

From: [CPC-Commissions Secretary](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: REQUEST Plan COmm TODAY continue AAU IMP
Date: Thursday, July 18, 2019 11:26:12 AM
Attachments: [Request cont AAU July 25 2019 IMP.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, July 18, 2019 11:13 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rich Hillis <rich@fortmason.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: REQUEST Plan COmm TODAY continue AAU IMP

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Please open and read the enclosed email regarding 7/25/19 hearing - on AAU IMP

Will make request in 7/18 General Public Comment

Sue Hestor

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** NEW COMMUNITY BENEFIT DISTRICT CREATED TO KEEP DOWNTOWN SAN FRANCISCO CLEAN AND SAFE
Date: Thursday, July 18, 2019 11:09:08 AM
Attachments: [7.17.19 Downtown Community Benefit District.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Wednesday, July 17, 2019 10:15 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** NEW COMMUNITY BENEFIT DISTRICT CREATED TO KEEP DOWNTOWN SAN FRANCISCO CLEAN AND SAFE

FOR IMMEDIATE RELEASE:

Wednesday, July 17, 2019

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

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

**NEW COMMUNITY BENEFIT DISTRICT CREATED TO KEEP
DOWNTOWN SAN FRANCISCO CLEAN AND SAFE**

*The new Downtown Community Benefit District follows on the recent renewals of two existing
Community Benefit and Business Improvement Districts to provide a range of services for
residents and businesses*

San Francisco, CA — Mayor London N. Breed, along with Supervisors Aaron Peskin, Vallie Brown, and Matt Haney, yesterday announced the expansion of San Francisco's efforts to keep the City's streets clean and safe. The Board of Supervisors voted unanimously to create a new Downtown Community Benefit District (CBD), which follows on recent votes to renew two existing districts: North of Market/Tenderloin CBD and the Union Square Business Improvement District (BID). In total, the three districts will raise nearly \$12 million per year over the next ten to 15 years to address the cleanliness, safety, and promotion of their communities.

“Community Benefit Districts keep our communities, clean, safe, and vibrant, and I’m excited to expand these serves to Downtown San Francisco,” said Mayor London Breed. “The renewal of existing CBDs demonstrates that neighbors, merchants, property owners, and stakeholders continue to have confidence that these organizations create and implement effective, equity-based solutions and make it possible for everyone to benefit from cleaner and safer streets.”

Community Benefit Districts strive to improve the overall quality of life in targeted commercial districts and mixed-use neighborhoods through a partnership between the City and local communities. Once an area has voted to establish a CBD, local property owners are levied a special assessment to fund improvements to their neighborhood. The funds are administered by a non-profit organization established by the neighborhood.

The newly formed Downtown CBD and the renewal of the North of Market/Tenderloin CBD and Union Square BID will provide a range of services for residents and businesses, including:

- Trash and graffiti removal, sidewalk sweeping, pressure washing, and installing new trash cans;
- Organizing events and activations of public spaces and sidewalks;
- Public and pedestrian safety programs centered around hospitality;
- Public art programs and wayfinding signage;
- Services to connect people with social services and provide information to visitors;
- Marketing and promotion of neighborhoods as community, business, and regional destinations.

Downtown Community Benefit District

The Downtown CBD is now the newest and one of the largest CBDs in San Francisco. The formation of this district began in 2007 but was paused due to the economic downturn in 2008. However, proponents continued to work on the idea and brought it back to the community in 2017. The CBD will raise approximately \$3.9 million per year in special assessments from properties within the district to carry out its management plan over the next 15 years. The boundaries of the district include approximately 669 parcels located on approximately 43 whole or partial blocks. The district is generally bounded by the Embarcadero, Spear, Battery and Sansome Streets on the east, Pacific Avenue, and Washington and Sacramento Streets on the north, Kearny and Montgomery Streets on the west, and Pacific, Howard Street and the south side of Market Street.

“As the sponsor of the original Community Benefit District enabling legislation and an original supporter of this CBD 12 years ago, I believe in the power of community stewardship,” said Supervisor Aaron Peskin, who has long worked on the formation of the Downtown Community Benefit District (CBD). “The Financial District is the home of San

Francisco's workforce economy, and the Downtown CBD will help augment the City's baseline services on everything from pressure washing to homeless outreach. Whether you're a tourist visiting a downtown attraction or a worker clocking out of an office tower to enjoy a lunchtime event in a public plaza, the CBD will be a meaningful public benefit."

The Board of Supervisors and property owners also approved the renewal and expansion of the North of Market/Tenderloin CBD and the Union Square BID. Additionally, property owners voted to renew the Civic Center CBD.

North of Market/Tenderloin Community Benefit District

The North of Market/Tenderloin CBD was renewed by property owners in the area and the Board of Supervisors voted to approve the renewal and expansion in June. It will raise approximately \$1.9 million per year in special assessments from properties to carry out its management plan over the next 15 years. The boundaries of the District include 800 parcels located on approximately 41 blocks bounded by Polk and Larkin Street on the west, O'Farrell Street on the north, Mason Street on the east, Market and McAllister Street on the south and Market Street on the southeast.

"The Tenderloin is one of the highest needs areas in San Francisco with the densest concentration of children in the city," said Supervisor Matt Haney. "The TLCBD has done a lot to help keep the streets of the Tenderloin safe, clean, and healthy for the neighborhood's children, seniors, adults, and businesses. It has done this in a way that engages community participation, employs harm reduction strategies, and honors the human dignity of all of the TL's residents both housed and unhoused. I strongly support the TLCBD's renewal and look forward to continuing to work with them in my district."

Union Square Business Improvement District

The Union Square BID, San Francisco's oldest such district, was renewed for an additional ten years on July 9. It will raise approximately \$6 million per year in special assessments to carry out its management plan, making it San Francisco's largest district by assessment revenue. The boundaries of the district include approximately 620 parcels located on 27 whole or partial blocks, bounded by Bush Street on the north, Kearney Street on the east, Market Street on the south, and Taylor and Mason Streets on the west.

New services include a 24/7 dispatch center for the public and stakeholders to alert the BID to areas that need attention, additional staff focused on cleaning and safety with a 20% wage increase, and safety and hospitality ambassadors who will assist those in need within the district during the day and overnight between 10pm and 6am.

Civic Center Community Benefit District

On Tuesday, July 16, Civic Center property owners voted to approve the renewal and expansion of the Civic Center CBD. The Board of Supervisors will vote on the renewal of the Civic Center CBD on Tuesday, July 23. If approved, the Civic Center CBD will raise approximately \$3.2 million per year in special assessments from properties within the CBD to carry out its management plan. The boundaries of the district would include approximately 773 parcels on 43 whole or partial blocks, bounded by Golden Gate Avenue and Turk Street to the north, Market Street to the south, 7th Street to the east, and Gough Street to the west.

“Since 2011, the Civic Center Community Benefit District has helped support cleanliness and safety in Hayes Valley and the surrounding neighborhood,” said Supervisor Vallie Brown. “I look forward to working with neighbors and the CBD to serve the diverse needs of District 5 stakeholders—residential and commercial, housed and unhoused.”

More information on the Community Benefit District program can be found at:

<https://oewd.org/community-benefit-districts>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Adina, Seema \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: -Brief -45 Culebra Terrace
Date: Thursday, July 18, 2019 11:09:07 AM
Attachments: [Brief 07.17.19.pdf](#)

*Jonas P. Ionin,
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From: Sherri Horve <Sherri@edsinger.net>
Sent: Wednesday, July 17, 2019 12:17 PM
To: Michele Scott <michele@edsinger.net>; Ed Singer <ed@edsinger.net>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; commissions.secreary@sfgov.org
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@sfgov.org; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: -Brief -45 Culebra Terrace

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Hello,

Attached please find the brief for the 45 Culebra Terrace matter. Should you have any questions, please call Michele Scott. Thank you!

Sherri Horve
Paralegal
Law Offices of Edward Singer
Real Estate Law Practice
340 Lorton Avenue, Suite 202
Burlingame, CA 94010
Tel: [650-393-5862](tel:650-393-5862)
Cell: (510) 207-9812

From: [Ionin, Jonas \(CPC\)](#)
To: [Adina, Seema \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Hearing July 18, 2019 Agenda Item 13(a) and 13(b) BPA no: 201807033669 & 201807033665: to demolish the existing 2-story, single family home and erect a 4-story, 2 unit building
Date: Thursday, July 18, 2019 11:06:28 AM

*Jonas P. Ionin,
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From: Jennifer Linder <jenniferlindermd@gmail.com>
Sent: Wednesday, July 17, 2019 10:33 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; Millicent.johnson@sfgov.org; Kathryn.moore@sfgov.org; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jennifer Linder M.D. <jenniferlindermd@gmail.com>; Richard Linder <linderrichard@gmail.com>
Subject: Re: Planning Commission Hearing July 18, 2019 Agenda Item 13(a) and 13(b) BPA no: 201807033669 & 201807033665: to demolish the existing 2-story, single family home and erect a 4-story, 2 unit building

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

Richard Linder
Jennifer Linder MD
46 Culebra Terrace
San Francisco, CA 94109

July 17, 2019

Commissioner Myrna Melgar
Myrna.melgar@sfgov.org

Commissioner Joel Koppel
Joel.koppel@sfgov.org

Commissioner Frank Fung
Frank.fung@sfgov.org

Commissioner Rich Hillis
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Commissioner Kathryn Moore
Kathryn.moore@sfgov.org

Commissioner Dennis Richards
Dennis.richards@sfgov.org

Secretary Jonas P. Ionian
Jonas.ionin@sfgov.org
Commissions.secretary@sfgov.org

Re: Planning Commission Hearing July 18, 2019
Agenda Item 13(a) and 13(b)
BPA no: 201807033669 & 201807033665: to demolish the existing 2-story, single family home and erect a 4-story, 2 unit building

Dear Commissioners

My husband Richard and I own 46 and 50 Culebra Terrace and it has been our family home since 2006. We have three little girls, Kate 8 years old, Alex 5 years old and Bea who is 3 years old. Like many San Francisco families we are a two career couple so my parents live with us part time as well as our au pair Kim. One of the things we love about Culebra is its unique and special sense of community. Many of the residents have lived there for more than two decades and we work together to maintain this private special narrow street and community. Our daughters are able to play and ride their bikes on the street because of it's unusual configuration that ends on steps that lead to Lombard and Chestnut streets. My husband and I are dedicated members of the larger community as well. I am a physician and a volunteer facility member at UCSF and my husband is an entrepreneur and on the boards of our daughters' nearby school and preschool.

We are writing to you to express our concerns about the proposed project at 45 Culebra Terrace. We feel the project is extremely out of character with the street and impinges upon our families ability to enjoy our home. The owners of 45 Culebra originally told us that they planned to renovate 45 Culebra as a single family unit to accommodate their own family. We did not expect this large Developer driven 2 unit building that is out of character. Lucas Eastwood is a developer who is not part of Culebra community and is naturally trying to maximize his profits by creating the largest home possible. My home is directly across from the project on what is an unusually narrow street. I have the following concerns regarding this project.

1.Character: The current building is a street level 4 bedroom home that includes a

lower level that opens to the back yard. The new building does not increase the number of bedrooms but does increase its size by two stories plus a roof deck. The developer is decreasing the economic diversity of the street. They are replacing a more affordable 4 bedroom unit with two luxury units without increasing the number of bedrooms. It will still only be 4 bedrooms in total. This project does not improve our housing issues in San Francisco and serves to further eliminate the diversity we enjoy. Changing the number of bedrooms will not change the fact that more affordable housing is being lost.

2:Privacy: The primary living floor of the development will be looking directly into my bedroom and the bedroom of my daughters. The bedroom floor and roof deck will be looking directly into my living room across the narrow private street we cooperatively own.

3.Light. Like many homes in San Francisco we gain light from one primary wall. This development would block our access to sunlight. We currently are bathed in western light during the afternoon and evening when my children are home from school. I ask that the commission have empathy for how this project will affect the daily experience of our family's life in the home that we have owned for 13 years.

4.Parking. Due to the narrow nature of the street, the addition of a garage at 45 Culebra Terrace could hinder the use of spots 7 and 9 directly across the street from our home. Most cars would need to maneuver onto our property and into our garage space to then enter into the proposed garage. Currently when anyone is parked in spot 8 it is essentially impossible to get a car into our garage. As a result we are forced to park on the street and our garage for bicycle storage.

5. We seek reassurance that no elevator shaft would go on the proposed roof and roof deck. It is our opinion that the roof deck greatly impedes upon the privacy of our home. Unfortunately, the second unit requires a rooftop to meet the outdoor space requirement.

6. Their proposal states that they are preserving mid block open space but in reality they are completely blocking the central part of the street as they replace a street level building with a 4 story building plus a roof deck which will essentially block light from the street which we all own and use on a daily basis.

7. The developer states that he is compatible with adjacent neighbors but they are proposing more than double the mass of the current building. This building is simply too large for the lot it sits on. To fit a second unit in the lower level a variance is needed to increase the size of the building and to under size of the backyard outdoor space. This building is designed as if it on a large corner lot rather than on a small lot on a narrow street.

8. Construction: We are also concerned about how the demolition and construction on this narrow dead end private street with limited parking will be affected by the large scale of this project.

9. If this project is allowed to proceed, the value of 45 Culebra will be increased, while economic diversity is lost, and our family will suffer a material loss of value and pleasure in our ownership of both of our family homes at 46 and 50 Culebra Terrace.

This project feels like a mistake. Even if the developer were to increase the number of bedrooms, the project is too large and is shoe horned into its space. The size of the lot and the narrowness of the street were not considered in its design. Adding a second unit doesn't fix the issue that the project is too large and impedes on the neighborhood. Even if the project increases housing by a tiny amount, it is unfair and detrimental to our community that has functioned effectively for decades.

We are distressed by the size of this project since it so greatly benefits a developer, while decreasing affordable housing stock in San Francisco, lessening diversity in our neighborhood, and creating acute financial losses of value to our families. This development has a negative effect on our experience and enjoyment in a home that we have owned for 13 years.

Thank you for your time and consideration.

Sincerely,

Jennifer and Richard Linder

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$9.8 MILLION INCREASE IN INCOME ASSISTANCE FOR LOW-INCOME SAN FRANCISCANS
Date: Thursday, July 18, 2019 11:00:36 AM

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Thursday, July 18, 2019 8:06 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$9.8 MILLION INCREASE IN INCOME ASSISTANCE FOR LOW-INCOME SAN FRANCISCANS

FOR IMMEDIATE RELEASE:

Thursday, July 18, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES \$9.8 MILLION
INCREASE IN INCOME ASSISTANCE FOR LOW-INCOME
SAN FRANCISCANS**

*San Franciscans enrolled in the County Adult Assistance Programs to receive additional
benefits each month to afford necessities*

San Francisco, CA — To help the challenges faced by low-income San Franciscans, Mayor London N. Breed announced that the City budget for Fiscal Years 2019-20 and 2020-21 will provide \$9.8 million over two years in additional income assistance for residents. The County Adult Assistance Programs (CAAP), administered by the San Francisco Human Services Agency (HSA), provide monthly cash assistance to approximately 4,700 low-income adults without dependent children, including those experiencing homelessness, adults with disabilities, and those who need help finding employment.

“In a city as expensive as San Francisco, every dollar counts. This increased cash assistance

can make the difference between someone having enough to eat or going hungry,” said Mayor Breed. “I’m glad that we’re able to increase this funding so that people can afford everyday things like food, toiletries, and medications, while we also connect them with the services they need, like housing placements, education, and jobs.”

Through CAAP, San Francisco provides locally-funded cash aid and social services to extremely low-income residents with no dependent children. HSA also administers the California Work Opportunity and Responsibility to Kids (CalWORKs) program, which is similar to CAAP, but provides state and federally funded cash assistance for adults with dependent children.

The purchasing power of both CalWORKs and CAAP monthly benefits has eroded over time, so the State and San Francisco recently implemented cost-of-living adjustments that increased cash grants by 23% to ensure that participants’ incomes are above 50% of the federal poverty level by 2020-21.

“Supporting our most vulnerable San Franciscans to afford the skyrocketing costs of basic needs like food and housing is simply the right thing to do,” said Trent Rhorer, Executive Director of the San Francisco Human Services Agency. “Helping people get back on their feet with temporary cash assistance allows us to connect them with a lifetime of better opportunities through education, employment training, and job placement.”

San Francisco’s CAAP ordinance requires that the maximum grant amounts for the CAAP program increase in tandem with any cost of living adjustments implemented in the CalWORKs program. CAAP monthly benefits increased by 10% in April 2019, and will increase by another 13% in October 2019, resulting in a total increase of 23%. More than 11,000 currently enrolled San Franciscans are eligible to receive CAAP and CalWORKs benefit increases once fully implemented in October. The budget contains an additional \$9.8 million over two years to fund the increased CAAP grants.

As a result of April’s 10% increase, CAAP currently offers a monthly benefit of up to \$520 per month. After the implementation of the October increase, recipients may be eligible for a monthly benefit of up to \$588 per month. Benefit amounts are determined by an applicant’s income, housing status, and length of San Francisco residency.

CAAP provides adults seeking employment with training, work experience, education and supportive services with the goal of moving them to self-sufficiency. Through connections to job training with local nonprofit organizations and City Departments, including Public Works, Recreation and Parks, and the San Francisco Municipal Transportation Agency, CAAP recipients give back to their community by providing administrative support and helping to keep our public transportation, parks, and streets clean. Individuals who choose the education track are connected with classes to complete their GED or High School Diploma, and City

College courses.

In addition to the monthly cash benefits, HSA works with recipients to help them apply to other state and federally funded social safety net programs, including Medi-Cal, CalFresh, and Supplemental Security Income. Recipients of CAAP also receive assistance with housing or shelter placements, access to substance abuse and mental health services, assistance obtaining a free ID or driver's license, free monthly Muni passes, and free museum passes.

Currently, 16% of CAAP recipients were experiencing homelessness at the time of enrollment in the program. HSA partners closely with the Department of Homelessness and Supportive Housing (HSH) to provide coordinated services to homeless CAAP clients, whose benefits includes access to shelter and long-term housing.

The budget also funds five new positions to connect clients at the new and expanded HSH Navigation and SAFE (Shelter Access for Everyone) centers to Medi-Cal, CalFresh, and CAAP benefits on-site. These benefits connectors will meet those experiencing homelessness where they are, streamline business processes whenever possible, and provide personalized support to help them navigate application systems.

For more information on CAAP and to apply, visit www.sfhsa.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: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 45 Culebra Terrace brief
Date: Wednesday, July 17, 2019 4:55:34 PM
Attachments: [Brief 07.17.19.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sherri Horve <Sherri@edsinger.net>
Sent: Wednesday, July 17, 2019 12:27 PM
To: Michele Scott <michele@edsinger.net>; Ed Singer <ed@edsinger.net>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Subject: 45 Culebra Terrace brief

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Hello,

Attached please find the brief for 45 Culebra Terrace. Should you have any questions, please contact Michele Scott. Thank you!

Sherri Horve
Paralegal
Law Offices of Edward Singer
Real Estate Law Practice
340 Lorton Avenue, Suite 202
Burlingame, CA 94010
Tel: [650-393-5862](tel:650-393-5862)
Cell: (510) 207-9812

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 \(CPC\)](#); [Samonsky, Ella \(CPC\)](#)
Subject: FW: SFBC Support for Flower Mart
Date: Wednesday, July 17, 2019 4:54:48 PM
Attachments: [2019-07-17 SFBC Flower Mart Comment .pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Charles Deffarges <charles@sfbike.org>
Sent: Wednesday, July 17, 2019 4:43 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Taylor Jordan <taylor@lh-pa.com>; Alexandra Stoelzle <AStoelzle@kilroyrealty.com>
Subject: SFBC Support for Flower Mart

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

Dear President Melgar,

Please find attached the SF Bicycle Coalition's comments in support of the proposed Flower Mart development ahead of tomorrow's meeting.

Sincerely,
--

Charles Deffarges
Senior Community Organizer
415.431.2453 x 313 | charles@sfbike.org
Pronouns: he, him

[San Francisco Bicycle Coalition](#)
Promoting the Bicycle for Everyday Transportation
[1720 Market St.](#)
[San Francisco, CA 94102](#)



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: 610-698 Brannan Street Project for July 18 Planning Commission Calendar 9a-9d Environmental Certification
Date: Wednesday, July 17, 2019 4:54:23 PM
Attachments: [Mart EIR Objection.pdf](#)
[Central SoMa EIR Petition Final 2.pdf](#)
[SocketSite™ Plans to Build Even Higher on an Up-Zoned SoMa Site.pdf](#)

*Jonas P. Ionin,
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From: John Elberling <johne@todco.org>
Sent: Wednesday, July 17, 2019 4:43 PM
To: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>; Jon Jacobo <jjacobco@todco.org>; Cheyenne Concepcion <cheyenneconcepcion@gmail.com>; SUSAN BRANDT HAWLEY <susanbh@me.com>
Subject: 610-698 Brannan Street Project for July 18 Planning Commission Calendar 9a-9d Environmental Certification

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Please see attached and forward to the Planning Commission for tomorrow's meeting.

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Sutro Tower-Planning Application Record Number 2017-013308 DRM/RPJ
Date: Wednesday, July 17, 2019 10:06:49 AM
Attachments: [San Francisco Planning Commission Discretionary Review Hearing Letter Brief.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: WC Temp <wctemp@cwclaw.com>
Sent: Wednesday, July 17, 2019 10:03 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; ericd@sutrotower.com; Lindsay, Ashley (CPC) <ashley.lindsay@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Sutro Tower-Planning Application Record Number 2017-013308 DRM/RPJ

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

On behalf of our client, Sutro Tower, Inc., please find attached a letter supporting approval of the above referenced application. We tried sending the attached document yesterday, but it was rejected due to the large size of the attachment. A hard copy will also be hand delivered for your ease of review. As always, thank you for your time and attention to this important FCC-mandated repacking project. Please do not hesitate to contact me should you have any questions or concerns.

Thank you.

Onyebuchi Okeke, LL.M.
Legal Secretary to Kristen Thall Peters
Cooper, White & Cooper LLP
1333 North California Boulevard, Suite 450
Walnut Creek, California 94596
(925) 287-1709 (Phone)
(925) 256-9428 (Fax)
<http://www.cwclaw.com>

=====

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=====

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: July 18, 2019 Hearing: Agenda Items 9a, 9b, 9c and 9d
Date: Wednesday, July 17, 2019 10:04:00 AM
Attachments: [COM002a SENT Plan Com re Flower Mart.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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-----Original Message-----

From: Tom Lippe <lippelaw@sonic.net>
Sent: Wednesday, July 17, 2019 10:00 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@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>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Cc: 'Kelly Marie Perry' <kmhperry@sonic.net>
Subject: July 18, 2019 Hearing: Agenda Items 9a, 9b, 9c and 9d

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

Dear Commission President Melgar and Members of the Commission:

Please find today's correspondence attached in .pdf format.

Personal delivery of same, an original and 15 copies, to the Secretary of the Planning Commission, Jonas P. Ionin, or an authorized party that can accept delivery will be completed by close of business today.

Thank you in advance for your attention to this matter.

Tom Lippe
Law Offices of Thomas N. Lippe APC
201 Mission St., 12th Floor
San Francisco, CA 94105
Tel 415 777-5604 x 1
Fax 415 777-5606
e-mail: lippelaw@sonic.net
Web: www.lippelaw.com

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may violate applicable laws including the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. If you are not the intended recipient please contact the sender and destroy all copies of the communication.

From: [CPC-Commissions Secretary](#)
To: [Samonsky, Ella \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Neighboring business supports the NEW SF Flower Mart
Date: Wednesday, July 17, 2019 9:11:01 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: John Delaplane <johnny@access-sf.org>
Sent: Tuesday, July 16, 2019 4:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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: Neighboring business supports the NEW SF Flower Mart

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

Greetings President Melgar and Members of the Planning Commission,

My name is Johnny Delaplane and I am a business owner at 761 Bryant, adjacent to the proposed site of the New SF Flower Mart. Our Medical Cannabis Dispensary was approved by the Planning Commission August 2017. (After a very long permitting and build out process, we are a few weeks away from opening our doors!)

We would love to see the new SF Flower Mart begin construction as soon as possible.

The rear of our property is adjacent to the rear of the Flower Mart, with only the private, dead end alley off of 5th street (b/tw Bryant and Brannon) separating us.

We would love to see the option where the private alley is developed into a usable pedestrian space with forward facing businesses or restaurants with outdoor seating on the alley, similar to Belden Place (<http://www.belden-place.com/>). Our business is set up in a way that we could accept customers through both our front and back doors, so a pedestrian friendly alley would be a boon to us. It also creates some more intimate spaces away from the heavy traffic and congestion common

on the larger streets surrounding the project. Finally, forward facing businesses in that alley will help decrease the amount of homeless encampments and illegal drug use that commonly occur there.

Whatever option is finally chosen, we support the Planning Commission's decision and **hope to see this project approved without delay.**

Thank you for your consideration!

Sincerely,

Johnny Delaplane
Owner, Access Bryant SPC
dba Project Cannabis SF (formerly Access SF)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Sutro Tower - Planning Application Record Number 2017-013308 DRM/PRJ
Date: Wednesday, July 17, 2019 9:10:37 AM
Attachments: [SutroPart1.pdf](#)
[SutroPart2.pdf](#)
[Change-Pro_Ink.msg](#)
[Google Chrome_Ink.msg](#)

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

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

From: Kristen Thall Peters <KTPeters@cwclaw.com>
Sent: Tuesday, July 16, 2019 6:14 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; 'planning@rodneyfong.com' <planning@rodneyfong.com>; 'richhillissf@gmail.com' <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>; 'Eric Dausman (ericd@sutrotower.com)' <ericd@sutrotower.com>; Lindsay, Ashley (CPC) <ashley.lindsay@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: Sutro Tower - Planning Application Record Number 2017-013308 DRM/PRJ

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

On behalf of our client, Sutro Tower, Inc., please find attached a letter supporting approval of the above referenced application. A hard copy will also be hand delivered for your ease of review. As always, thank you for your time and attention to this important FCC-mandated repacking project. Please do not hesitate to contact me should you have any questions or concerns. KTP

Kristen Thall Peters | Cooper, White & Cooper LLP
201 California Street, 17th Floor, San Francisco, CA 94111
(415) 433-1900 ktpeters@cwclaw.com

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From: [CPC-Commissions Secretary](#)
To: [Samonsky, Ella \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for the SF Flower Mart!
Date: Wednesday, July 17, 2019 9:08:43 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: Jason Myers <jason.g.myers@gmail.com>
Sent: Tuesday, July 16, 2019 6:44 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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: Support for the SF Flower Mart!

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

Dear President Melgar and Members of the San Francisco Planning Commission,

As a San Francisco tax payer who lives immediately adjoining to the Flower Mart (owner at 767 Bryant), I strongly support Kilroy's plans for the SF Flower Mart site!

I believe the Flower Mart project will be a key element to the entire Central SoMa Plan, bringing critical open spaces for all residents and businesses to boost the city's economy. At the same time preserving the San Francisco Flower Mart.

This will be a huge positive for the neighborhood, please do not delay in approving this great project! Thanks,

Jason

Jason Myers
767 Bryant Street- Unit 405
jason.g.myers@gmail.com
Mobile: 734-883-4907

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY PASSES LEGISLATION FROM MAYOR BREED AND SUPERVISOR GORDON MAR TO FULLY FUND FREE CITY COLLEGE
Date: Wednesday, July 17, 2019 9:05:47 AM
Attachments: [7.16.19 Free City College.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Tuesday, July 16, 2019 4:50 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY PASSES LEGISLATION FROM MAYOR BREED AND SUPERVISOR GORDON MAR TO FULLY FUND FREE CITY COLLEGE

FOR IMMEDIATE RELEASE:

Tuesday, July 16, 2019

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

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

**BOARD OF SUPERVISORS UNANIMOUSLY PASSES
LEGISLATION FROM MAYOR BREED AND SUPERVISOR
GORDON MAR TO FULLY FUND FREE CITY COLLEGE**

A \$15 million investment to fund Free City College will allow for greater program oversight while expanding access for all San Franciscans

San Francisco, CA — The Board of Supervisors today unanimously passed legislation introduced by Mayor London N. Breed and Supervisor Gordon Mar to fully fund the San Francisco City College Enrollment Fee Assistance Fund, also known as “Free City College,” for ten years, and provide for greater oversight of program operations.

The City will provide \$8.4 million in new funding, in addition to the \$6.6 million that is currently budgeted for the program, to fully fund Free City College. In addition to this annual \$15 million allocation, the City will fund a one-time payment of \$5.4 million to offset the costs incurred by the City College of San Francisco as a result of enrollment exceeding the original Free City College projections.

“This legislation will secure the future of Free City College so that San Franciscans continue to have access to higher education without having to worry about it being too expensive,” said Mayor Breed. “This is a matter of equity and I am glad to see this program continue for years to come.”

“Free City College is the most inclusive free college tuition program in the country, giving thousands of students access to the opportunities that only education can provide” said Mar. “I’m proud of the deal we’ve reached to fully fund Free City for the next decade, one that expands on our investments in our students and our City’s only life-long learning institution. Under this deal, Free City will continue to break down barriers to higher education for all San Francisco residents and grow enrollment in the college. And as momentum for tuition-free and debt-free college gains steam in states and across the country, Free City will continue to set an example for the nation.”

Free City College is part of a growing movement of local, state and federal policies to address the public demand to make college more affordable, reduce the cost of college, and make attainment of higher education a reality.

The Board of Supervisors approved the Free City College program in September 2016, which covers the cost of tuition and associated educational expenses for eligible San Francisco residents. For students who qualify for state-funded tuition support, Free City provides funds to help with the cost of books, transportation, and other education-related expenses.

The legislation formalizes a ten year Memorandum of Understanding with City College that will institute agreed-upon reporting and accountability metrics to be submitted to the City and avoid future budget shortfalls. The Free City College Oversight Committee will also be established to provide recommendations to the Mayor, Board of Supervisors and relevant City departments about the Free City College program.

###

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Next Week: Celebrate the 55th Anniversary of the SF Human Rights Commission!
Date: Tuesday, July 16, 2019 4:00:00 PM
Attachments: [pastedImagebase640.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Mahan, Angelique (HRC)
Sent: Tuesday, July 16, 2019 3:52 PM
To: Mahan, Angelique (HRC) <angelique.mahan@sfgov.org>
Subject: Next Week: Celebrate the 55th Anniversary of the SF Human Rights Commission!

Please distribute to your Board Commissioners

Dear Commissioners,

The San Francisco Human Rights Commission was founded in 1964, the same year the Civil Rights Act was signed by President Lyndon B. Johnson, thanks to the work of local and national organizations confronting systemic anti-Black racism in local businesses, community relationships, and government services. The organizers at the time also helped to spawn the Free Speech Movement in Berkeley, CA.

We are using this year's anniversary celebration as an opportunity to reflect on where they are now in contrast with their founding, and discuss strategies for how they can achieve the racial equity goals that inspired the Office's creation.

There are events planned for each day of the week of July 22, including a kickoff on the Mayor's balcony on Monday; a [symposium on Tuesday featuring panels on movement building & reparations](#), with a keynote address from Cornel West; a [community awards celebration at SF JAZZ](#); and [much more!](#) Please come out and support this historic occasion!



In Service,

Angelique Mahan

Fair Chance Ordinance
Human Rights Commission
25 Van Ness Ave Suite 800
San Francisco, CA 94102
(M) 415-252-2500, (D) 415-252-2515
angelique.mahan@sfgov.org
pronouns: (She, Her)

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Rahaim, John \(CPC\)](#); [DiSanto, Thomas \(CPC\)](#)
Subject: Memorandum | Important Notice and Disclosure Update for City Officials and Department Heads
Date: Tuesday, July 16, 2019 3:31:13 PM
Attachments: [ACAO Memo City officials 20190716.pdf](#)
Importance: High

Commissioners,

Please review the attached memo from the Ethics Commission on revised and updated disclosure requirements for Commissioners and other City officers. If you have questions, please contact the Ethics Commission and/or Andrew Shen at the City Attorney's office.

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 9: 610-698 Brannan Street
Date: Tuesday, July 16, 2019 12:16:43 PM
Attachments: [TRT Letter Re- 610-698 Brannan Street Project.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: Peter Drekmeier <peter@tuolumne.org>
Sent: Tuesday, July 16, 2019 11:39 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Jue, Tyrone (MYR) <tyrone.jue@sfgov.org>; Kelly, Jr, Harlan (PUC) <HKelly@sfgwater.org>
Subject: Item 9: 610-698 Brannan Street

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

Dear President Melgar and Commissioners:

Please see TRT's comments on the 610-698 Brannan Street Project on Thursday's agenda.

Thank you.

-Peter

Peter Drekmeier
Policy Director
Tuolumne River Trust
peter@tuolumne.org

(415) 882-7252

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INITIATE PLAN TO FULLY ELECTRIFY GROUND TRANSPORTATION IN SAN FRANCISCO
Date: Tuesday, July 16, 2019 10:42:27 AM
Attachments: [7.16.19 Electric Vehicle Chargers and Roadmap.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: Tuesday, July 16, 2019 10:18 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INITIATE PLAN TO FULLY ELECTRIFY GROUND TRANSPORTATION IN SAN FRANCISCO

FOR IMMEDIATE RELEASE:

Tuesday, July 16, 2019

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

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

MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN INITIATE PLAN TO FULLY ELECTRIFY GROUND TRANSPORTATION IN SAN FRANCISCO

New legislation introduced will expand publicly accessible electric vehicle charging in all large commercial parking facilities throughout the city

San Francisco, CA — Mayor London N. Breed, along with Supervisor Aaron Peskin, today introduced legislation to expand the number of electric vehicle (EV) charging stations in San Francisco parking facilities and unveiled a roadmap to achieve 100% emission-free transportation by 2040. The newly announced initiatives are designed to reduce transportation sector greenhouse gas emissions, which account for 46% of the City's overall emissions. 71% of the City's transportation emissions come from private cars and trucks.

“In order to meet our climate goals and improve the air we breathe, we need to electrify public and private transportation,” said Mayor London Breed. “We know that one of the biggest barriers for people considering driving an electric vehicle is access to charging, so we want to make sure our City has the charging infrastructure that's needed. Whether you're parked at the grocery store to run errands or getting ready to leave the City for a road trip, you should be

able to find a spot to charge—and get to your destination without having to use fossil fuels.”

“San Franciscans want to reduce our collective carbon footprint, and we want to make it easier for everyone to be a part of the solution,” said Supervisor Aaron Peskin. “By including a lower rate in our proposed TNC Traffic Congestion Tax for electric vehicles, by transitioning our public Muni fleet to electric and by requiring more charging station opportunities, we’re giving San Franciscans options and incentives to go green. Of course we’d like to see walking, biking and public transit prioritized, but if San Franciscans are going to drive, we hope they go electric.”

EV Charging in Commercial Lots and Garages

The proposed legislation is the first in the nation to require commercial parking lots and garages with more than 100 parking spaces to install EV charging stations in at least 10% of the parking spaces. Parking facility owners would be required to install the EV charging stations by January 1, 2023, and will be encouraged to work with EV charging providers to do so. The ordinance will apply to approximately 300 commercial parking facilities throughout the City.

EV Charging in Municipal Lots and Garages

In addition to increasing charging stations on privately owned land, the City will invite EV charging station providers to submit proposals to deploy EV charging stations in up to 38 municipal parking facilities that are accessible to the public. This initiative could result in the installation of 340 new charging ports, which would increase the City’s publicly accessible EV charging network by 44%. Since 2009, the City has installed over 200 EV charging stations in municipal parking facilities and at the San Francisco International Airport. The Port of San Francisco is issuing a Request For Qualifications (RFQ) to expand the Port’s EV Charging infrastructure. The current RFQ focuses on four Port sites that could result in the installation of 40 new charging stations along the waterfront.

As of July 16, the City is collecting responses from interested EV charging providers via an Intake Form on the Department of the Environment’s website:

<https://sfenvironment.org/electricmobilitysf>

EV Roadmap to Achieve Zero-Emission Transportation

Mayor Breed also unveiled an [EV Roadmap](#) that sets a goal of 100% emission-free ground transportation by 2040. The Roadmap lays out a plan for the City to reduce the financial and information barriers that are preventing people from adopting EV technologies. The Roadmap offers solutions and actions the City can take to electrify private sector transportation, decrease total vehicle miles traveled, reduce gasoline and diesel-powered cars on the road, and increase adoption of zero emission vehicles.

Mayor Breed’s approach to electrifying transportation is designed to work in concert with San Francisco’s longstanding Transit First policy. The City recognizes that the best way to reduce congestion and emissions from the transportation sector is to get people out of cars, and onto public transit, bikes or sidewalks. The EV Roadmap represents a collaborative partnership between several City agencies, including the San Francisco Department of Environment, San Francisco Public Utilities Commission, San Francisco Municipal Transportation Agency, and the Port of San Francisco, other regional and state government agencies, and stakeholders from the private sector.

“If we are to meet the City’s ambitious climate action goals, we need to pursue every sustainable energy practice available, including the expansion of electric vehicles,” said San Francisco Public Utilities Commission General Manager Harlan L. Kelly, Jr. “We are happy to work with Mayor Breed and our fellow City departments on innovative legislation that will move San Francisco toward a cleaner, greener, healthier future.”

“While we continue to get people out of their cars and onto transit, bikes and our sidewalks, we must transition any remaining vehicles on San Francisco’s roadways off of fossil fuels and onto renewable energy,” said Debbie Raphael, Director of the Department of the Environment. “A renewable energy supply is more than just a checkbox in San Francisco’s climate action strategy, it catalyzes even greater emission reductions.”

“San Francisco has long been a national leader when it comes to protecting the environment and we are extremely proud that Muni operates the greenest transit fleet of any major transit agency in North America,” said Ed Reiskin, Director of Transportation, San Francisco Municipal Transportation Agency. “Our ongoing efforts to attract people to transit, bike and other sustainable modes must move in tandem with these emission reduction strategies to ensure that we are on the path to 100 percent emission-free transportation in San Francisco.”

“We are excited to issue an RFQ to expand electric vehicle charging stations along the waterfront,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The Port will be looking for proposals up and down the waterfront; ensuring equitable access to charging stations all along Port property, from the northern waterfront down to our southern Waterfront.”

San Francisco has successfully reduced its greenhouse gas emissions 36% below 1990 levels and has a goal of being carbon neutral by 2050. CleanPowerSF, which is operated by the San Francisco Public Utilities Commission, is essential to helping the City meet its ambitious climate action goals. CleanPowerSF has enrolled 360,000 customers and provides electricity for 80% of the City. Additionally, Mayor Breed has introduced legislation to transition large private commercial buildings to 100% renewable electricity.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Mathnasium - 3301 Fillmore Street
Date: Tuesday, July 16, 2019 8:39:02 AM
Attachments: [Terry-Letter to CPC.docx](#)
[Dennis-Presentation to Planning Commission.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kate McGee <kate@kmplanningstrategy.com>
Sent: Monday, July 15, 2019 6:43 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richillissf@gmail.com
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Mathnasium - 3301 Fillmore Street

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

Hello Commissioners,

I am the Agent for the CU proposal to provide formula retail located at 3301 Fillmore Street (case number:2019.003787CUA). The proposal is to provide a children's math tutorial service during after school hours. It's a franchise. The item is scheduled to be heard this Thursday, July 18th.

The owners of the franchise are a lovely couple with children of their own, the space has been vacant since September, and the project has the support of residents and merchants alike. The Department supports the proposal. I am attaching two letters of support from the landlords (Terry and Dennis), who's family has owned the building since 1914. The letters summarize what I believe is the general sentiment regarding the proposal. Terry and Dennis will present these letters to you in person depending on the timing of the agenda (they have to leave at 5pm).

Please let me know if you have any questions or concerns.

Thanks for all your hard work!

-Kate

Kate McGee

KM Planning Strategy
415.298.5219

<http://www.kmplanningstrategy.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: Attached is a copy of my letter to the Planning Commissioners regarding the July 25,2019 Design Review for 25 and 27 17th Ave.
Date: Monday, July 15, 2019 12:14:19 PM
Attachments: [letter to secretary Mr Ionin Mr. Winslow with attachment.pdf](#)

*Jonas P. Ionin,
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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: dratler@sonic.net <dratler@sonic.net>
Sent: Monday, July 15, 2019 12:11 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Attached is a copy of my letter to the Planning Commissioners regarding the July 25,2019 Design Review for 25 and 27 17th Ave.

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

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2966 24th St.
Date: Monday, July 15, 2019 10:13:58 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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jonas.ionin@sfgov.org
www.sfplanning.org

From: Erick Arguello <erick@calle24sf.org>
Sent: Friday, July 12, 2019 6:55 PM
To: Carlos Solorzano <Carlos@hccsf.com>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Dennis Richards <drichards20@outlook.com>; Kathryn Moore <mooreurban@aol.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; William Rodriguez <borincuba12@gmail.com>; Robert W. Selna <rselna@wendel.com>; Ponce De Leon, Diana (ECN) <diana.poncedeleon@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Business Calle 24 <business@calle24sf.org>; Mission Small Business Association <dmcaminos@yahoo.com>
Subject: Re: 2966 24th St.

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

Thank you for your support!

Erick

On Fri, Jul 12, 2019 at 1:18 PM Carlos Solorzano <Carlos@hccsf.com> wrote:

The Hispanic Chambers of Commerce of San Francisco is in full support of the request by Calle 24, and urge the commissioners to restore the property to commercial use as it will benefit small businesses.

Thank you for your support.

Carlos Solórzano
CEO

HCCSF
Office 415.735.6120
Cell 415.259.1498
Carlos@hccsf.com
www.hccsf.com

“This e-mail and any files transmitted with it are the property of the Hispanic Chambers of Commerce of San Francisco and their affiliate Chambers, and are confidential, and intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipient (s) or otherwise have reason to believe that you have received this message in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. Thank you for your cooperation.”

 Please consider the environment before printing this email

On Fri, Jul 12, 2019 at 9:26 AM Erick Arguello <erick@calle24sf.org> wrote:

Dear commissioners, please find attached letter of support for 2966 24th to revert back to commercial use. This falls with-in the Calle 24 Latino Cultural District. Appreciate your support. This matter will be heard by your commission on July 25, 2019. If you have any questions please feel free to contact me at erick@calle24sf.org.

Sincerely,

Erick Arguello

--

Erick Arguello
Founder, Council President
Calle 24 Latino Cultural District
3250 24th St.
San Francisco, Ca 94110
www.calle24sf.org

|

--

Erick Arguello
Founder, Council President
Calle 24 Latino Cultural District
3250 24th St.
San Francisco, Ca 94110
www.calle24sf.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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: July 25 Planning Commission comment letter
Date: Monday, July 15, 2019 10:13:20 AM
Attachments: [sdratler letter 10July2019.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

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

From: Sandra Dratler <sandradratler@gmail.com> On Behalf Of Sandra Dratler
Sent: Saturday, July 13, 2019 7:33 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jerry Dratler <dratler@sonic.net>
Subject: July 25 Planning Commission comment letter

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

Attached please find a letter of comment on 25 17th Avenue and 27 17th Avenue which is being heard on July 25, 2019.

Many thanks,
Sandra Dratler

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: commissions.secretary@sfgov.org
Date: Monday, July 15, 2019 10:13:01 AM
Attachments: [Dear Commisioner.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Nancy Clark <nancyclark1628@gmail.com>
Sent: Saturday, July 13, 2019 2:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: commissions.secretary@sfgov.org

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

I am submitting this letter to the Planning Commission regarding a project to be reviewed on 7/25.
Thank you for your consideration.
Nancy Clark

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: Design Review 25-27 17th Ave
Date: Monday, July 15, 2019 10:10:50 AM
Attachments: [Design Review 25-27 17th Ave.msg](#)

Jonas P. Ionin,
Director of Commission Affairs

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www.sfplanning.org

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

From: Louise Fong <louisefbonham@aol.com>
Sent: Saturday, July 13, 2019 11:30 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Design Review 25-27 17th Ave

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

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: Letter re. 25-17th Ave DR
Date: Monday, July 15, 2019 10:10:31 AM
Attachments: [2019-07-13Letter re. 25-17th Ave DR. .pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Sara C. Stephens, RN <sara@sarasmap.com>
Sent: Sunday, July 14, 2019 4:38 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Letter re. 25-17th Ave DR

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

Please see copy of my letter sent to members of planning commission.
Thank you for your attention to this matter.
Sincerely,
Sara Stephens

--

Sara C. Stephens, RN
Medical Advocacy & Planning

O: (415) 626-1447
F: (415) 626-1482
Sara@sarasmap.com

450 Gough Street
San Francisco, CA 94102
www.SARASMAP.com

If you would prefer not to exchange personal health information via email, please contact us at the above phone number. By replying to this email, you acknowledge that you are aware that email is not considered a secure method of communication, and that you agree to the risks.

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: July 25 Planning Commission comment letter
Date: Monday, July 15, 2019 10:09:19 AM
Attachments: [sdratler letter 10July2019.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

From: Sandra Dratler <sandradratler@gmail.com> On Behalf Of Sandra Dratler
Sent: Saturday, July 13, 2019 7:34 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Jerry Dratler <dratler@sonic.net>
Subject: July 25 Planning Commission comment letter

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

Attached please find a letter of comment on 25 17th Avenue and 27 17th Avenue which is being heard on July 25, 2019.

Many thanks,
Sandra Dratler

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 \(CPC\)](#); [Winslow, David \(CPC\)](#)
Subject: FW: CORRECTION-DR letter 25-17th Ave
Date: Monday, July 15, 2019 10:08:25 AM
Attachments: [DR Letter Sunday July 14.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Stephanie Peek <stephanie@stephaniepeek.com>
Sent: Saturday, July 13, 2019 7:07 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: CORRECTION-DR letter 25-17th Ave

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

Dear Director of Affairs Ionin,

For your files, attached is a corrected copy of my letter to the Planning Commissioners re: 25-17th Ave

Please ignore my earlier email.

The 4 case numbers are in the heading of the letter.

Thank you, Stephanie Peek

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission DR hearing on July 18th, 3847-49 18th Street.
Date: Monday, July 15, 2019 10:07:51 AM
Attachments: [2222018 Comment on 317.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: SchuT <schuttishtr@sbcglobal.net>
Sent: Sunday, July 14, 2019 11:58 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@yahoo.com; Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>
Subject: Commission DR hearing on July 18th, 3847-49 18th Street.

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

Dear Jeff,

Attached at the bottom of this email is a copy of my submission from February 2018 which includes questions raised by 18th Street when it was for sale as "Dolores Park West" as well as questions regarding two other high end, branded properties. (1783 Noe aka "Noe Looking Glass House" ultimately sold for \$7.4 million in April 2018 and of course there has been no new sale yet for 18th Street)

Here are my 11 comments on 18th Street for the Discretionary Review hearing scheduled for this coming Thursday, July 18th.

1. There are between 60-70 DRs per year in front of the Commission which actually seems quite low when compared with all the Agenda items the Commissioners grapple with annually.

2. When DRs are filed on Code compliant projects, it is usually by immediately adjacent or nearby neighbors who are usually concerned about issues of privacy and light, or neighborhood character, which they bring to the Commission seeking some relief. The DRs are not filed to be *frivolous*, but are usually fraught with real emotion.
3. These typical DRs are filed under the adjacent neighbor's actual real name and their only motive is to maintain what is honestly perceived as the livability of their home and neighborhood *in the current condition....a livability that they feel is threatened by what may be a speculative project. The Requestor usually wants minimal changes, not a "no project" outcome.*
4. There are usually no ulterior motives in the filing of these typical DRs by neighbors....no intention of manipulation of the process.....the Requestors are just seeking some redress from the project for their day to day life in their home or in their neighborhood.
5. It is not fair to use the system of Discretionary Review to justify a wrong-doing by "ratting-out" another *wrong-doing*. This is potentially the rationale with this DR. What is the end game?
6. The Public always can have access to files by making a Public Records Request through: CPC-RecordsRequest@sfgov.org. And that includes requesting all emails concerning any project.
7. The Project Sponsors for 18th Street were frankly, stupid. It is not whether or not they read "The Great Gatsby" which was used by the DR Requestor as an analogy in the May hearing. Rather what they did not read was the Aesop fable, "The Goose with Golden Eggs". Instead they did what others have done. Look at 50-52 Oakwood Street, which I have referenced to the Commission previously. Oakwood was two small 2 bedroom units that sold for \$1.525 million in September 2013 and was completely gutted and remodeled into one mega unit under an Alteration Permit, selling for \$6.85 million in October 2016. It is 2 blocks away from this project on 18th Street. Oakwood is a template for speculators, but not the first and not the only. Many projects have followed this pattern in the past 5+ years. These other Project Sponsors also did not get the correct permits and some have been before the Commission like States, Alvarado, Cragmont, Hopkins, Lombard but many others have not.
8. It would have been much better for everyone, the Project Sponsors, the former tenants, future owners, the neighborhood, the City's housing crisis, etc, etc, if the Project Sponsors *had* read the Aesop fable and done a less grandiose Alteration project and had kept or legalized the third unit in the basement to match the RH-3 zoning as well as continuing the existing condition at the site at the time of the two sales of 18th Street in January and August of 2014. But unfortunately they didn't.
9. Isn't this a project that should have had a hearing at the BIC? Or had a Director's hearing at DBI? And not had a DR?
10. What is the moral or application of the Aesop fable about the goose and her golden eggs? The moral or application is: "*The Greedy Who Want More Lose All*". It is a good story for all of us, for everyone, every day.

11. And finally, in general what is needed is much better system of dealing with and permitting excavations, whether done on one permit or several...or none. There must be review standards beyond the ones currently triggered by the criteria in the CatEx or what is shown on the Permit Application plans, particularly on these typical 25 x 114 lots and most particularly for any OTC Permits that come to DBI and involve excavation. And the Residential Flat policy needs to continue to be implemented and ultimately codified. This unfortunate project on 18th Street is a perfect example to use as the “reverse engineering” the Commission often talks about to solve these type of problems in the future.

Thank you.

Sincerely,

Georgia

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW CONSUMER RIGHTS LEGAL CLINIC
Date: Friday, July 12, 2019 3:33:20 PM
Attachments: [7.12.19 Consumer Rights Legal Clinic.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR)
Sent: Friday, July 12, 2019 3:29 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW CONSUMER RIGHTS LEGAL CLINIC

FOR IMMEDIATE RELEASE:

Friday, July 12, 2019

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

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

MAYOR LONDON BREED ANNOUNCES NEW CONSUMER RIGHTS LEGAL CLINIC

In partnership with the San Francisco Law Library and Bay Area Legal Aid, the City of San Francisco will host a monthly clinic to serve people in need of legal advice on consumer rights issues

San Francisco, CA — Mayor London N. Breed, in partnership with the San Francisco Law Library, today announced a new free monthly Consumer Rights Legal Clinic, co-sponsored by Bay Area Legal Aid, the Mayor's Office of Housing and Community Development (MOHCD) and the San Francisco Treasurer's Office of Financial Empowerment. The Clinic will begin on Thursday, July 25, 2019.

The free monthly Consumer Rights Legal Clinic is made possible through a grant from MOHCD. The clinic will provide people the opportunity to speak with an attorney about a broad range of consumer legal issues, such as bankruptcy, student loan debt, credit card debt, debt collection lawsuits, harassment by debt collectors, errors in credit reports, judgments for unpaid debt, foreclosure, and garnished wages.

“Every San Franciscan should have the opportunity to get sound legal advice, regardless of their ability to pay,” said Mayor London Breed. “This new clinic will empower people to make informed decisions about their finances and will provide a legal safety net for people who otherwise wouldn’t be able to talk to a lawyer.”

“It’s hard enough making ends meet in San Francisco without the added stress of dealing with complex issues like debt, bankruptcy, or financial fraud,” said Treasurer José Cisneros. “I’m proud to be partnering with distinguished San Francisco legal organizations to bring these important clinics to our community.”

The clinic will run in two sessions, one at 9:30am and another at 1:00pm, on the fourth Thursday of every month in the Law Library, located at 1145 Market Street, 4th floor. An RSVP is required for the clinic, and people in need of assistance with consumer legal issues can call 415-982-1300 to reserve a spot.

“MOHCD is pleased to expand our long-standing partnership with Bay Area Legal Aid,” said Kate Hartley, MOHCD Director. “Legal aid is one of the most effective ways we can help protect low-income communities. These high-quality legal services will help San Francisco residents keep their hard-earned income and assets within their families and communities.”

The organizations involved in making this clinic possible are committed to providing access to justice to those who are least able to secure it. Since 1870, the San Francisco Law Library has provided free access and use of legal reference materials to the public so that they may conduct their legal affairs and preserve their legal rights. Bay Area Legal Aid provides meaningful access to the civil justice system through quality legal assistance regardless of a client’s location, language or disability. The San Francisco Office of Financial Empowerment leverages the power of City Hall to strengthen economic security and mobility for low-income families.

More information about the San Francisco Law Library is available at <https://sflawlibrary.org/>.
More information about Bay Area Legal Aid is available at <https://baylegal.org/>.
More information about the San Francisco Treasurer’s Office of Financial Empowerment is available at <https://sfgov.org/ofe/>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for July 18, 2019
Date: Friday, July 12, 2019 2:07:38 PM
Attachments: [20190718_cal.docx](#)
[20190718_cal.pdf](#)
[CPC Hearing Results 2019.docx](#)
[Advance Calendar - 20190718.xlsx](#)

Commissioners,
Attached are your Calendars for July 18, 2019.

Commissioner Fung,
Please review the hearing and materials for the Culebra Tr. CU.

Commissioners Johnson and Richards,
Please review the hearing and materials for the 18th Street DR.

*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: [Zushi, Kei \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Presentation to Planning Commission for July 11, 2019
Date: Friday, July 12, 2019 1:53:24 PM
Attachments: [July 11 Slides Portrait NOTES PAGES \(2\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Richard Frisbie <frfbeagle@gmail.com>
Sent: Friday, July 12, 2019 10:03 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Rich Hillis - Commissioner <richhillissf@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Presentation to Planning Commission for July 11, 2019

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

Richard Frisbie here.
As you were not at yesterday's Planning Commission meeting I am attaching my notes concerning 3333 California St. for your consideration.
If you have any questions please let me know.
Thanks,
Richard Frisbie

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED DENOUNCES PLANNED RAIDS BY IMMIGRATION AND CUSTOMS ENFORCEMENT
Date: Friday, July 12, 2019 1:49:54 PM
Attachments: [7.12.19 Immigration Raids.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Friday, July 12, 2019 11:43 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED DENOUNCES PLANNED RAIDS BY IMMIGRATION AND CUSTOMS ENFORCEMENT

FOR IMMEDIATE RELEASE:

Friday, July 12, 2019

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

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

**MAYOR LONDON BREED DENOUNCES PLANNED RAIDS BY
IMMIGRATION AND CUSTOMS ENFORCEMENT**

*Mayor Breed and immigration rights advocates demonstrate support for San Francisco's
immigrant communities*

San Francisco, CA — Mayor London N. Breed, Assemblymember David Chiu, City leaders, and immigration rights advocates today expressed their support for immigrants living in San Francisco. Mayor Breed reminded people of their Constitutional rights when interacting with immigration enforcement agents, including the right to remain silent and the right to an attorney.

According to media reports, U.S. Immigration and Customs Enforcement is planning to conduct immigration enforcement actions in major cities throughout the country, including San Francisco, beginning this weekend. San Francisco officials will monitor the situation and continue to offer services for all immigrants in the City through the Office of Civic Engagement and Immigrant Affairs.

“It is unconscionable that the Federal administration is continuing to target innocent immigrant families with raids that are designed to inflict as much fear and pain as possible,” said Mayor Breed. “Here in San Francisco, we will always demonstrate our values of diversity and inclusiveness by being a sanctuary city that stands up for all our residents and neighbors. We want our entire community to be prepared and know their rights.”

“As the Trump Administration and ICE once again target our immigrant communities in California, we all must remain vigilant,” said Assemblymember Chiu (D-San Francisco). “If you see a raid occur, reporting that raid can help keep others safe. If you encounter immigration authorities, it’s crucial to remember that you have rights and legal services are available to you.”

“Tearing apart families does not make America safer,” City Attorney Dennis Herrera said. “It does the opposite. It is cruel. It is un-American, and it is simply wrong. We are a nation of immigrants and a country of laws. Deporting someone without giving them an actual opportunity to make their case is not justice. I encourage everyone to know their legal rights. San Francisco supports all of its communities, particularly hard-working families fleeing violence and oppression.”

For information about immigration legal help in San Francisco, go to immigrants.sfgov.org or call the Office of Civic Engagement and Immigrant Affairs at 415-581-2360. Residents can call the SF Rapid Response Hotline at 415-200-1548 to report raids.

###

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](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED AND CITY ATTORNEY DENNIS HERRERA ON PROPOSED FEDERAL RULE THAT WOULD HURT FAMILIES OF MIXED IMMIGRATION STATUS
Date: Friday, July 12, 2019 9:07:45 AM
Attachments: [07.11.19 HUD Immigration Status.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Thursday, July 11, 2019 12:26 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED AND CITY ATTORNEY DENNIS HERRERA ON PROPOSED FEDERAL RULE THAT WOULD HURT FAMILIES OF MIXED IMMIGRATION STATUS

FOR IMMEDIATE RELEASE:

Thursday, July 11, 2019

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

***** STATEMENT *****
MAYOR LONDON BREED AND CITY ATTORNEY
DENNIS HERRERA ON PROPOSED FEDERAL RULE THAT
WOULD HURT FAMILIES OF MIXED IMMIGRATION
STATUS

San Francisco, CA — The U.S. Department of Housing and Urban Development (HUD) has proposed a rule that would make families with mixed immigration status ineligible for federal housing assistance. Mixed status families are comprised of people who have eligible and ineligible immigration statuses for purposes of participation in federal housing programs. On Tuesday, July 9th, the City and County of San Francisco submitted comments to HUD opposing the proposed rule.

Mayor Breed and City Attorney Herrera issued the following statement:

“Our public housing and Section 8 programs should be helping us to keep people safe and secure, not dividing families or putting people at risk of homelessness. HUD’s Proposed Rule

would harm the health, security, and wellbeing of hundreds of San Francisco residents, and would likely result in the displacement and homelessness of many low-income families, including seniors and children.

This proposed rule is illegal, inhumane and short-sighted. If it's allowed to take effect, more than 100 families in San Francisco—all with children—would lose their housing and likely become homeless. It would force another 60 San Francisco families to make a heartbreaking decision: split up your family or lose your home. That's a choice that no family should ever have to make. There is nothing American about breaking apart families or forcing them onto the streets. Kids should be with their parents, and they shouldn't have to worry about where they'll sleep at night. We will not stand by as families are forced to make this unbearable choice. Families belong together. We urge HUD to withdraw the Proposed Rule."

###

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: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Planning Commission Discretionary Review: 25 & 27 - 17th Avenue - June 27th 2019 Meeting
Date: Friday, July 12, 2019 9:07:05 AM
Attachments: [25 - 17th Avenue Sq Ft Analysis.pdf](#)
[Planning Comission Discretionary Review of 25 & 27 17th Avenue - June 27th 2019.pdf](#)

*Jonas P. Ionin,
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From: Trent Hu <trent@trenthu.com>
Sent: Thursday, July 11, 2019 9:15 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: SF Planning Commission Discretionary Review: 25 & 27 - 17th Avenue - June 27th 2019 Meeting

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

Please find the attached letters I submitted to the planning commission regarding the July 27th, 2019 Discretionary Review Hearing for 25 & 27 - 17th Avenue, San Francisco, CA 94121

--

Trent

Trent Hu
Mortgage Consultant
Dre Broker ID: 01702568
NMLS ID: 235362

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Telephone: 415-777-5604
Facsimile: 415-777-5606
Email: Lippelaw@sonic.net

July 17, 2019

President Myrna Melgar and Members of the
Planning Commission:
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103
By email: myrna.melgar@sfgov.org

By Personal Delivery to the Secretary of the
Planning Commission:
Jonas P. Ionin
Commission Secretary
Director of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
By email: Commissions.Secretary@sfgov.org
By email: jonas.ionin@sfgov.org

RECEIVED

JUL 17 2019

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

Members of the Planning Commission:

Joel Koppel, Commission Vice-President
By email: joel.koppel@sfgov.org

Dennis Richards, Commissioner
By email: dennis.richards@sfgov.org

Milicent A. Johnson, Commissioner
By email: milicent.johnson@sfgov.org

Rich Hillis, Commissioner
By email: richhillissf@gmail.com

Frank S. Fung, Commissioner
By email: frank.fung@sfgov.org

Kathrin Moore, Commissioner
By email: kathrin.moore@sfgov.org

Staff Planner: Linda Ajello Hoagland
By email: linda.ajellohoagland@sfgov.org

Re: July 18, 2019 Hearing: Agenda Items 9a, 9b, 9c and 9d: Case No. 2017-000663PCAMAP\ENX\OFA\DVA; 610-698 BRANNAN STREET (Flower Mart)

Dear Commission President Melgar and Members of the Commission:

This office represents Paul Phillips, Genia Phillips, and Regina Cariaga (Objectors) with respect to Agenda Items 9a, 9b, 9c and 9d: Case No. 2017-000663PCAMAP\ENX\OFA\DVA; 610-698 BRANNAN STREET (Flower Mart) (Project). Objectors reside at 631 Folsom Street in San Francisco and are Petitioners in a pending lawsuit challenging the legality of the City of San Francisco's adoption of the Central South of Market (Central SoMa) Plan. This lawsuit is entitled *Paul Phillips, et al. v City and County of San Francisco, et al.*, San Francisco Superior Case No. CPF-19-516497 (Action). A copy of the Verified Petition for Writ of Mandate filed in this action is attached for your reference.

The Action alleges and seeks a court order finding that the Environmental Impact Report prepared and certified for the Central SoMa Plan (Central SoMa Plan EIR) does not comply with the

Planning Commission

City and County of San Francisco

July 18, 2019 Hearing: Agenda Items 9a, 9b, 9c and 9d:

Case No. 2017-000663PCAMAP\ENX\OFA\DVA; 610-698 BRANNAN STREET

(Flower Mart)

July 17, 2019

Page 2

California Environmental Quality Act (CEQA) and seeks a court order requiring that the City void its approval of the Central SoMa Plan and its associated zoning controls and general plan amendments and its certification of the Central SoMa Plan EIR.

Objectors object to the Planning Commission's approval of this Project and to the Planning Department finding that the project is exempt from environmental review on the following grounds.

The Commission currently intends to determine the compliance of this Project with Central SoMa Plan zoning and the consistency of this Project with the City's general plan as amended by the Central SoMa Plan challenged in the Action. Objectors expect the Action to be successful and to result in a court order requiring that the City void its approval of the Central SoMa Plan and its zoning controls and general plan amendments and its certification of the Central SoMa Plan EIR.

Therefore, the Planning Commission should not and cannot determine the compliance of this project with Central SoMa Plan zoning and consistency with the City's general plan as amended by the Central SoMa Plan because these changes to the City's planning law are illegal.

Also, the CEQA finding for the project (i.e., that it is exempt) tiers to the Central SoMa Plan EIR. Since the Central SoMa Plan EIR was not lawfully certified, the CEQA finding for the project cannot tier to the Central SoMa Plan EIR and cannot validly conclude that the Project would not result in new or more severe impacts than were identified in the Central SoMa Plan EIR.

Therefore, Objectors request that the Planning Commission defer action on this Project until the Action is resolved by entry of final judgment.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Tom Lippe", with a stylized, cursive script.

Thomas N. Lippe

Enclosure

1 Thomas N. Lippe, SBN 104640
2 LAW OFFICES OF THOMAS N. LIPPE, APC
3 201 Mission Street, 12th Floor
4 San Francisco, California 94105
5 Tel: (415) 777-5604
6 Fax: (415) 777-5606
7 Email: Lippelaw@sonic.net
8 Attorney for Petitioners Paul Phillips, Genia Phillips, and Regina Cariaga

ENDORSED
FILED
Superior Court of California
County of San Francisco
JAN 16 2019
CLERK OF THE COURT
BY: ROSSALY DE LA VEGA
Deputy Clerk

9 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 IN AND FOR THE COUNTY OF SAN FRANCISCO

11 PAUL PHILLIPS, an individual; GENIA
12 PHILLIPS, an individual; and REGINA
13 CARIAGA, an individual;
14 Petitioners,

15 vs.

16 CITY AND COUNTY OF SAN FRANCISCO;
17 BOARD OF SUPERVISORS OF THE CITY OF
18 SAN FRANCISCO; SAN FRANCISCO
19 PLANNING COMMISSION; SAN FRANCISCO
20 PLANNING DEPARTMENT; and DOES 1 through
21 25;

22 Respondents,

23 Does 26 through 100, inclusive,

24 Real Parties in Interest.
25
26
27
28
29
30

Case No.

CPF-19-516497

VERIFIED PETITION FOR WRIT OF
MANDATE

CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)

BY FAX
ONE LEGAL LLC

Petitioners allege:

1. This action challenges Respondents' approval of the Central SoMa Project (Project) on grounds the approval violates the California Environmental Quality Act (CEQA) and state and local planning laws.

2. The Project amends the City and County of San Francisco's General Plan to establish a new specific area plan known as the Central South of Market (SoMa) Area Plan, running from Second Street to Sixth Street, and from Market Street to Townsend Street, excluding areas within the Downtown Plan area north of Folsom Street; new zoning controls for this area, including drastically increased height limits in many areas (e.g., from 40 feet to 270 feet, from 45 feet to 240 feet, from 65 feet to 130 feet, from 65 feet to 20 feet, from 85 feet to 200 feet, from 85 feet to 400 feet); and the creation of a newly established Housing Sustainability District for this area pursuant to California Government Code section 66201.

Parties

3. Petitioners PAUL PHILLIPS, GENIA PHILLIPS, and REGINA CARIAGA are individual homeowners who own and reside in residential units in located at 631 Folsom Street in the City and County of San Francisco in the Central SoMa Plan area. Petitioners reside adjacent to the Project area and will suffer direct and tangible adverse effects on their quality of life as a result of Project implementation, including, without limitation, adverse effects on air quality, noise, transportation congestion and delay, shadow, wind, and pedestrian safety. At all times material to this action, Petitioners were and are members of two organizations: Central SoMa Neighbors and 631 Folsom Street Owners Association (SFBlu). Central SoMa Neighbors is a community organization composed of residents of the Central SoMa neighborhood. Central SoMa Neighbors seeks to preserve and enhance the unique character of Central SoMa with its diversity of buildings and architecture; make the Central SoMa area a more livable, mixed-use and pedestrian-friendly neighborhood; advocate for livability, including access to light, air, parks, and public open spaces; and ensure the area is affordable and accessible, with the right balance of housing, office space and retail. SFBlu is a homeowners association whose residents live at 631 Folsom Street, organized to promote and defend the interests of its members in balancing sustainable growth with preserving the character of the neighborhood.

4. Petitioners are beneficially interested in Respondents' full compliance with CEQA and state and local planning laws. Respondents owed a mandatory duty to comply with CEQA and state and local planning laws. before approving the Project. Petitioners have the right to enforce the mandatory duties of CEQA and state and local planning laws.

5. Respondent CITY AND COUNTY OF SAN FRANCISCO is a municipality organized under the California Constitution. Respondent BOARD OF SUPERVISORS OF THE CITY OF SAN FRANCISCO is the governing legislative body of Respondent City and County of San Francisco. The SAN FRANCISCO PLANNING COMMISSION is an agency of Respondent City and County of San Francisco and is the agency that certified the Environmental Impact Report for the Project. The SAN FRANCISCO PLANNING DEPARTMENT is an agency of Respondent City and County of San Francisco and is identified as the "Project Applicant" in the Notice of Determination that the City filed with the County Clerk and that the County Clerk posted on December 18, 2018, and is named as a Respondent pursuant to Public Resources Code section 21167.6.5. Respondents CITY AND COUNTY OF SAN FRANCISCO, BOARD OF SUPERVISORS OF THE CITY OF SAN FRANCISCO, SAN FRANCISCO PLANNING COMMISSION and SAN FRANCISCO PLANNING DEPARTMENT are collectively referred to herein as the "Respondents" or "City" because under the City's Administrative Code, section 31.04, subdivision (a), these named sub-units of the City, collectively, acted as a single "local agency," "public agency" and "lead agency." The City acted as the lead agency under CEQA for the Project and approved the Project.

6. Does 1 through 25 are fictitiously named respondents, and Does 26 through 100 are fictitiously named real parties in interest, whose true names and capacities are currently unknown to Petitioners. If and when their true names and capacities are known, this petition will be amended to assert them.

7. The paragraphs below refer to and rely on information in documents relating to this action, all of which will be filed with this Court as part of the record of proceedings and which are incorporated by reference.

The CEQA Process

8. On December 14, 2016, the City issued a Draft Environmental Impact Report (DEIR) for the Project.

9. Petitioners, as members of Central SoMa Neighbors and SFBlu, submitted extensive comments to the City on the DEIR.

10. On March 28, 2018, the City issued a Final Environmental Impact Report (FEIR) for the Project.

11. Petitioners, as members of Central SoMa Neighbors and SFBlu, submitted extensive comments to the City on the FEIR.

12. On May 10, 2018, the San Francisco Planning Commission certified the FEIR the Project.

13. On or about June 8, 2018, four different appeals of the Planning Commission's certification of the FEIR to the City's Board of Supervisors were filed, including an appeal by Petitioner's organizations,

1 Central SoMa Neighbors and SFBlu

2 14. On September 25, 2018, the City's Board of Supervisors denied the appeals and upheld the
3 certification of the EIR.

4 **The Project Approvals**

5 15. The City filed and posted a Notice of Determination in accordance with Pubic Resources Code
6 section 21152 on December 18, 2018.

7 16. The Notice of Determination indicates that the Central SoMa Project consists of the following
8 decisions by Respondents:

9 (a) Board of Supervisors' Ordinance 280-18, amending the Zoning Map of the Planning Code
10 to create the Central South of Market (SoMa) Special Use District and make other amendments to
11 the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa
12 Area Plan. This ordinance finally passed on November 27, 2018, and was signed by the Mayor of
13 San Francisco on December 7, 2018.

14 (b) Board of Supervisors' Ordinance 281-18, amending the Business and Tax Regulations and
15 Planning Codes to create the Central South of Market Housing Sustainability District. This
16 ordinance finally passed on November 27, 2018, and was signed by the Mayor of San Francisco on
17 December 7, 2018.

18 (c) Board of Supervisors' Ordinance 282-18, amending the General Plan to create the Central
19 South of Market (SoMa) Area Plan. This ordinance finally passed on November 27, 2018, and was
20 signed by the Mayor of San Francisco on December 7, 2018.

21 (d) Board of Supervisors' Ordinance 282-18, amending the Administrative Code Special Tax
22 Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and
23 services related to the Central SoMa Plan Area. This ordinance finally passed on November 27,
24 2018, and was signed by the Mayor of San Francisco on December 7, 2018.

25 (e) Board of Supervisors' Ordinance 296-18, amending the Administrative and Planning Codes
26 to give effect to the Central South of Market Area Plan. This ordinance finally passed on December
27 4, 2018, and was signed by the Mayor of San Francisco on December 12, 2018.

28 (f) Planning Commission Resolution No. 20183 adopting CEQA Findings.

29 (g) Planning Commission Resolution No. 20184 approving the General Plan Amendments,
30 including the Central SoMa Plan.

1 (h) Planning Commission Resolution No. 20185, recommending adoption of Central SoMa Plan
2 with modifications of the Planning Code and Administrative Code.

3 (i) Planning Commission Resolution No. 20186, approving the Central SoMa Plan Zoning Map
4 Amendments;

5 (j) Planning Commission Resolution No. 20187, recommending adoption of the implementation
6 program.

7 (k) Planning Commission Resolution No. 20188, recommending adoption of the Housing
8 Sustainability District.

9 17. In addition, the Planning Commission, by Motion No. 20182, certified the Final EIR for the Central
10 SoMa Plan as accurate, complete, and in compliance with CEQA.

11 **Exhaustion of Administrative Remedies**

12 18. The City's approval of the Project is final and not subject to further administrative appeal procedures.

13 19. In accord with Public Resources Code section 21177, subdivision (b), Petitioners objected to
14 Respondents' approval of the Project orally or in writing during the public comment period or prior to the
15 close of the public hearing on the Project before the filing of any Project related Notices of Determination.

16 20. In accordance with Public Resources Code section 21177, subdivision (a), all alleged grounds for
17 non-compliance with CEQA that are alleged herein were presented to Respondents during the public
18 comment period for, or prior to the close of the public hearing on, the Project.

19 21. In the alternative, there was no opportunity for members of the public to raise the grounds of
20 noncompliance alleged in this Petition prior to Respondents' approval of the Project.

21 **Jurisdiction**

22 22. This Court has jurisdiction under Code of Civil Procedure sections 1085 or 1094.5 and Public
23 Resources Code sections 21168 or 21168.5.

24 **Service of Notices**

25 23. Pursuant to Public Resources Code § 21167.5, on January 15, 2019, Petitioners served Respondents
26 with written notice of their intent to commence this action. A copy of this notice and proof of service of this
27 notice is attached hereto as Exhibit 1.

28 24. Pursuant to Public Resources Code § 21167.7 and Code of Civil Procedure section 388, Petitioners
29 served notice of the filing of this action and a copy of this pleading to the Attorney General's office. A copy
30 of said notice and a copy of the proof of service of the notice and pleading is attached hereto as Exhibit 2.

1 **Private Attorney General Doctrine**

2 25. Petitioners bring this action as private attorneys general pursuant to Code of Civil Procedure section
3 1021.5, and any other applicable legal theory, to enforce important rights affecting the public interest.
4 Issuance of the relief requested in this Complaint and Petition will confer a significant benefit on a large
5 class of persons by ensuring that Respondent City does not approve the Project in the absence of lawful
6 environmental review and compliance with applicable local and state zoning law.

7 **FIRST CAUSE OF ACTION**
8 (California Environmental Quality Act (CEQA))

9 26. Petitioners incorporate all previous paragraphs as if fully set forth.

10 27. In certifying the EIR and approving the Project, Respondents violated CEQA as described in a
11 number of comment letters submitted during the administrative process, including, without limitation, the
12 following letters and their attachments, which are incorporated herein by reference:

13 (a) February 13, 2017, comment letter on the DEIR from Lozeau Drury to Planning Commission
14 (Lozeau Drury, February 13, 2017), attaching:

15 (1) February 13, 2017, letter from Terrell Watt (Watt, February 13, 2017);

16 (2) February 8, 2017, letter from Soil Water Air Protection Enterprise (SWAPE),
17 (SWAPE, February 8, 2017);

18 (3) February 13, 2017, letter from Daniel Smith (Smith, February 13, 2017);

19 (4) February 12, 2017, letter from Shawn Smallwood (Smallwood February 12, 2017).

20 (b) May 9, 2018, comment letter on the FEIR from Lozeau Drury to Planning Commission
21 (Lozeau Drury, May 9, 2018), attaching:

22 (1) April 12, 2018, letter from Daniel Smith (Smith, April 12, 2018).

23 (c) June 8, 2018, notice of appeal and comment letter on the FEIR from Lozeau Drury to Board
24 of Supervisors (Lozeau Drury, June 8, 2018).

25 (d) August 31, 2018, supplemental appeal and comment letter on the FEIR from Lozeau Drury
26 to Board of Supervisors (Lozeau Drury, August 31, 2018), attaching:

27 (1) August 31, 2017, letter from SWAPE (SWAPE, August 31, 2017).

28 (e) October 18, 2018, comment letter on the FEIR from Lozeau Drury to Board of Supervisors
29 requesting recirculation of the EIR (Lozeau Drury, October 18, 2018).

30 28. In approving the Project, Respondents prejudicially abused their discretion in violation of CEQA

1 because Respondents certified an Environmental Impact Report (EIR) that fails to include information
2 necessary for informed decision making and informed public participation, including information necessary
3 to reach informed conclusions regarding the significance of the Project's environmental impacts, the
4 effectiveness of mitigation measures to avoid the Project's significant environmental impacts, or the
5 feasibility of mitigation measures to reduce the Project's significant environmental impacts; because the EIR
6 fails to lawfully assess the Project's cumulative effects, because the EIR fails to use best available
7 information; because the FEIR fails provide good faith responses to comments on the DEIR; because
8 Respondents failed and refused to recirculate a revised draft EIR including said necessary information;
9 because, with respect to the findings required by CEQA at Public Resource Code section 21081, Respondent
10 City failed to make required findings, failed to support the findings made with substantial evidence, and
11 failed to disclose the analytic route showing how the evidence supports said findings. These violations of
12 CEQA include, without limitation, the legal errors described in the following paragraphs.

13 **Environmental Setting**

14 29. The EIR fails to adequately describe baseline conditions in the Project area. (See Lozeau Drury,
15 February 13, 2017, p. 7; Watt, February 13, 2017, pp. 7-9.)

16 **Project Description**

17 30. The EIR presents an inconsistent and inadequate project description because the Initial Study
18 describes an entirely different project than the EIR in a number of respects, including, without limitation:

- 19 (a) The EIR Project has a vastly different geographic scope, populations and jobs projections,
20 and other elements than the Initial Study;
- 21 (b) The EIR Project has entirely different goals than the Initial Study;
- 22 (c) The EIR eliminates the mid-rise option that was favored by the Central Corridor Plan;
- 23 (d) The Initial Study and DEIR use out-of-date baseline data.

24 (See Lozeau Drury, February 13, 2017, pp. 9-14; Watt, February 13, 2017, pp. 4-7.)

25 31. With respect to many issues, including transportation, air quality, shadow impacts, and noise, the
26 DEIR relied on representations that later, specific building projects proposed within the Project area would
27 undergo additional "project level" CEQA review that tiers to the Project's programmatic EIR. But between
28 issuance of the Draft EIR and certification of the Final EIR, the City changed the Project by proposing to
29 designate it a Housing Sustainability District pursuant to AB 73, which exempts certain housing projects
30

1 from CEQA review. (See Government Code § 21155.11.)

2 (a) The City failed to recirculate a revised draft EIR to assess the new Project description,
3 including the effects of establishing the Central SoMa Housing Sustainability District; and

4 (b) The City failed to recirculate a revised draft EIR to revise its assessment of impacts that were
5 previously based on the assumption that later specific building projects proposed within the Project
6 area would undergo additional project level CEQA review.

7 (Lozeau Drury, May 9, 2018, pp. 4-8.)

8 **Alternatives**

9 32. The EIR fails to lawfully analyze a range of reasonable alternatives. (See Lozeau Drury, February
10 13, 2017, pp. 42-46, SWAPE, February 8, 2017, pp. 8-10.)

11 33. The City's CEQA findings fail to adopt a feasible alternative (i.e., the Mid-Rise Alternative) that
12 would substantially reduce the Project's significant effects. (See Lozeau Drury, February 13, 2017, pp. 28-
13 29, 42-46; Lozeau Drury, May 9, 2018, pp. 11-12; Lozeau Drury, June 8, 2018, pp. 3-5; Lozeau Drury,
14 August 31, 2018, pp. 2; SWAPE, February 8, 2017, pp. 8-10.)

15 **General Plan Consistency**

16 34. The EIR fails to lawfully analyze the Project's consistency with the City's General Plan and other
17 applicable planning documents. (See Lozeau Drury, February 13, 2017, pp. 15-18, Watt, February 13, 2017,
18 pp. 27-30.)

19 35. The EIR fails to discuss inconsistencies between the Project's goal of 33% affordable housing and
20 the Housing Element of the General Plan's goal of 57% affordable housing citywide.

21 **Traffic Impacts**

22 36. The EIR fails to lawfully evaluate the significance of the Project's traffic impacts for many reasons,
23 including, without limitation:

24 (a) The EIR failed to apply its own selected threshold of significance for traffic impacts using
25 per capita "vehicle miles traveled" (VMT) as a metric and failed to find this impact significant
26 despite admitting that the Project will cause increases in per capita VMT. (See Lozeau Drury,
27 February 13, 2017, pp. 19-20; Smith, February 13, 2017, pp 1-3; Lozeau Drury, May 9, 2018, pp.
28 8-10; Smith April 12, 2018, pp. 1-2.)

29 (b) The EIR failed to consider whether Project-induced increases in total, as opposed to per
30 capita, "vehicle miles traveled" (VMT) is a significant adverse impact. (See Lozeau Drury, February

1 13, 2017, p. 20; Smith, February 13, 2017, pp. 2-3; Lozeau Drury, May 9, 2018, pp. 8-10, Smith
2 April 12, 2018, pp. 1-2.)

3 (c) The EIR failed to consider whether Project-induced increases in traffic delay and congestion
4 at numerous street intersections and freeway access ramps represent significant adverse
5 environmental effects of the Project. (See Lozeau Drury, February 13, 2017, pp. 20-21; Smith,
6 February 13, 2017, pp 3-4; Lozeau Drury, May 9, 2018, pp. 8-10; Smith April 12, 2018, pp. 2-3.)

7 (d) The EIR fails to adequately describe baseline traffic conditions in the Project area. (See
8 Lozeau Drury, February 13, 2017, p. 7; Smith April 12, 2018, pp. 3-4.)

9 (e) The EIR failed to include in its analysis of transportation impacts, as measured by per capita
10 or total VMT, the substantial number of VMTs caused by the use of transportation network company
11 (TNC) (e.g., Uber and Lyft) vehicles in the area, resulting in a substantial downward bias in the
12 EIR's VMT calculations. (See Lozeau Drury, February 13, 2017, pp. 8-9; Watt, February 13, 2017,
13 p. 3; Lozeau Drury, May 9, 2018, pp. 8-10; Smith, April 12, 2018, pp. 7-8; Lozeau Drury, October
14 18, 2018.)

15 (f) On October 18, 2018, the San Francisco County Transportation Authority published a study
16 entitled "TNCs and Congestion," showing that the use of TNCs is responsible for 51% of traffic
17 congestion in the City. This study shows an even more extreme downward bias in the EIR's VMT
18 calculations than discussed in the previous paragraph. The City was required to but failed to
19 recirculate a revised draft EIR or to prepare a subsequent or supplemental EIR to assess the effect
20 on its analysis of all impacts that were based on VMTs or traffic delay, including transportation, air
21 quality, and noise impacts. (Lozeau Drury, October 18, 2018.)

22 (g) The EIR uses flawed thresholds of significance to exclude consideration of evidence
23 supporting a fair argument that the Project may have significant adverse traffic safety impacts.
24 (Smith, February 13, 2017, p. 6-7.)

25 (h) The EIR fails to lawfully evaluate the significance of Project-induced parking impacts. (See
26 Lozeau Drury, February 13, 2017, p. 22.)

27 (i) The EIR's cumulative traffic impact analysis fails to include other closely related projects
28 whose effects will combine and interact with the effects of the Project. (See Lozeau Drury, February
29 13, 2017, p. 22; Smith, February 13, 2017, p. 6.)

30 **Public Transit Impacts**

37. The EIR fails to lawfully assess the significance of the Project's impacts on public transit. (See Lozeau Drury, February 13, 2017, pp. 38-39; Watt, February 13, 2017; Smith April 12, 2018, pp. 4-5.)

38. The EIR failed to include required baseline information in its analysis of impacts on transit systems. (See Lozeau Drury, February 13, 2017, p. 21; Smith, February 13, 2017, pp. 5-6; Smith April 12, 2018, pp. 3-4.)

39. The EIR and the City's CEQA's findings unlawfully defer the development of mitigation measures that would substantially reduce the Project's significant impacts on public transit. (See Lozeau Drury, February 13, 2017, pp. 38-39.)

40. The EIR and the City's CEQA's findings unlawfully find that a "fee based" program will substantially reduce the Project's significant impacts on public transit. (See Lozeau Drury, February 13, 2017, p. 39.)

Emergency Vehicle Access

41. The EIR fails to lawfully evaluate the significance of Project-induced impacts on emergency vehicle access. (See Lozeau Drury, February 13, 2017, p. 21; Smith, February 13, 2017, p. 8; Smith April 12, 2018, pp. 6-7.)

Pedestrian Safety Impacts

42. The EIR fails to lawfully assess the significance of the Project's pedestrian safety impacts. (See Lozeau Drury, February 13, 2017, pp. 34-35; Smith, February 13, 2017, pp. 6-7; Smith April 12, 2018, pp. 5-6.)

Air Quality Impacts

43. The EIR fails to lawfully evaluate the significance of the Project's air quality impacts for many reasons, including, without limitation:

(a) The EIR's analysis of impacts related to criteria air pollutants (e.g., Impact AQ-2, Impact AQ-3, Impact AQ-4, Impact AQ-5, Impact C-AQ-1, and Impact C-AQ-2) fails to include required baseline information. (See Lozeau Drury, February 13, 2017, pp. 23-25; SWAPE, February 8, 2017, pp. 2-4.)

(b) The EIR's analysis of cumulative impacts related to criteria air pollutants (e.g., Impact AQ-2, Impact AQ-3, Impact AQ-4, Impact AQ-5, Impact C-AQ-1, and Impact C-AQ-2) fails to include other closely related projects whose effects will combine and interact with the effects of the Project. (See Lozeau Drury, February 13, 2017, pp. 23-25; SWAPE, February 8, 2017, pp. 4-8.)

1 (c) The EIR's impacts related to criteria air pollutants (e.g., Impact AQ-2, Impact AQ-3, Impact
2 AQ-4, Impact AQ-5, Impact C-AQ-1, and Impact C-AQ-2) erroneously uses changes in VMT as a
3 threshold of significance, in violation of SB 743 and CEQA section 21099(b). (See Lozeau Drury,
4 February 13, 2017, p. 25.)

5 (d) The EIR's impacts related to criteria air pollutants (e.g., Impact AQ-2, Impact AQ-3, Impact
6 AQ-4, Impact AQ-5, Impact C-AQ-1, and Impact C-AQ-2) erroneously fails to use applicable
7 thresholds of significance established by the Bay Area Air Quality Management District. (See
8 Lozeau Drury, February 13, 2017, pp. 26-27.)

9 (e) The EIR and the City's CEQA's findings unlawfully defer the development of mitigation
10 measures that would substantially reduce the Project's significant toxic air contaminants and cancer
11 risk impact. (See Lozeau Drury, February 13, 2017, pp. 27-28.)

12 (f) The EIR fail to identify and discuss and the City failed to adopt feasible mitigation measures
13 that would substantially reduce the Project's significant toxic air contaminants and cancer risk
14 impact. These mitigation measures include, without limitation:

- 15 (1) Adopt the Mid-Rise alternative;
- 16 (2) Require developers of new projects to install advanced air filtration equipment
17 (MERV 16 or HEPA) to reduce indoor air pollutant levels by 90%;
- 18 (3) Require developers of new projects to pay for advanced air filtration for existing
19 residents of Central SoMa;
- 20 (4) Require ride-hailing services such as Uber and Lyft to comply with the same clean
21 vehicle requirements as required for taxis pursuant to the San Francisco Green Taxi
22 Ordinance of 2008, which requires taxis to be either hybrid electric, fully electric or other
23 clean-fuel powered;
- 24 (5) Require construction equipment to be CARB Tier 4 or electric-powered (rather than
25 Tier 2 required by EIR;
- 26 (6) Require energy efficiency audits of existing buildings;
- 27 (7) Require energy efficiency upgrades to existing buildings not otherwise required by
28 law, including heating, ventilation, air conditioning, lighting, water heating equipment,
29 insulation and weatherization (perhaps targeted to specific communities, such as low-income
30 or senior residents);

- (8) Establish programs to encourage the purchase and use of energy efficient vehicles, appliances, equipment and lighting;
- (9) Establish programs that create incentives to replace or retire polluting vehicles and engines;
- (10) Establish programs to expand the use of renewable energy and energy storage;
- (11) Preserve or enhance existing areas that provide carbon sequestration benefits;
- (12) Improve and expand public transit and low- and zero-carbon transportation alternatives;
- (13) Require solar photo-voltaic panels on all new and existing buildings;
- (14) Require Energy Star Appliances in all new buildings;
- (15) Require energy efficient lighting in all new buildings, particularly LED;
- (16) Require all new buildings to be LEED certified;
- (17) Require solar hot water heaters;
- (18) Require water-efficiency measures;
- (19) Require energy storage facilities to store solar energy;
- (20) Require electric vehicle charging stations to encourage use of clean cars.

(See Lozeau Drury, February 13, 2017, pp. 28-29; Lozeau Drury, May 9, 2018, pp. 11-12; Lozeau Drury, June 8, 2018, pp. 3-5; Lozeau Drury, August 31, 2018, pp. 2; SWAPE, February 8, 2017, pp. 8-10; SWAPE, August 31, 2017.)

Visual and Aesthetic Impacts

44. The EIR fails to lawfully evaluate the significance of the Project's visual and aesthetic impacts. (See Lozeau Drury, February 13, 2017, pp. 29-30.)

Growth Inducing Impacts

45. The EIR fails to lawfully evaluate the significance of the Project's growth inducing impacts. (See Lozeau Drury, February 13, 2017, pp. 30-31, Watt, February 13, 2017, pp. 10-12.)

Population, Employment and Housing Impacts

46. The EIR fails to lawfully evaluate the significance of the Project's population, employment and housing impacts. (See Lozeau Drury, February 13, 2017, pp. 31-33, Watt, February 13, 2017, pp. 12-23.)

Open Space Impacts

47. The EIR fails to lawfully assess the significance of the Project's open space impacts. (See Lozeau

Drury, February 13, 2017, p. 33.)

Shadow Impacts

48. The EIR fails to lawfully assess the significance of the Project's impacts from adding shadow to the City's urban open spaces. (See Lozeau Drury, February 13, 2017; Watt, February 13, 2017, pp. 25-27; Lozeau Drury, May 9, 2018, pp. 10-11.)

Displacement Impacts

49. The EIR fails to lawfully assess the significance of the Project's effects on the environment that will result from the Project forcing low and moderate income residents of the City to move elsewhere. (See Lozeau Drury, February 13, 2017, pp. 35-37; Watt, February 13, 2017; Lozeau Drury, May 9, 2018, pp. 12-13.)

Public Service Impacts

50. The EIR fails to lawfully assess the significance of the Project's impacts on public services. (See Lozeau Drury, February 13, 2017, pp. 37-38; Watt, February 13, 2017, pp. 23-25.)

Biological Impacts

51. The EIR fails to lawfully assess the significance of the Project's biological impacts. (See Lozeau Drury, February 13, 2017, pp. 39-40; Smallwood, February 12, 2017.)

Cumulative Impacts

52. The EIR fails to lawfully assess the significance of the Project's cumulative impacts on all resources. (See Lozeau Drury, February 13, 2017, pp. 40-41; SWAPE, February 8, 2017, pp. 6-8.)

Failure To Respond Adequately To Comments On Draft EIR

53. A lead agency must evaluate comments on environmental issues received from persons who reviewed a Draft EIR during the public comment period, and must prepare a written response. 14 C.C.R. § 15088(a). The written response must describe the disposition of significant environmental issues raised. Id. at subd. (c). In particular, the major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail, giving reasons why specific comments and suggestions were not accepted. Id. There must be good faith, reasoned analysis in response; conclusory statements unsupported by factual information will not suffice. Id.

54. The City here failed to provide a detailed, written, good faith, reasoned analysis in response to comments received on the draft EIR during the public comment period from individuals and responsible agencies, and failed to give adequate reasons why specific comments and suggestions were not accepted.

1 Instead, the City merely gave conclusory statements unsupported by factual information.

2 55. The City therefore prejudicially abused its discretion in certifying the EIR by failing to proceed in
3 the manner required by CEQA.

4 **Unsupported Findings And Statement Of Overriding Considerations**

5 56. Under Public Resources Code section 21081, an agency may not approve a project with significant
6 unavoidable impacts unless it finds, based on substantial evidence, that specific overriding economic, legal,
7 social, technological, or other benefits of the project outweigh the significant effects on the environment.

8 57. The EIR for the Plan identifies impacts as unavoidably significant, but the City's CEQA findings
9 pursuant to section 21081 that said significant impacts are unavoidable because no further mitigation is
10 feasible are erroneous as a matter of law or not supported by substantial evidence in the record.

11 58. The EIR for the Plan identifies impacts as unavoidably significant, but the City's CEQA findings
12 pursuant to section 21081 that said significant impacts are acceptable based on a statement of overriding
13 considerations are erroneous as a matter of law, not adequately supported by findings, or not supported by
14 substantial evidence in the record.

15 59. The City therefore prejudicially abused its discretion in certifying the EIR by failing to proceed in
16 the manner required by CEQA, and by adopting findings that are erroneous as a matter of law, not
17 adequately supported by findings, or not supported by substantial evidence in the record.

18 60. Petitioners have no other plain, speedy, and adequate remedy in the ordinary course of law and will
19 suffer irreparable injury unless this Court issues the relief requested in this action.

20 **SECOND CAUSE OF ACTION**

21 (General Plan Consistency, Government Code § 65860; San Francisco Planning Code § 101.1)

22 61. Petitioners incorporate all prior allegations as if fully set forth.

23 62. The Project is inconsistent with the City's General Plan and other applicable planning documents
24 and the Project's amendments to the General Plan render the General Plan internally inconsistent, for many
25 reasons, including, without limitation:

26 (a) The Project is inconsistent with Policy 3.5 of the General Plan, which states, "Ensure that
27 growth will not outpace improvements to transit of the circulation system."

28 (b) The Plan is inconsistent with the Urban Design Element of the General Plan, and its Policy
29 3.5 ("Relate the height of buildings to important attributes of the city pattern and to the height and
30 character of existing development"); and Policy 3.6: ("Relate the bulk of buildings to the prevailing

scale of development to avoid an overwhelming or dominating appearance in new construction.”)

(c) The Plan is inconsistent with the Recreation and Open Space Element of the General Plan, Policy 1.9 (“Preserve sunlight in public open spaces”).

(d) The Plan is also inconsistent with the General Plan Objective 9 (“Reduce transportation-related noise”), and Policy 11.1 (Discourage new uses in areas in which the noise level exceeds the noise compatibility guidelines for that use”).

(e) The Plan is inconsistent with the Western SoMa Plan, Policy 1.2.4 (“Prohibit housing outside of designated Residential Enclave Districts (RED) south of Harrison Street”).

(See Lozeau Drury, February 13, 2017, pp. 15-18.)

63. The Project is inconsistent with the Housing Element of the General Plan’s goal of 57% affordable housing citywide.

64. Petitioners have no other plain, speedy, and adequate remedy in the ordinary course of law and will suffer irreparable injury unless this Court issues the relief requested in this action.

WHEREFORE, Petitioners pray for the following relief:

65. For a peremptory writ of mandate pursuant to Public Resources Code section 21168.9 and Code of Civil Procedure sections 1085 or 1094.5:

(a) Ordering Respondents to void their approval of the Project, including all of the approvals listed in paragraphs 9 and 10 above;

(b) Ordering Respondents to take any other actions the Court finds necessary to bring its determinations, findings, or decisions on the Project into compliance with CEQA and applicable planning laws;

(c) Retaining the Court’s jurisdiction over this matter until Respondents comply with the peremptory writ of mandate.

66. For an order compelling Respondents to pay Petitioners’ costs of suit.

67. For an order compelling Respondents to pay Petitioners’ reasonable attorneys fees pursuant to Code of Civil Procedure section 1021.5.

68. For such other relief as the Court may deem proper.

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1 DATED: January 16, 2019

LAW OFFICES OF THOMAS N. LIPPE, APC

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4 Thomas N. Lippe
5 Attorney for Petitioners
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Verification

I, Paul Phillips, declare that:

1. I am a petitioner in this action.

2. I have read the foregoing Verified Petition for Writ of Mandate and know the contents thereof. The statements of fact contained are true and correct of my own knowledge, except as to the matters which are therein stated on his or her information or belief, and as to those matters I believe them to be true.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on January 16, 2019, at San Francisco, California.



Paul Phillips

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EXHIBIT 1

Law Offices of
THOMAS N. LIPPE, APC

201 Mission Street
12th Floor
San Francisco, California 94105

Telephone: 415-777-5604
Facsimile: 415-777-5606
Email: Lippelaw@sonic.net

January 15, 2019

<u>By U.S. Priority Mail and Email</u> Ms Angela Calvillo Clerk of the Board of Supervisors 1 Dr. Carlton B. Goodlett Place City Hall, Room 244 San Francisco, CA 94102-4689 E-mail: Board.of.Supervisors@sfgov.org	<u>By U.S. Priority Mail and Email</u> Dennis J. Herrera City Attorney Office of the City Attorney 1 Dr. Carlton B. Goodlett Place City Hall, Room 234 San Francisco, CA 94102 E-mail: cityattorney@sfcityatty.org
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Re: Notice of Intent to File CEQA Action Challenging Central SoMa Plan

Dear Ms Calvillo and Mr. Herrera:

This office represents Paul Phillips, Genia Phillips and Regina Cariaga ("Plaintiffs") with respect to the above referenced Central SoMa Plan (Project). This letter provides written notice pursuant to Public Resources Code section 21167.5 that Plaintiffs' will seek judicial review of the City and County of San Francisco's approval of the Project, on grounds the approval does not comply with the California Environmental Quality Act (CEQA) and state and local planning laws.

The Notice of Determination for the Project indicates that the Central SoMa Project consists of the following decisions:

- a. Board of Supervisors' Ordinance 280-18, amending the Zoning Map of the Planning Code to create the Central South of Market (SoMa) Special Use District and make other amendments to the Height and Bulk District Maps and Zoning Use District Maps consistent with the Central SoMa Area Plan, finally passed on November 27, 2018, and signed by the Mayor of San Francisco on December 7, 2018.
- b. Board of Supervisors' Ordinance 281-18, amending the Business and Tax Regulations and Planning Codes to create the Central South of Market Housing Sustainability District, finally passed on November 27, 2018, and signed by the Mayor of San Francisco on December 7, 2018.
- c. Board of Supervisors' Ordinance 282-18, amending the General Plan to create the Central South of Market (SoMa) Area Plan, finally passed on November 27, 2018, and signed by the Mayor of San Francisco on December 7, 2018.
- d. Board of Supervisors' Ordinance 282-18, amending the Administrative Code Special Tax Financing Law, constituting Article 43.10, to authorize special tax financing of certain facilities and services related to the Central SoMa Plan Area, finally passed on November 27, 2018, and signed by the Mayor of San Francisco on December 7, 2018.
- e. Board of Supervisors' Ordinance 296-18, amending the Administrative and Planning Codes

Ms Calvillo and Mr. Herrera

Notice of Intent to File CEQA Action Challenging Central SoMa Plan

January 15, 2019

Page 2

to give effect to the Central South of Market Area Plan; finally passed on December 4, 2018, and signed by the Mayor of San Francisco on December 12, 2018.

f. Planning Commission Motion No. 20182, certifying the Final EIR for the Central SoMa Plan as accurate, complete, and in compliance with CEQA.

g. Planning Commission Resolution No. 20183, adopting CEQA Findings.

h. Planning Commission Resolution No. 20184, approving the General Plan Amendments, including the Central SoMa Plan.

i. Planning Commission Resolution No. 20185, recommending adoption of the Central SoMa Plan with modifications of the Planning Code and Administrative Code.

j. Planning Commission Resolution No. 20186, approving the Central SoMa Plan Zoning Map Amendments.

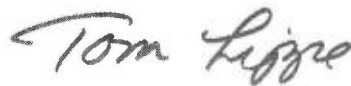
k. Planning Commission Resolution No. 20187, recommending adoption of the implementation program.

l. Planning Commission Resolution No. 20188, recommending adoption of the Housing Sustainability District.

The action will request a writ of mandate requiring the City and County to void these approvals.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "Tom Lippe", written in a cursive style.

Thomas N. Lippe

1 **PROOF OF SERVICE**

2 I am a citizen of the United States, employed in the City and County of San Francisco, California.
3 My business address is 201 Mission Street, 12th Floor, San Francisco, CA 94105. I am over the age of 18
4 years and not a party to the above entitled action. On January 15, 2019, I served the following on the parties
5 as designated below:

- 6 • **Notice of Intent to File CEQA Action Challenging Central SoMa Plan**

7
8 **MANNER OF SERVICE**
9 **(check all that apply)**

- 10 ☒ By Priority Mail: In the ordinary course of business, I caused each such envelope to be
11 placed in the custody of the United States Postal Service, with
12 postage thereon fully prepaid in a sealed envelope.
- 13 ☐ By Personal Service: I personally delivered each such envelope to the office of the address
14 on the date last written below.
- 15 ☐ By Overnight FedEx: I caused such envelope to be placed in a box or other facility regularly
16 maintained by the express service carrier or delivered to an authorized
17 courier or driver authorized by the express service carrier to receive
18 documents, in an envelope or package designated by the express
19 service carrier with delivery fees paid or provided for.
- 20 ☒ By E-mail: I caused such document to be served via electronic mail equipment
21 transmission (E-mail) on the parties as designated on the attached
22 service list by transmitting a true copy to the following E-mail
23 addresses listed under each addressee below.
- 24 ☐ By Personal
25 Delivery by
26 Courier: I caused each such envelope to be delivered to an authorized
27 courier or driver, in an envelope or package addressed to the
28 addressee below.

29 I declare under penalty of perjury under the laws of the State of California that the foregoing is true
30 and correct. Executed on January 15, 2019, in the City and County of San Francisco, California

Kelly Marie Perry

Kelly Marie Perry

SERVICE LIST

Ms Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689
E-mail: Board.of.Supervisors@sfgov.org

Dennis J. Herrera
City Attorney
Office of the City Attorney
1 Dr. Carlton B. Goodlett Place
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San Francisco, CA 94102
E-mail: cityattorney@sfcityatty.org

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EXHIBIT 2

Law Offices of
THOMAS N. LIPPE, APC

201 Mission Street
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Telephone: 415-777-5604
Facsimile: 415-777-5606
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January 16, 2019

By U.S. Priority Mail

Hon. Xavier Becerra
Attorney General
State of California
Office of the Attorney General
1300 I Street
Sacramento, CA 95814

**Re: Notice of Filing - *Paul Phillips, et al., v City and County of San Francisco, et al.*;
San Francisco Superior Court Case No. (to be determined) regarding Notice of
Intent to File CEQA Action Challenging Central SoMa Plan**


Dear Attorney General Becerra:

Pursuant to section 21167.7 of the Public Resources Code and section 388 of the Code of Civil Procedure, I am furnishing your office with a copy of the Verified Petition for Writ of Mandate in the above referenced case. If necessary, any subsequent supplemental or amended pleadings will be forwarded.

Please note that Petitioners are bringing this action as private attorneys general pursuant to section 1021.5 of the Code of Civil Procedure and any other applicable laws.

Thank you for your attention to this matter.

Very truly yours,


Thomas N. Lippe

1 Thomas N. Lippe, SBN 104640
2 LAW OFFICES OF THOMAS N. LIPPE, APC
3 201 Mission Street, 12th Floor
4 San Francisco, California 94105
5 Tel: (415) 777-5604
6 Fax: (415) 777-5606
7 Email: Lippelaw@sonic.net

8 Attorney for Petitioners: Paul Phillips, Genia Phillips, and Regina Cariaga

9 **IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **IN AND FOR THE COUNTY OF SAN FRANCISCO**

11 PAUL PHILLIPS, an individual; GENIA
12 PHILLIPS, an individual; and REGINA
13 CARIAGA, an individual;
14 Petitioners,

15 vs.

16 CITY AND COUNTY OF SAN FRANCISCO;
17 BOARD OF SUPERVISORS OF THE CITY OF
18 SAN FRANCISCO; SAN FRANCISCO
19 PLANNING COMMISSION; SAN FRANCISCO
20 PLANNING DEPARTMENT; and DOES 1 through
21 25;

22 Respondents,

23 Does 26 through 100, inclusive,

24 Real Parties in Interest.
25
26
27
28
29
30

Case No.

PROOF OF SERVICE

**CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA)**

1 **PROOF OF SERVICE**

2 I am a citizen of the United States, employed in the City and County of San Francisco, California.
3 My business address is 201 Mission Street, 12th Floor, San Francisco, CA 94105. I am over the age of 18
4 years and not a party to the above entitled action. On January 16, 2019, I served the following on the parties
5 as designated below:

6 • **Verified Petition for Writ of Mandate**

7
8 **MANNER OF SERVICE**
9 **(check all that apply)**

- 10 ☒ By Priority Mail: In the ordinary course of business, I caused each such envelope to be
11 placed in the custody of the United States Postal Service, with
12 postage thereon fully prepaid in a sealed envelope.
- 13 ☐ By Personal Service: I personally delivered each such envelope to the office of the address
14 on the date last written below.
- 15 ☐ By Overnight FedEx: I caused such envelope to be placed in a box or other facility regularly
16 maintained by the express service carrier or delivered to an authorized
17 courier or driver authorized by the express service carrier to receive
18 documents, in an envelope or package designated by the express
19 service carrier with delivery fees paid or provided for.
- 20 ☐ By E-mail: I caused such document to be served via electronic mail equipment
21 transmission (E-mail) on the parties as designated on the attached
22 service list by transmitting a true copy to the following E-mail
23 addresses listed under each addressee below.
- 24 ☐ By Personal
25 Delivery by
26 Courier: I caused each such envelope to be delivered to an authorized
27 courier or driver, in an envelope or package addressed to the
28 addressee below.

29 I declare under penalty of perjury under the laws of the State of California that the foregoing is true
30 and correct. Executed on January 16, 2019, in the City and County of San Francisco, California

31
32 Kelly Marie Perry
33 Kelly Marie Perry

SERVICE LIST

Mr. Xavier Becerra
Attorney General
Office of the Attorney General
1300 "I" Street
P.O. Box 944255
Sacramento, CA 94244-2550

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34 17th Ave,
San Francisco,
CA. 94121
July 10th 2019

Jonas P. Ionin.
Director of Commission Affairs.
Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103-2414

RECEIVED

JUL 15 2019

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

RE:
Jerry Dratler
27 17th Avenue
Record #2017-000987DRP-040
Bloc/Lot 1341/026
Building Permit #20180625842

Jerry Dratler
25 17th Avenue
Record #2017-000987DRP
Block/Lot 1341/025
Building permit #201707071206

Alan Greinetz
27 17th Avenue
Record # 2017-000987DRP-030
Block/Lot 1341/026
Building Permit#20180625842

Alan Greinetz
25 17th Avenue
Record # 2017-000987DRP-020
Block/Lot 1341/025
Building permit #201707071206

Dear Commissioner Ionin,

My husband George Walker has
lived, until his recent passing, directly opposite 25 17th



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, September 19, 2019**
Time: **Not before 10:00 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Environmental (Draft Environmental Impact Report)**
Hearing Body: **Planning Commission**

JUL 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
1650 M/HP

PROPERTY INFORMATION

Project Address: 3700 California Street
Cross Street(s): Maple Street, Cherry Street
Block /Lot Nos.: Block 1015, Lots 001, 052, and 053; Block 1016, Lots 001–009; and Block 1017, Lots 027 and 028
Zoning Districts: RH-2 (Residential, House – Two Family) and RM-2 (Residential, Mixed – Moderate Density) Zoning Districts; 80-E and 40-X Height and Bulk Districts

APPLICATION INFORMATION

Case No.: 2017-003559ENV
Building Permit: N/A
Applicant/Agent: Denise Pinkston, TMG Partners
Telephone: 415.772.5900
E-Mail: dpinkston@tmgpartners.com

PROJECT DESCRIPTION

NOTE: This notice of public hearing and availability of a draft environmental impact report (EIR) is being reissued to reflect a rescheduled public hearing and an extension of the public comment period.

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with the 3700 California Street project. On June 19, 2019, the Planning Department distributed a notice of availability of the draft EIR.

The project proposes demolition of five of the six existing hospital buildings on the project site, including a five-story accessory parking garage; demolition of a two-level, below-grade parking structure; renovation and adaptive re-use of a portion of the Marshal Hale hospital building at 3698 California Street to residential use; retention and renovation of the existing nine-unit residential building at 401 Cherry Street; and construction of 31 new residential buildings, including some accessory amenity spaces comprised of landscaped common areas and a resident fitness facility. With project development, the residential buildings on the project site would contain 273 dwelling units, including 14 single-family homes and 19 multi-family residential buildings with studios and one-, two-, three-, and four-bedroom units. The proposed project would be constructed on three blocks, with residential buildings ranging from three to seven stories (36 to 80 feet). With the exception of 12 of the 14 proposed single-family homes that would be on separate lots, all residential buildings would be situated above below-grade parking podiums on each block. A total of 416 parking spaces would be provided, consisting of 392 subterranean spaces in podiums and 24 private spaces located within the 12 single family residences on separate lots. The proposed project would include shared onsite amenity space, comprised of a resident fitness facility, and approximately 86,200 square feet of private and common open space areas for residents, which may include common roof deck areas for some of the buildings.

The project site is not included on a list of hazardous sites compiled pursuant to Section 65962.5 of the California Government Code.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would not lead to any significant unavoidable project-level or cumulative impacts. All of the project's significant impacts can be mitigated to a less-than-significant level. The Draft EIR including a detailed project description is available for public review and comment on the Planning Department's website at <https://sfplanning.org/environmental-review-documents>.

Dear Planning Commissioners

7/9/19

I am writing to oppose the proposed 4th story addition to 333 El Camino Del Mar.
(Building Permit #201809271583)

I have lived nearby with my family at 114 27th Avenue for 51 years.

This addition exceeds our neighborhoods 35' RH-1 limit. It will create a 4 story wall that will impact the open space, light and air of the residents on 26th and 27th avenues.

It would be the tallest house in the middle of the block on El Camino Del Mar, and look totally out of context to the architectural character of this beautiful residential neighborhood. In older established neighborhoods adding boxy rooftop additions is controversial. It can turn a harmonious streetscape into an "unsightly hodgepodge" of rooflines, some far higher than others.

We are very concerned about creating a terrible precedent for many other houses.

The San Francisco Historical Society granted Landmark status to 126 27th Avenue in 1989. This charming house was built by a sea captain in 1907 and at that time he had a clear view of the entrance to the bay where he worked.

The project at 333 El Camino Del Mar is exactly "antihistoric neighborhood".

San Francisco is going to lose more than it can afford if it does not protect its architectural character.

Sincerely,



Delcey Watkins
114 27th Avenue
San Francisco, CA 94121

10 copies enclosed one each for:

Myrna Melgar, President
Joel Koeppel, Vice President
Frank Fung, Commissioner
Rich Hollis, Commissioner
Millicent Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Cory Teague, Zoning Administrator
Scott Sanchez, Deputy Zoning Administrator
David Winslow, Architect Manager

RECEIVED

JUL 12 2019

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

Nancy Clark
1628 Lake Street
San Francisco, CA 94121

July 9, 2019

To: Jonas O. Ionin
Director of Commission Affairs
1650 Mission Street, Suite 400,
San Francisco, CA 94103-2414

RE:
Jerry Dratler
27 17th Ave.
Record # 2017-000987DRP-040
Block/ lot 1341-026
Building Permit # 20180625842,

Alan Greinetz.
27 17th Ave.
Record # 2017-000987DRP-030
Block/ lot 1341-026
Building Permit # 20180625842

Alan Greinetz
25 17th Avenue
Record # 2017-000987DRP-020
Block lot 1341/025
Building permit # 201707071206

Jerry Dratler
25 17th Ave
Record 2017-000987DRP
Block lot 1341/025
Building permit #201707071206

RECEIVED

JUL 11 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PC

Dear Director Ionin,

When people ask when we bought our house at 1628 Lake Street I say "In the nick of time in 1971. We certainly couldn't afford the house now." That alas is true and sad testimony to the skyrocketing cost of housing all over the City. Our section of the Richmond district reflects a time period and a neighborhood style of well cared for older family homes. Though times have changed significantly since 1971 when we moved to our home and definitely since 1896 when my house was built, the integrity of style and scale of the surrounding homes and condominiums in the area has remained intact over the years.

For this reason I am deeply concerned about what the developer Tim Brown, has proposed to build at 25- and 27- 17th Avenue. My house shares a backyard property line with the property(s) in question.

***Mr. Brown is proposing to significantly expand the size of the home at 25-17th Avenue. He is proposing to build a second new house of equally gigantic proportions—behemoth, in fact, on a separate lot of dubious existence at 27-17th Avenue

***Both of these proposed houses are out of scale with other homes on the square block and would significantly reduce the mid-block open space shared with homes on 17th and 18th Avenues and on Lake Street. In my case, the open space would be entirely removed. According to the plans submitted by Mr. Brown, a WALL of looming decks, several decks, would be at the rear of my property. Not only is any semblance of open space removed, equally significant is the removal of privacy.

***That the developer has shown no regard for the integrity of the neighborhood is one issue. Perhaps more important is his lack of integrity with the neighbors and in fact with the Planning Commission. From the outset he did extensive work without permits

- He removed an existing deck and a 3-storey bay window

- He removed part of the front façade of 25-17th Avenue

With the help of structural engineer Rodrigo Santos he submitted a dry rot repair permit with plans that failed to show the existing 3-storey bay

- He submitted 3 different architectural plans with three different estimates of the existing square footage of 25-17th Avenue

- At a neighborhood meeting he asserted that the size of the house would only increase 244 sq feet in spite of the fact that his proposal showed the addition of three large rooms. It is estimated that the size of the house has increased by 40%

- In order to build a completely new house at 27-17th Avenue Mr. Brown illegally subdivided the original 50-foot lot of 25-17th Avenue using a Certificate of Compliance, claiming it had always been two lots. Records show that the City approved the merger of those lots decades earlier. The property was sold to Mr. Brown as one lot.

Misrepresentation has been standard operating procedure for Mr. Brown and his staff.

I am hopeful that the Planning Commission will carefully consider this matter and deny the existing plans for 25-17th Avenue and for a new house at 27-17th Avenue. A McMansion house –or worse, two of them --is not appropriate for this Richmond district neighborhood.

Sincerely
Nancy Clark