I Support 400 Divisadero

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

Sent from my iPhone

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero
Date: Tuesday, June 11, 2019 9:02:01 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Phillip Kobernick <phillipkobernick@gmail.com>
Sent: Tuesday, June 11, 2019 8:50 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: I support 400 Divisadero

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

As this item has been continued by the Planning Commission, I am continuing my public comment in support of this project. Renters need help. Adding over 180 rental apartments is a small, but crucial part of the relief that we need in San Francisco right now. Please approve this project without delay. Thank you.

On Tue, May 21, 2019 at 12:52 PM Phillip Kobernick <phillipkobernick@gmail.com> wrote:

Zero displacement? Check.
Affordable inclusionary? Check.
More rental apartments in a rental housing crisis? Check.
Getting a better neighborhood use than a gas station? Check.

Planning Commission, this project checks all the boxes. Please support this housing for renters.

Thx,
Phillip

Sent from my iPhone

--

Phillip Kobernick

w: 510.272.6505

c: 281.685.6926

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: Jobs Housing Linkage Program - Updated Documents
Date: Monday, June 10, 2019 12:43:52 PM
Attachments: [San Francisco Jobs Housing Nexus Report May 2019 FINAL.pdf](#)
[Final Feasibility Study JHL 6.3.19.pdf](#)
[JHLF Nexus Feasibility Cover Memorandum 6-7-19 Final.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Lutenski, Leigh (ECN)
Sent: Friday, June 07, 2019 4:18 PM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Rosenfield, Ben (CON) <ben.rosenfield@sfgov.org>
Cc: Rich, Ken (ECN) <ken.rich@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Adams, Daniel (MYR) <dan.adams@sfgov.org>; Conrad, Theodore (ECN) <theodore.conrad@sfgov.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Bintliff, Jacob (CPC) <jacob.bintliff@sfgov.org>; Power, Andres (MYR) <andres.power@sfgov.org>; Cretan, Jeff (MYR) <jeff.cretan@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Jobs Housing Linkage Program - Updated Documents

To Mayor London N. Breed, San Francisco Board of Supervisors:

Enclosed in this transmittal are three documents related to the Jobs Housing Linkage Program:

- An updated 2019 Jobs Housing Nexus Analysis for San Francisco that was produced by Keyser Marston Associates, Inc. in accordance with the California Mitigation Fee Act, Government Code Sections 66000 et seq. The analysis is an update to the last Jobs Housing Nexus Analysis on file that was completed in 1997.
- An accompanying financial feasibility study performed by Seifel Consulting and Economic and Planning Systems that analyzes office development and recommends Jobs Housing Linkage Fee levels at which office development is feasible in our current real estate market.
- A cover memorandum that describes both the updated nexus analysis and the feasibility study.

These documents will be added to Board files #190548 and #100917. There is no action required or recommended at this time.

Thank you.

Leigh Lutenski
Project Manager, Joint Development
Office of Economic and Workforce Development
San Francisco City Hall, Room 448
Direct: 415-554-6679
Email: leigh.lutenski@sfgov.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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero
Date: Monday, June 10, 2019 12:28:59 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Alex Hinch <alex.l.hinch@gmail.com>
Sent: Friday, June 07, 2019 10:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero

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

Hello,

I'd like to register my support for the project at 400 Divisadero. No solution to solving the housing crisis in our great city is complete without more building, and 400 Divisadero is a step in that direction. As a fellow d5 resident, I'd love to welcome the new residents to our district that this would bring.

Best,
Alex Hinch

1626 Pierce Street
Apt 404
San Francisco, CA 94115
Alex.l.hinch@gmail.com

--
—

Alex Hinch
630-200-1702

Sent from my mobile

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 \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: I support 400 Divisadero
Date: Monday, June 10, 2019 12:28:52 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Daniel Cohen <dcchohe@gmail.com>
Sent: Friday, June 07, 2019 11:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: I support 400 Divisadero

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

Hello,

As a resident of San Francisco, I support the development at 400 Divisadero. Our city has the most severe housing shortage in the entire country, and this project will provide badly needed housing. Please approve it.

I would also add - the fact that major developments like this risk not getting approved without random people like myself sending letters of support is why we have a housing crisis. In a sane world, developers wouldn't need "permission" to put roofs over peoples' heads. In cities like Tokyo and Houston, where housing is by-right, most anyone can afford an apartment to themselves. But because San Francisco is so insane when it comes to housing policy, we don't allow people to be housed without permission, and so we have inflicted this housing shortage on ourselves.

Anyway, please give the developers of 400 Divisadero permission to house people.

Thank you,
Daniel Cohen

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: New 4th and Townsend Towers by Tishman Speyer
Date: Monday, June 10, 2019 12:27:29 PM
Attachments: [image001.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Michael Guthrie <michael@mgandco.com>
Sent: Monday, June 10, 2019 10:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Subject: New 4th and Townsend Towers by Tishman Speyer

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

Dear SF Planning Commission:

I have lived at 601 Fourth Street for 30 years. My condominium faces South and I would like to voice my concern that this proposed new project will significantly remove "light and air" from 25 condominiums (my neighbors) that face the same direction as my unit #110. We are not opposed to the project and at over 40 or 50 feet the height is not the issue. In fact, a Building of 100 feet would not have any different impact on our "light and air".

The current design has multiple towers with facades that partially slope/stagger to allow light and air into plazas and streetscapes by and for the developers own benefit. However, there is one massive, vertical façade that does not slope and that is directly impacting those of us with 601 Fourth Street dwellings facing south, looking directly at the massive, non sloping facade. Of the other sloping/staggered facades, none of them are in response to the impact on adjacent existing dwellings. The neighboring structures benefitting from the sloping facades are businesses with minimal occupancy beyond business hours and the new projects own rental property values.

We would like to request the design be adjusted to respond to the only neighboring condominium dwellings on this entire city block. The sloping facades should be designed to accommodate existing dwellings by allowing "light and air" into existing dwellings that have benefitted from "light and air" for the past 30 years. The design currently accommodates its own proposed rentals and courtyards

“light and air” concerns and ignores adjacent 601 Fourth Street neighbor’s dwellings. Please consider the design adjustment suggested. We believe in the growth of San Francisco and that we all can live in harmony if our historic rights to “light and air” are accommodated.

Respectfully,
Michael Guthrie, AIA
Napa Valley, San Francisco

MG+CO

MICHAEL GUTHRIE + CO. ARCHITECTS

601 4th Street | Suite 110 | San Francisco | California 94107
415.777.2101 Studio | 415.305.6268 Cell | www.mgandco.com

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](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for June 13, 2019
Date: Friday, June 07, 2019 1:47:44 PM
Attachments: [20190613_cal.docx](#)
[20190613_cal.pdf](#)
[Advance Calendar - 20190613.xlsx](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,
Attached are your Calendars for June 13, 2019.

Enjoy the weather,

*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: [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 \(CPC\)](#); [Campbell, Cathleen \(CPC\)](#)
Subject: FW: Additional materials: 50 Seward Discretionary Review Hearing, June 6, 2019
Date: Friday, June 07, 2019 10:25:44 AM
Attachments: [50Seward_Fitzgerald_DR_June_6_2019_hearing_materials.pdf](#)

*Jonas P. Ionin,
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From: Alissa M. Fitzgerald <alissa_fitzgerald@yahoo.com>
Sent: Thursday, June 06, 2019 11:42 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>
Subject: Additional materials: 50 Seward Discretionary Review Hearing, June 6, 2019

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

Dear Planning Commission Secretary,

Please find attached additional materials which I will present at today's hearing during my allotted time as a DR requestor.

I will also bring 10 paper copies of this document with me to the hearing.

Thanks and best regards,
Alissa Fitzgerald

Case Number: 2017-006245DRP

From: [Ionin, Jonas \(CPC\)](#)
To: [Hong, Seung Yen \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project--False advertising
Date: Friday, June 07, 2019 10:19:13 AM
Attachments: [Budget Analyst on additional 17%.docx](#)
[17% additional affordable chart.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: aj <ajjahjah@att.net>
Sent: Friday, June 07, 2019 5:03 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; 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>
Subject: Balboa Reservoir Project--False advertising

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

President Melgar, Vice President Koppel, Commissioners Fung, Hillis, Johnson, Moore, Richards:

Planning Dept staff will be presenting the Balboa Reservoir Project to you on June 10, 2019.

1. Deception of "50% affordable" or "up to 50% affordable"

The Balboa Reservoir Project has been promoted consistently by Planning Dept staff as providing "50% affordable" or "up to 50% affordable" housing. However this representation of "50% affordable" is deceptive and misleading.

It is deceptive because the 17% "Additional Affordable" will not be provided by Reservoir Community Partners, LLC (Avalon/Bridge). The 17% "Additional Affordability" will not be financed and built by Reservoir Community Partners. Rather, the 17% "Additional Affordable" will be coming entirely from public monies.

The fact that the 17% "Additional Affordable" will not be borne by Reservoir Community Partners, LLC is confirmed by the BOS Budget Analyst's analysis of the

project's "Findings of Fiscal Responsibility and Feasibility."

Please see the attached "The 50% Affordable Deception" and Chart.

Bottom line: **The actual and objective market-rate/affordable split is 60/40; NOT the 50/50 split that has been misleadingly marketed. The misleading representation of "50% Affordable" only facilitates privatization of public assets.**

2. Impact on City College

The PUC Reservoir lot has historically been used for CCSF student parking. Student parking is the existing condition.

The Reservoir Project fundamentally dumps the adverse impact of the elimination of 1,000 spaces onto City College. Elimination of 1,000 spaces will severely impair **student, faculty, and staff** access to City College. Yet the Reservoir Projects primary response has been TDM, asking City College stakeholders to reduce car usage. This fundamentally shifts the burden of mitigation of the Reservoir Project's impact onto its victims.

Bottom line: **Reservoir Community Partners, LLC needs to fully mitigate the elimination of student parking by replacing the lost parking and paying for new parking on City College property.**

Submitted by:
Alvin Ja

135 26th Avenue
San Francisco, CA 94121
June 6, 2019

San Francisco Planning Commission
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Sirs:

I am writing in opposition to building permit application #201809271583, which proposes the addition of a fourth story to 333 El Camino del Mar. As nearby neighbors for 51 years, our concern is maintaining the existing 35 foot height limit in this mostly 2-3 story neighborhood.


The current height of this building is given on the permit as 35 feet. After addition of the proposed fourth story on the rear half of the roof, the height is still magically shown as 35 feet. If such a calculation is permitted under city building regulations, the meaning of a residential height limit is severely distorted. In addition, if allowed, this sets a precedent for other property owners to do the same type of addition, and the height limit becomes meaningless.

The permit applicants have stated that the fourth story addition would be only "minimally visible" to someone standing on the corners of 26th and 27th Avenues and El Camino del Mar. This may be true, but the neighbors to the south on 26th and 27th Avenues are looking directly at the rear of the property and will see the full scope of the fourth floor across the width of the property and extending above neighboring homes.

We urge you to reject this building permit so that we can maintain a true and complete 35 foot height limit in this residential area.

Yours truly,


C. Howard Brown


Ellen C. Brown

Cc: Cory Teague, Zoning Administrator

RECEIVED

JUN 11 2019

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

June 3, 2019

RECEIVED

TO: S.F. Planning Commissioners
FR: Martin Kashuba Bernal Heights Resident
RE: Destruction OF NEIGHBORHOODS

JUN 07 2019

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

Commissioners: At the May 23rd meeting you heard our proposal for 3 affordable smaller units instead of the four story request at 237 Cortland Avenue. Eliminating the first floor storefront was a no brainer since 7 store fronts are now empty and 3 more closures are in the works. Small businesses are unable to pay the exorbitant rents and renters cannot afford the rents either. The 317 Cortland building you approved a few years ago with the apartments renting for \$3,500 a month with the business on the bottom has been vacant for over a year. This is what is happening in many communities. It seems fair to ask: Is the Commission really interested in affordable housing?

I try not to be disillusioned but I cannot help in thinking about Alice and Wonderland where the Mad Hatter in trying to fix his watch while rubbing it with butter. He can be heard muttering: "It is the very best butter, the very best butter." You all seem to be saying "Full speed ahead. We have to build four units and be damned that few renters or businesses can afford. Diverse neighborhoods are being destroyed.

Insanity might be doing the same thing over and over and getting the same results.

I went to the Planning Commission meeting on Feb. 12th 2019 where you approved another building condos and a business front that is ill suited for our community. I submitted over 200 signatures suggesting less height more affordability.

When I left that meeting I was encouraged to hear Pres. Melgar talk about having lived in Bernal and found it a unique neighborhood; a diverse neighborhood. You voted "no" on that proposal.

This time I anticipated you would hear our plea for low income and affordable housing. On the contrary, you Ms Melgar voted that a new business would have new wiring/ electricity etc. (improve the neighborhood) and so voted to approve the 4- plex which will be totally out of character and out of price for too many people looking for housing or a start up business.

I waited to hear Commissioner Richards speak. The last meeting he talked about eating on Cortland and finding it a charming neighborhood that was diverse and affordable. This time around he said nothing but voted to approve the 4 story permit.

Commissioner Moore seem to be interested in our proposal for smaller units that folks could afford and questioned the architectural plans before her. Her motion to ask for some changes was discarded. After all 4 unaffordable units "is the best butter, the best butter". Are neighbors insane for trying to promote livable affordable communities?

It isn't the best butter. A fast track to density in an area that is not a traffic hub; in a area that would welcome the first year teacher, the recently trained bus driver, the vets returning from insane wars, the secretaries, the library technicians and bank clerks the grandmothers who have lived her for years but are being moved out because of too high rents. These folks new and old contributed and contribute to our economy. These folks make what has made San Francisco great and somehow you all are fast tracking the 4-plex solution as the very best butter the only housing solution.

It is hard to keep butting one's head against the same best butter wall. I had hoped other Commissioners would speak and indicate what they were thinking instead of simply voting "approve".

California Senate Bill 50 will be brought back next year. The Democrats suggest the public needs to be educated on the housing issue. But who needs to be educated, I ask?

It is the leadership or lack therefore of public officials in San Francisco that needs to be educated! YOU need to hear what communities are saying. The Democrats ignored what the people were feeling and saying and so ushered in the Trump Era. YOU too are ushering in an era that is a fast track to an unstable, unlivable San Francisco. Does it really take courage to say: "Wait a minute are we throwing out the baby with the bathwater?"

Housing shortages are real. Bernal wants affordable housing that promotes livable and vibrant communities. Neighborhoods that are economically diverse, livable and vibrant . That is what Bernal Heights is about. Do you really want to destroy what has made San Francisco great?

Marti Kashuba 136 Newman St. San Francisco, Ca. 94110 / 415-826 0461 /415 871-8240

CC: Mayor Breed/ Mayor Schaaf /Sup. Ronen/ Sen. Wiener/ Gov. Newsome
Senators Feinstein /Harris /Rep. Nancy Pelosi/ EJ Jones Bernal Community Center
Others

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS; FINAL NOTICE AND
PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR
FLOODPLAIN; AND NOTICE OF FINDING OF NO SIGNIFICANT IMPACT**

RECEIVED

June 5, 2019

Mayor's Office of Housing and Community Development
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
415-701-5598

JUN 06 2019
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development

I. REQUEST FOR RELEASE OF FUNDS

On or about July 8, 2019 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will authorize the San Francisco Housing Authority (SFHA) to submit a request to the U.S. Department of Housing and Urban Development Office of Public Housing for the release of Project Based Section 8 Vouchers under the HUD-Veterans Affairs Supportive Housing (HUD VASH) program and Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437f(o)(13)), as amended, to undertake a project known as Maceo May Affordable Housing Development.

The project would develop a 105-unit building to provide veterans housing with a unit mix of 24 studios, 47 one-bedroom apartments, and 34 two-bedroom apartments over approximately 116,477 square feet in one building. The building design has units arranged around a second-floor courtyard with common amenities, units, and a parking garage on the ground floor. The ground floor amenities include building services (community room with kitchen, bike and car parking), offices (social services and building management), ground floor apartments and various utilities, storage and maintenance rooms. There is parking for 17 cars, 2 handicap van spaces, and an 840-square-foot Class 1 bike room for a minimum of 55 bikes. The building will have a central courtyard open space of approximately 8,340 square feet on the second floor, over the parking podium.

The project site is located on Parcel C3.2 of Treasure Island, which is the southeastern portion of Parcel C3, a mostly flat site bounded by Avenue C, 5th Street, Parcel C3.5 (and the adjacent neighborhood park), and Parcel C3.1 (all yet to be developed). The construction type would be five (5) stories of modular and field-built Type 3A construction over a Type 1A podium. This project would achieve Platinum GreenPoint Rating certification and would have all-electric building systems.

II. FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

MOHCD has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR §55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential effect that the activity in the proposed floodplain will have on the human environment for the Maceo May Affordable Housing Project.

MOHCD has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (i) The parcels cannot cause current City residents to become displaced; they are within City limits in order for grants to be used by MOHCD and the co-sponsors; they are within the Treasure Island Major Phase 1 Redevelopment Area, and within a baseline mapped affordable housing site to meet the affordable housing and phasing requirements of the larger plan area; and; the site is available and can accommodate the 105 affordable housing units proposed by the co-sponsors, with access to public services. (ii) The following alternatives were considered and determined to be impracticable: Alternative 1.a, 1.b, and 1.c, Locate the Project Outside of the Floodplain is impracticable due to limited availability within the required area, small lot sizes, and lack of current ownership by, or availability to the co-sponsors; Alternative 2, Alternate Action: Locate and Modify the Project Layout within the Floodplain, is impracticable as locating the project within the floodplain with a modified and reduced footprint would fail to provide 105 affordable units within the larger Treasure Island Major Phase 1 Redevelopment Area; and Alternative 3, No Action Alternative is impracticable because it would not include raising the base elevation, as discussed below, and would present continued risk to human life and property, and risks feasibility of full buildout due to increased costs, (iii) the following project mitigation measures are proposed: 1) Project Mitigation Measure 1: Construction above the BFE, and; 2) Project Mitigation Measure 2: FEMA Map Revision. In sum, these two measures would reduce risk to life and property and would not impact the existing use of the site, which currently does not serve as a floodplain in a manner compliant with state and local floodplain protection procedures.

MOHCD has reevaluated the alternatives to building in the floodplain. The project has been modified and proposes mitigation to elevate the site so that structures are located outside of the floodplain. Environmental files that document compliance with steps 1 through 8 of Executive Order 11988 are available for public inspection, review and copying upon request at the times and location delineated in the Section III. of this notice for receipt of comments. Based on the analysis of the EA, this activity will have no significant impact on the environment as all impacts are mitigatable and elevating the site above the anticipated BFE would not interfere with future water patterns.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of

fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

III. FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be viewed at the MOHCD website at <https://sfmohcd.org/environmental-reviews>.

IV. PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Mayor's Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, attn.: Eugene Flannery or to Eugene.flannery@sfgov.org. All comments received by 5:00 pm on July 7, 2019 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

V. ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Katha Hartley, in her capacity as Acting Director of the Mayor's Office of Housing and Community Development, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Mayor's Office of Housing and Community Development to use Program funds.

VI. OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Mayor's Office of Housing and Community Development; (b) the Mayor's Office of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the Mayor's Office of Housing and Community Development has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or

other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Director, Public and Indian Housing, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Public and Indian Housing , San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

Katha Hartley
Director, Mayor's Office of Housing and Community Development