

From: [Secretary, Commissions \(CPC\)](#)
To: [Elielena, Josephine \(CPC\)](#)
Subject: FW: Historic Preservation Commission Hearing date Oct. 3, 2018, 903 Minnesota St, Case No. 2017-001477COA
Date: Wednesday, October 03, 2018 10:45:46 AM
Attachments: [903 Minnesota St 1888 photo on page from Property's Historic Placard Summary.pdf](#)
[Letter to Hist Comm Re 903 Minn Hearings Oct 3, 2018.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

Planning Department/City & County of San Francisco
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From: Janet Carpinelli [mailto:jc@jcarpinelli.com]
Sent: Tuesday, October 02, 2018 1:08 AM
To: Wolfram Andrew; jaron.hyland hpc@gmail.com; Black, Kate (CPC); ellen.hpc@ellenjohnckconsulting.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Sucre, Richard (CPC); Kwiatkowska, Natalia (CPC); Frye, Tim (CPC); Secretary, Commissions (CPC)
Cc: doumani Jared; McCandless Peter; Dunkelgod Heidi; Ari Benderly; Eslick Susan; Bruce Huie; Doumani Katherine; Schwartz Philip; budinger Anna; Griffin Steve and Elizabeth
Subject: Historic Preservation Commission Hearing date Oct. 3, 2018, 903 Minnesota St, Case No. 2017-001477COA

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Oct. 1, 2018

To: Historic Preservation Commission

City Hall, 1 Dr. Carlton B. Goodlett Place, Rm 400, San Francisco, CA

Via email to all Commissioners as well as Commission Secretary, and Planners Natalia Kwiatkowska, natalia.kwiatkowska@sfgov.org, Tim Freye and Rich Sucre

Re: Hearing Date-Wed. Oct. 3, 2018

Project Address: 903 Minnesota St.

Case No. 2017-001477COA

Bldg Permit: 2017.01 26.8054

Dogpatch Historic District

Dear Commissioners:

- Regarding Secretary of Interior's Standards for Rehabilitation:
 - Standard 2.
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 - Standard 5.
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - Standard 6.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
Replacement of missing features will be substantiated by documentary and physical evidence.

One important defining and original element of this building, namely the original garage carriage doors at front facade must be replaced in the restoration of this historic cottage, dated in the case file as from 1890-1891. The original usable and intact doors were removed after Sept 26, 2016 (as evidenced in my photo attached) when the property was supposedly being restored and brought up to code. Where are those doors? Before its mutilation by property owner, this was one of the most original buildings of the Pelton Cottage grouping

left in the neighborhood, despite its exterior having been covered in asbestos siding. Many of the other cottages and houses in the neighborhood had their garage doors replaced with completely wrong modern doors at some time in past history. This building had its original doors as evidenced in my attached copy of the 1999 photo shown in the Dogpatch Historic District Survey, and by the Packet file "Front Façade Photo (Nov. 2013) and as recent as Sept. 27, 2016.

I attach a copy of photo evidence that I took on Sept. 27, 2016. It is obvious that these are the same doors as in the project case "before" photo dated 2013 and in 1999.

The garage doors were typical of all of the cottages as well as of several of the other houses on the block and in the immediate neighborhood, mine included (934 Minnesota St.-doors still in use)

Effort should be made to "find" the doors, or find the same doors in a salvage yard or online salvage. They exist. They were fairly common. Or the doors should be replicated in kind and in same materials and usage to match the photos of original doors presented in the case packet. (ie, a properly made, historically correct replacement, not a fake modern roll-up version).

I ask you not to go lightly in insisting that this cottage be returned to its original gloriously modest self, which managed to survive from 1890 through two major earthquakes until it was butchered in 2016.

Thank you for your consideration.

Janet Carpinelli
934 Minnesota St.
San Francisco, CA 94107

Attachments:

1. PDF of same letter
2. J Carpinelli photo from 9/27/2016
3. scan of page from Dogpatch Historic Survey page -903 Minnesota St with photo from 1999

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES INVESTMENT TO MAKE NEW HOUSING DEVELOPMENT MORE AFFORDABLE TO VERY LOW-INCOME SENIORS
Date: Wednesday, October 03, 2018 10:25:40 AM
Attachments: [10.2.18 88 Broadway.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, October 02, 2018 12:09 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES INVESTMENT TO MAKE NEW HOUSING DEVELOPMENT MORE AFFORDABLE TO VERY LOW-INCOME SENIORS

FOR IMMEDIATE RELEASE:

Tuesday, October 2, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES INVESTMENT TO
MAKE NEW HOUSING DEVELOPMENT MORE
AFFORDABLE TO VERY LOW-INCOME SENIORS**

Mayor commits funding to make more units affordable to low-income seniors

San Francisco, CA—Mayor London N. Breed today announced an investment of \$1.5 million to make an affordable housing development in the City's Northeast Waterfront more affordable to very low-income seniors.

The 88 Broadway project is a 125-unit family building serving very low-, low-, and middle-income families and the 735 Davis project is a 53-unit building serving formerly homeless, low-income and middle-income seniors. However, the original affordability plan didn't serve another serious need—housing for seniors earning only 30% of area median income (AMI), which is around \$24,000 per year. This additional funding will cut rents in half for 13 units of senior housing, lowering the monthly rent for a one-bedroom apartment from \$1,421 to \$710.

“When we talk about affordable housing we need to take into account that what is affordable to San Franciscans is often very different depending on the neighborhood they live in,” said

Mayor London Breed. “In this case, more than half of seniors living in District 3 make 30% or less of the area median income. With this investment, we can serve very low-income seniors who would otherwise be unable to afford what would still be considered ‘affordable’ housing to others with higher incomes.”

88 Broadway Street and 735 Davis Street are located on adjacent, publicly owned parking lots. The family building is located on Port-owned land and the senior building is located on Public Works-owned land that was transferred to the Mayor’s Office of Housing and Community Development (MOHCD) as surplus. MOHCD is contributing approximately \$50 million total to develop the affordable housing at these two sites. The developer was selected in April 2016 and is a joint venture between BRIDGE Housing Corporation and the John Stewart Company.

“I’m grateful for this collaborative effort with BRIDGE Housing, the John Stewart Company, the Port of San Francisco, and the Department of Public Works to make this unique and deeply affordable project possible,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Both projects include active ground floor commercial uses, including a childcare facility, café and restaurant. The sites will be connected by a “mid-block” pedestrian passageway that will be open to the public. Construction is expected to begin in the spring of 2019.

“We’re proud to be partnering on these developments, which are a rare opportunity to bring a much-needed range of affordability to the neighborhood,” said BRIDGE Housing President and CEO Cynthia Parker. “The City’s additional commitment will help some of our most vulnerable community members, effectively preventing homelessness and, for the seniors, enhancing their ability to thrive independently.”

“The John Stewart Company is thrilled to be part of this important project,” said John Stewart, Founder and Chairman of the John Stewart Company. “When we learned that District 3 has a higher number of low-income seniors than other San Francisco districts, we worked with the Mayor’s Office to ensure that more very low-income seniors could be accommodated. With a mix that now better reflects the needs of the community, from the very lowest incomes to the missing middle, we are excited to be working towards a 2019 construction start.”

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:Andrew.Wolfram@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING FROM FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY HOMELESS SAN FRANCISCANS
Date: Monday, October 01, 2018 1:15:43 PM
Attachments: [10.1.18 Affordable Housing Vouchers Funding.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, October 01, 2018 12:27 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING FROM FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY HOMELESS SAN FRANCISCANS

FOR IMMEDIATE RELEASE:

Monday, October 1, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES FUNDING FROM
FEDERAL GOVERNMENT TO HOUSE 99 CHRONICALLY
HOMELESS SAN FRANCISCANS**

*San Francisco Housing Authority awarded \$1.78 million, the largest allocation of any region
in the country*

San Francisco, CA – Mayor London N. Breed today announced that San Francisco has been awarded \$1.78 million for housing vouchers by the U.S. Department of Housing and Urban Development (HUD), which will house 99 chronically homeless adults with disabilities.

The funding is part of \$98.5 million that was awarded by HUD to 285 housing authorities nationwide to provide permanent affordable housing to nearly 12,000 additional non-elderly people with disabilities. San Francisco received the largest allocation of any of the authorities receiving funding.

“This funding is an incredible opportunity to bring 99 San Franciscans with disabilities off of our streets and into housing,” said Mayor Breed. “We are in the midst of a housing crisis that is having a dramatic effect on our low-income population and increasing homelessness in our

City. Funding like this is critical to providing paths out of homelessness for people who need help.”

The housing assistance is provided through HUD’s Section 811 Mainstream Housing Choice Voucher program, which provides funding to housing agencies to assist non-elderly persons with disabilities who are transitioning out of institutional or other separated settings; homeless; or at risk of becoming homeless.

”We are excited to partner with the Housing Authority to help end homelessness for some of the most vulnerable individuals experiencing homelessness in our community,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “We look forward to working closely with the Housing Authority to quickly deploy these vouchers and get them into the hands of the people who need them most.”

The San Francisco Housing Authority will administer the vouchers. The Department of Homelessness and Supportive Housing will work to identify participants through the Coordinated Entry System and will be contracting with a non-profit to provide housing locator services to ensure that voucher holders are housed quickly. The Coordinated Entrance System has signed up 2,114 individuals since August, surpassing its initial goal of 2,000 sign-ups by the end of October.

“The San Francisco Housing Authority is grateful to have received the largest Mainstream Voucher award in the Nation from the US Department of Housing and Urban Development,” said Barbara Smith, Executive Director of the San Francisco Housing Authority. “As a result of developing a strong application in partnership with our City and nonprofit partners, we will collectively move 99 San Franciscans who are currently homeless, at-risk of homelessness, leaving institutional settings or at risk of institutionalization into their own stable homes.”

The application for this funding was submitted by the Department of Homelessness and Supportive Housing and the San Francisco Housing Authority.

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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON THE VETO OF AB 186
Date: Monday, October 01, 2018 10:33:50 AM
Attachments: [9.30.18 AB 186 Vetoed.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Sunday, September 30, 2018 8:35 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE VETO OF AB 186

FOR IMMEDIATE RELEASE:

Sunday, September 30, 2018

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE VETO OF AB 186

Today Governor Jerry Brown vetoed Assembly Bill 186, which would have allowed San Francisco to open safe injection sites under a three-year pilot program. The bill was authored by Assemblymember Susan Eggman (D-Stockton) and co-authored by Senator Scott Wiener (D-San Francisco).

“I’m disappointed that the Governor has vetoed this important public health bill. Safe injection sites save lives. If we are going to prevent overdoses and connect people to services and treatment that they badly need to stop using drugs in the first place, we need safe injection sites. If we are going to stop the drug use we see in public every day and get the needles off our streets, we need proven public health solutions. We have seen these sites work in cities in other countries, and we know they not only save lives, but they can save our city money by reducing costs for health care and emergency services. Despite this veto, we will still continue to work with our community partners on trying to come up with a solution to move this effort forward. I want to thank Assemblymember Eggman and Senator Wiener for their leadership in pushing this through the Legislature, and we will continue to work together on fighting the opioid crisis in our city.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW ALLOWING SAN FRANCISCO TO STRENGTHEN CONSERVATORSHIP LAWS
Date: Friday, September 28, 2018 10:49:57 AM
Attachments: [9.27.18 SB 1045 Signing.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, September 27, 2018 3:16 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW ALLOWING SAN FRANCISCO TO STRENGTHEN CONSERVATORSHIP LAWS

FOR IMMEDIATE RELEASE:

Thursday, September 27, 2018

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

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

**GOVERNOR JERRY BROWN SIGNS SB 1045 INTO LAW
ALLOWING SAN FRANCISCO TO STRENGTHEN
CONSERVATORSHIP LAWS**

*Mayor Breed vows to move quickly to implement new legislation, help severely mentally ill
and addicted San Franciscans receive the care they need*

San Francisco, CA – Governor Jerry Brown today signed SB 1045 into law, which allows for strengthened conservatorship laws in San Francisco, Los Angeles, and San Diego counties in order to better treat individuals suffering from severe mental illness and addiction issues.

Following the signing, Mayor London N. Breed announced plans to move forward implementing the legislation in San Francisco.

“The status quo is unacceptable—it is not humane to allow San Franciscans struggling with severe mental illness and addiction to continue to suffer on our streets,” said Mayor Breed. “I have been a longtime supporter of strengthening our conservatorship laws and I look forward to moving quickly to implement this legislation at the local level so we can start providing care to those in need. I want to thank Senator Wiener for his steadfast leadership on this issue

and Governor Brown for signing this important bill into law.”

SB 1045 creates a five-year pilot program allowing for strengthened conservatorship laws that focus on providing housing and wraparound services for people suffering from mental health and substance use issues. Individual counties can choose to vote to opt-in to the program. In order to be considered for conservatorship, an individual must be suffering from both mental health and substance use issues that have resulted in multiple 5150 holds, in which they are held for psychiatric evaluation.

“San Francisco needs every tool we can get to help people who can’t help themselves get off our streets and into care,” said Supervisor Rafael Mandelman. “I want to thank Governor Brown and our statewide leaders for pushing ahead with this important legislation, and I look forward to leading on local implementation with the Mayor and working with my colleagues on the Board to change our conservatorship laws here in San Francisco.”

Under SB 1045, County officials must go before a judge to prove that an individual is in need of conservatorship. Provided there are no other viable alternatives, the individual can be placed under conservatorship for up to one year, with the ability to petition monthly for a hearing for release.

###

From: [Silva, Christine \(CPC\)](#)
To: [Andrew Wolfram \(andrew@tefarch.com\)](#); [Jonathan Pearlman \(jonathan.pearlman.hpc@gmail.com\)](#); [Dianematsuda@hotmail.com](#); [Aaron Jon Hyland - HPC](#); [Richard S. E. Johns](#); [Ellen Johnck - HPC](#); [Black, Kate \(CPC\)](#)
Cc: [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [Joslin, Jeff \(CPC\)](#); [Rahaim, John \(CPC\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: Re: HPC Calendars for October 3, 2018
Date: Thursday, September 27, 2018 3:10:07 PM
Attachments: [20181003_hpc.docx](#)
[20181003_hpc.pdf](#)

Commissioners,

My mistake, please see attached corrected calendars. We removed "Draft" from the the top page.

Christine L. Silva
Senior Planner, Commission Affairs
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[San Francisco Property Information Map](#)

From: Silva, Christine (CPC)
Sent: Thursday, September 27, 2018 1:37 PM
To: Andrew Wolfram (andrew@tefarch.com); Jonathan Pearlman (jonathan.pearlman.hpc@gmail.com); Dianematsuda@hotmail.com; Aaron Jon Hyland - HPC; Richard S. E. Johns; Ellen Johnck - HPC; Black, Kate (CPC)
Cc: CTYPLN - CP TEAM (TAC - Preservation); Joslin, Jeff (CPC); Rahaim, John (CPC); RUIZ-ESQUIDE, ANDREA (CAT); WONG, VICTORIA (CAT); CTYPLN - COMMISSION SECRETARY
Subject: HPC Calendars for October 3, 2018

Commissioners,

Attached are your HPC calendars for October 3, 2018.

Best,

Christine L. Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
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Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON TRANSBAY TRANSIT CENTER
Date: Thursday, September 27, 2018 9:46:59 AM
Attachments: [9.26.18 Transbay Transit Center.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, September 26, 2018 11:43 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LONDON BREED ON TRANSBAY TRANSIT CENTER

FOR IMMEDIATE RELEASE:

Wednesday, September 26, 2018

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

***** STATEMENT *****

MAYOR LONDON BREED ON TRANSBAY TRANSIT CENTER

“Today I went to the Transbay Transit Center to see the site myself and meet with Transbay Joint Powers Authority leadership and City department heads to discuss the ongoing investigation and what we are doing to fix this situation. We must have a thorough and transparent investigation to determine the causes, severity, and impacts of this discovery, as well as a plan to re-open the Transit Center as soon as it is safe to do so. The Transbay Transit Center is too important for our City and our regional transportation system not to act quickly to have definitive answers for the public, and someone needs to be held accountable once the cause is determined. As the safety of the people of San Francisco is always of primary importance, we will continue to act cautiously and keep the Transit Center and block of Fremont Street closed until we have further answers. Our City agencies and regional transportation partners have been working to manage the traffic disruptions caused by these closures, and they will continue to do so.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW MEASURES TO IMPROVE PEDESTRIAN AND BICYCLIST SAFETY
Date: Thursday, September 27, 2018 9:28:53 AM
Attachments: [9.26.18 Transportation Safety Improvements.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, September 26, 2018 12:55 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW MEASURES TO IMPROVE PEDESTRIAN AND BICYCLIST SAFETY

FOR IMMEDIATE RELEASE:

Wednesday, September 26, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES NEW MEASURES TO
IMPROVE PEDESTRIAN AND BICYCLIST SAFETY**

*Changes include expedited implementation of the Valencia Street bike lane and quicker action
from Rapid Response Teams following traffic collisions*

San Francisco, CA – Mayor London N. Breed today announced new measures aimed at quickly implementing safety improvement projects to protect bicyclists and pedestrians in San Francisco.

Mayor Breed will be closely analyzing all pending Vision Zero street safety projects planned for high-injury corridors and directing the San Francisco Municipal Transportation Agency (SFMTA) to implement these projects on an expedited schedule, beginning with the Valencia Street bike lane. She also tasked the SFMTA with making recommendations on major process overhauls that can be enacted to ensure Vision Zero projects move forward without delay, and issued clear guidelines for the SFMTA's Rapid Response teams to quickly and effectively respond to serious incidents.

“Even one pedestrian death is too many, but recently we have seen a number of sadly preventable injuries and fatalities on our streets. I am tired of waiting for months, and often

years, for important Vision Zero projects to be implemented when we know they are urgently needed to protect pedestrians and bicyclists,” said Mayor Breed. “I will be personally reviewing all pending Vision Zero safety proposals on high-injury corridors and directing the SFMTA to move more quickly on these projects. We do not have time to waste.”

High-injury corridors represent just 13% of San Francisco streets where 75% of all serious injuries and fatalities take place. The City has a stated Vision Zero goal of eliminating all traffic fatalities by engineering safe and livable streets in order to eliminate all pedestrian deaths.

“No one should die on our streets just trying to get around. Vision Zero is the right goal for our growing city right now and we must keep pushing forward to meet it,” said Ed Reiskin, Director of Transportation for the SFMTA. “Mayor Breed’s leadership and continued dedication to the safety of all those on our streets is essential to ensuring San Francisco meets its goal of zero traffic fatalities.”

The first project that Mayor Breed is directing to be expedited is a fully parking-protected bike lane on Valencia Street stretching from Market Street to 15th Street. These first four blocks of Valencia have the highest ridership counts on the corridor and also the highest injury rates. There has been a year-long community outreach process to receive feedback on this project and Mayor Breed has directed it to be implemented in the next four months to serve as a pilot to inform changes through the rest of the corridor.

“Ensuring the safety of pedestrians and cyclists is critically important, and along with those who walk and bike this corridor every day, I’m thankful that this critically important project will now be implemented a year ahead of schedule,” said Supervisor Rafael Mandelman.

“I’ve been working on improving safety on the busy Valencia corridor. I was successful in convincing Lyft to move pick-ups and drop-offs to the side streets to reduce car-bike conflicts,” said Supervisor Hillary Ronen. “While this was an important step to improving safety for riders, I remain 100% committed to protected bike lanes, and am delighted that the project will launch its first phase of construction this spring.”

“I want to thank Mayor Breed for her leadership in expediting the protected bike lane on Valencia Street, which is one of the most biked and most dangerous corridors in San Francisco,” said Brian Wiedenmeier, Executive Director of the San Francisco Bicycle Coalition. “This kind of quick action is exactly what we need in order to achieve Vision Zero by 2024 and help more people choose to bike in the City.”

Additionally, Mayor Breed announced clear guidelines for the SFMTA’s Rapid Response Team, which is tasked with responding to incidents of serious injury or fatalities. Within one hour of an incident, the SFMTA will be notified by the San Francisco Police Department. The Rapid Response team will continue to respond within 24 hours to analyze the location for any necessary safety improvements, and then implement appropriate near-term safety improvements within the following 72 hours. The SFMTA will work to design and implement longer-term safety improvements on an expedited, high-priority schedule and will regularly update Mayor Breed on Rapid Response Team deployment and safety implementations.

“After a serious crash, the City should respond quickly to identify the problem and make the changes needed to prevent future crashes,” said Cathy DeLuca, Walk San Francisco's Policy

and Program Director. “We are glad that Mayor Breed is setting clear guidelines for the SFMTA’s Rapid Response Team to follow. We look forward to swift action to make the streets safe for everyone who walks in San Francisco.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: October 15th Joint Canceled
Date: Thursday, September 27, 2018 9:28:36 AM

Commissioners,

Please be advised that I have just learned that the previously scheduled Joint with the Civic Center Design Review Committee has been canceled. I will let you know when it is re-scheduled.

*Jonas P. Ionin,
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From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LA COCINA MUNICIPAL MARKETPLACE TO OPEN IN TENDERLOIN
Date: Monday, September 24, 2018 12:59:19 PM
Attachments: [9.24.18 La Cocina.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, September 24, 2018 12:39 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LA COCINA MUNICIPAL MARKETPLACE TO OPEN IN TENDERLOIN

FOR IMMEDIATE RELEASE:

Monday, September 24, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES LA COCINA
MUNICIPAL MARKETPLACE TO OPEN IN TENDERLOIN**

*Former vacant building to transform into food hall featuring working class and immigrant
food entrepreneurs*

San Francisco, CA – Mayor London N. Breed today announced plans to open the first women-led food hall in the heart of San Francisco's Tenderloin neighborhood. La Cocina Municipal Marketplace will open at 101 Hyde Street and offer below-market-rate rent to working class and immigrant food entrepreneurs to create a diverse look at the Bay Area's food scene and a community gathering space for Tenderloin residents.

“La Cocina Municipal Marketplace represents the City’s continued investment in equitable economic development in the Tenderloin neighborhood,” said Mayor Breed. “This first of its kind initiative will foster entrepreneurial opportunities for immigrants and women of color, provide affordable food options for Tenderloin residents, and help activate an important neighborhood space. I am thrilled to work with our community partners to transform this location into an extraordinary asset.”

La Cocina Municipal Marketplace will provide business expansion opportunities for women,

immigrant, and minority-owned businesses and create 30 new full-time positions for low-income individuals. It will also provide access to affordable foods that reflect the neighborhood's diversity. The project is led by the Mayor's Office of Housing and Community Development (MOHCD), the Office of Economic and Workforce Development (OEWD), and the Real Estate Department, in partnership with La Cocina and the Tenderloin Housing Clinic.

"The Office of Economic and Workforce Development is a proud partner of La Cocina Municipal Marketplace, where solutions to addressing empty storefronts and vacant buildings are grounded and led by the community," said Joaquín Torres, Director of the Office of Economic and Workforce Development. "The inspirational and creative temporary activation will energize the Tenderloin and provide a savory community asset for residents and visitors."

The City of San Francisco is the principal funder of the project and will lease 101 Hyde Street to La Cocina at a below-market-rate rent for at least seven years until construction begins for an affordable housing development on site. The project exemplifies a creative interim activation model for future affordable housing developments and ground floor retail in San Francisco. The food hall aligns with the City's mission to activate vacant buildings and fill storefronts in the Tenderloin to help enhance and improve safety. OEWD is providing financial and technical support to La Cocina on the permitting process.

La Cocina businesses have left their mark on the Bay Area food scene with 30 brick and mortar locations in San Francisco, Berkeley, Marin, Walnut Creek and Palo Alto. La Cocina provides working class food entrepreneurs, many of whom have historically had limited access to economic opportunities, the chance to create self-sufficient businesses that benefit local communities.

"La Cocina believes that talent exists everywhere. In an economy with skyrocketing income inequality, opportunity is unfairly distributed. By investing in working class entrepreneurs in a neighborhood that has long been home to so many of the immigrants who move to our city to seek out better lives, this marketplace truly represents the power of creating opportunities with equity in mind," said La Cocina's Deputy Director Leticia Landa.

"I think it's going to be something really wonderful for this area to have a space we can come to with our families to eat lunch or dinner and just relax and enjoy. We don't really have any places like that so this project is going to be very important for my family," said Chef Guadalupe Moreno, the owner of Mi Morena and a participant in La Cocina's Culinary Incubator Program.

Marketplaces have been important catalysts in the revitalization of neighborhoods. Shared marketplaces lower the barriers to entry, mitigate the risk imposed on low-income entrepreneurs, and increase equity in business ownership. The food hall model also enables business owners to share the cost of maintenance and reduce the individual burden felt by high rents, electricity bills, staffing salaries, general maintenance, and other operating costs that often cut into already thin margins. The Marketplace represents the biggest leap in La Cocina's history and offers an innovative and replicable model for equitable development for cities nationwide.

In addition to the City's integral support, La Cocina Municipal Marketplace is made possible through pro bono architectural services offered by Perkins+Will, a committee of real estate

development mentors, design firms LMNOP and Office, BCCI Construction and individual, corporate and foundation donor supporters. La Cocina has raised 64% of their \$5 million fundraising goal for construction and project implementation and seeks visionary funders to join the City of San Francisco in creating spaces that serve all our City's residents. The City of San Francisco has pledged \$1.5 million in support of the project.

About La Cocina

La Cocina is a 501(c)3 nonprofit that works to solve problems of equity in business ownership, inclusivity in the mainstream American marketplace, barriers to entry for women, people of color and immigrant business owners and the too-high cost of entry for the food industry generally. In an increasingly expensive economy, La Cocina businesses graduate at a rate that far exceeds the national average, outperforming other food industry clusters despite the severe limits on capital that our entrepreneurs have. Find more information at www.lacocinasf.org.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON SAN FRANCISCO TRANSIT WEEK
Date: Monday, September 24, 2018 10:56:22 AM
Attachments: [9.24.18 Transit Riders Week.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, September 24, 2018 10:54 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LONDON BREED ON SAN FRANCISCO TRANSIT WEEK

FOR IMMEDIATE RELEASE:

Monday, September 24, 2018

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

***** STATEMENT *****
MAYOR LONDON BREED ON SAN FRANCISCO TRANSIT WEEK

“Transit Week is an opportunity for the public to celebrate what is great about our transportation system and focus on solving the challenges it faces. Whether you ride Muni, BART, or Caltrain, our riders deserve to know that their trains and buses will arrive on time and get them where they need to go. As our city continues to grow, we need to modernize and expand our public transportation system, or we are going to force more and more people to rely on private automobiles, making the gridlock on our streets even worse. No one wants more traffic or the pollution that comes with each additional car. This week, I will be taking the Transit Riders’ Transit Week pledge to ride public transportation daily, but more importantly I will continue working every day to make sure our transportation system is not only meeting the basic needs of today’s riders, but the future needs of our growing city.”

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 809 Montgomery Street
Date: Friday, September 21, 2018 1:18:50 PM
Attachments: [THD 809 Montgomery ltr 9.21.18.pdf](#)

*Jonas P. Ionin,
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From: mary lipian [mailto:mary.lipian@gmail.com]
Sent: Friday, September 21, 2018 1:11 PM
To: oneillsusa5@aol.com
Cc: Salgado, Rebecca (CPC); Frye, Tim (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)
Subject: 809 Montgomery Street

Dear Mr. O'Neil,

Thank you for taking the time to meet with the THD Planning and Zoning Committee to present your proposed project at 809 Montgomery Street.

Attached, please find the letter from the Planning and Zoning Committee.

Thank you,

Mary Lipian

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO ENCOURAGE RECRUITMENT AND RETENTION OF DIVERSE WORKFORCE
Date: Wednesday, September 19, 2018 3:58:39 PM
Attachments: [9.19.18 Inclusive City Executive Directive.pdf](#)

*Jonas P. Ionin,
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From: Rahaim, John (CPC)
Sent: Wednesday, September 19, 2018 1:51 PM
To: CTYPLN - SENIOR MANAGERS
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO ENCOURAGE RECRUITMENT AND RETENTION OF DIVERSE WORKFORCE

From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, September 19, 2018 1:31 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO ENCOURAGE RECRUITMENT AND RETENTION OF DIVERSE WORKFORCE

FOR IMMEDIATE RELEASE:
Wednesday, September 19, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE
TO ENCOURAGE RECRUITMENT AND RETENTION OF
DIVERSE WORKFORCE**

Executive Directive creates two full-time positions to focus on diversity recruitment, expands harassment and implicit bias training

San Francisco, CA – Mayor London N. Breed has signed an Executive Directive to encourage the recruitment and retention of a diverse workforce for the City and County of San Francisco.

“San Francisco’s diversity is one of our biggest strengths and our City’s workforce should

reflect the numerous communities we serve,” said Mayor Breed. “We have successfully instituted a number of important diversity initiatives including anti-bias training and a nationally-recognized conviction history program that have led to our workforce being more diverse than our local labor market, but there is still plenty of work to be done. This Executive Directive will ensure that our City departments have clear, consistent standards for recruiting and retaining a qualified, diverse workforce.”

Despite making significant progress, the City still struggles for diversity in some roles. Some City departments have targeted recruitment programs but there is not currently a consistent set of standards to attract a diverse applicant pool. Furthermore, the City lacks a centralized reporting and tracking mechanism to ensure the workplace is free of harassment, bias, and discrimination, which is key to retaining diversity in employment.

“San Francisco has a diverse workforce we can all be proud of,” said Human Resources Director Micki Callahan. “But with the Mayor’s strong leadership there is more we can do to ensure our workplaces are inclusive and fair for all employees.”

The Directive specifies four actions to be taken:

- 1) The Department of Human Resources (DHR) will hire two full-time staff members to focus on diversity recruitment, who will serve as a centralized resource to all City departments to support diversity recruitment and ensure outreach efforts are coordinated and effective.
- 2) DHR will significantly expand its harassment prevention, implicit bias, and cultural communications training to include significantly more City employees.
- 3) All City departments will begin reporting instances of disciplinary action to DHR so potential problematic areas, divisions, or problem areas can be quickly identified and addressed.
- 4) DHR will convene a group of stakeholders which represent City departments, labor unions, and stakeholders to continue a discussion of ways the City can improve diversity and equity in the workplace.

The Executive Directive goes into effect immediately.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO ENCOURAGE RECRUITMENT AND RETENTION OF DIVERSE WORKFORCE
Date: Wednesday, September 19, 2018 3:58:24 PM
Attachments: [9.19.18 Inclusive City Executive Directive.pdf](#)

*Jonas P. Ionin,
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Direct: 415-558-6309|Fax: 415-558-6409

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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, September 19, 2018 1:36 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO ENCOURAGE RECRUITMENT AND RETENTION OF DIVERSE WORKFORCE

FOR IMMEDIATE RELEASE:

Wednesday, September 19, 2018

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

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

**MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE
TO ENCOURAGE RECRUITMENT AND RETENTION OF
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To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED INTRODUCES LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD
Date: Wednesday, September 19, 2018 10:36:20 AM
Attachments: [9.19.18 Securing Housing Pipeline.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, September 19, 2018 10:32 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED INTRODUCES LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD

FOR IMMEDIATE RELEASE:

Wednesday, September 19, 2018

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

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

**MAYOR LONDON BREED INTRODUCES LEGISLATION TO
KEEP ENDANGERED HOUSING PROJECTS MOVING
FORWARD**

Legislation will ensure 3,420 housing units – including nearly 500 affordable units – are not derailed by unrealistic permitting deadlines

San Francisco, CA – Mayor London N. Breed today announced legislation aimed at protecting 3,420 units of housing, including 498 permanently affordable units, in San Francisco's housing pipeline that are currently at-risk due to unrealistic permitting deadlines.

When San Francisco changed its affordable housing requirements in 2016, a number of projects were grandfathered in at specific inclusionary rates to keep them moving through the approval process. However, they were only given 30 months to get their site permits, and many projects had not gone through the City's entitlement process, which can take years. Many of these projects will not meet this deadline, and are at risk of not moving forward if they do not.

The legislation introduced by Mayor Breed will provide that all projects, including the

grandfathered projects under Proposition C, have 30 months to secure building permits from the time they receive their entitlement from the Planning Commission or Planning Department. This will ensure that the projects still move forward in a timely manner, while also recognizing that the projects should not be penalized for a long entitlement process.

“This legislation is critical to prevent the loss of 3,420 new homes, 498 of which will be permanently affordable,” said Mayor Breed. “We need to fix the timeline put on these projects so that we continue to add new homes for people, including badly needed affordable housing. We also need consistent, realistic deadlines for all projects, and we need to fix how we approve housing in San Francisco so that it does not take years and years to get housing built in this city.”

Following the passage of Proposition C in June 2016, which raised the City’s inclusionary rate for new housing projects, a number of existing projects were grandfathered in at specific inclusionary rates in recognition that they should not be subject to new standards mid-project. These projects were given 30 months to receive their building permits before their grandfathered inclusionary rate would expire.

The intent of this deadline was to encourage these projects to be built quickly, but many have not been able to move through the complicated planning process. With the December 7th deadline approaching for these grandfathered projects, many are now at risk of facing new inclusionary requirements that would likely cause them to be abandoned.

The legislation was introduced at the Board of Supervisors on Tuesday, September 18.

###