

From: [CPC-Commissions Secretary](#)
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 \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [Frye, Tim \(CPC\)](#)
Subject: FW: 3333 California Street
Date: Wednesday, November 28, 2018 10:52:43 AM
Attachments: [20181127203141.pdf](#)
[20181127203536.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Wednesday, November 28, 2018 10:49 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: 3333 California Street

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To: Commissions Secretary

Please note, 15 paper copies of this submission were delivered to Planning Department reception yesterday.

----- Forwarded message -----

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>
Date: Tue, Nov 27, 2018 at 5:02 PM
Subject: 3333 California Street
To: Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>, <tim.frye@sfgov.org>, <allison.vanderslice@sfgov.org>
Cc: Richard Frisbie <frfbeagle@gmail.com>

San Francisco Historic Preservation Commission
December 5, 2018
SF Planning Department Case No: 2015-014028ENV

Dear President Wolfram and Commissioners:

Please see letter attached and attachments A-H

Laurel Heights Improvement Association of SF, Inc.

From: [CPC-Commissions Secretary](#)
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: 3333 California Street
Date: Wednesday, November 28, 2018 9:15:55 AM
Attachments: [20181127203141.pdf](#)
[20181127203536.pdf](#)

*Jonas P. Ionin,
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From: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Tuesday, November 27, 2018 5:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Frye, Tim (CPC) <tim.frye@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>
Cc: Richard Frisbie <frfbeagle@gmail.com>
Subject: 3333 California Street

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San Francisco Historic Preservation Commission
December 5, 2018
SF Planning Department Case No: 2015-014028ENV

Dear President Wolfram and Commissioners:

Please see letter attached and attachments A-H

Laurel Heights Improvement Association of SF, Inc.

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: Special Hearing @12:30
Date: Tuesday, November 27, 2018 4:14:26 PM

Commissioners,

This is a friendly reminder that we are having a Special Hearing, tomorrow, Wed. Nov. 28th at 12:30 in our normal chambers.

*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@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 40TH ANNIVERSARY OF THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE AND SUPERVISOR HARVEY MILK
Date: Tuesday, November 27, 2018 10:45:02 AM
Attachments: [11.27.18 Mayor Moscone and Supervisor Milk Remembrance.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 27, 2018 10:42 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE 40TH ANNIVERSARY OF THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE AND SUPERVISOR HARVEY MILK

FOR IMMEDIATE RELEASE:

Tuesday, November 27, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** STATEMENT *****

**MAYOR LONDON BREED ON THE 40TH ANNIVERSARY OF
THE ASSASSINATIONS OF MAYOR GEORGE MOSCONE
AND SUPERVISOR HARVEY MILK**

“Today we remember the lives of Mayor George Moscone and Supervisor Harvey Milk and celebrate their enduring legacies.

Mayor George Moscone made many contributions leading the City where he was born and raised, including his work to make our government reflect the diversity and backgrounds of the people of San Francisco. He appointed Commissioners who were women, people of color, and LGBT to serve the City and the communities they represented. As a black woman who served as a Commissioner before becoming Supervisor, I know these opportunities opened up paths for people like me to serve our City in ways that were not possible before.

Supervisor Harvey Milk's impact was transformative not just for San Francisco, but the nation. His very presence on the Board of Supervisors as the first openly gay elected official in

California opened the doors of opportunity for future leaders in our LGBT community. His message of equality and opportunity, for not only those in the LGBT community but everyone who lacked representation, helped to shape who we are as a city, and the values we strive to uphold.

While 40 years ago we may have lost two great San Franciscans, we also were gifted with two great legacies on which our city has continued to build its passion for advancing the rights of all San Franciscans.”

###

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: TJPA Phase 2 Final SEIS/EIR is now available
Date: Tuesday, November 27, 2018 10:01:45 AM

*Jonas P. Ionin,
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From: Transbay Program <info@tjpa.org>
Sent: Monday, November 26, 2018 5:22 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: TJPA Phase 2 Final SEIS/EIR is now available

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Transbay Transit Center Program Final SEIS/EIR is Available

The Transbay Joint Powers Authority (TJPA), with the Federal Transit Administration (FTA) as a joint lead agency and the Federal Railroad Administration (FRA) as a cooperating agency, has issued a **Final Supplemental Environmental Impact Statement/Environmental Impact Report (SEIS/EIR)** for the Transbay Program Phase 2 in accordance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The Final SEIS/EIR is a limited scope document that evaluates refinements to the Transbay Program Phase 2 (the Downtown Rail Extension component) as well as other transportation improvements and development opportunities associated with the Transbay Program, as described in the Final SEIS/EIR. The Final SEIS/EIR supplements the Transbay Program Final EIS/EIR certified by the TJPA in 2004 and adopted by the FTA in 2005; portions of the 2004 Final EIS were adopted by the FRA in 2010.

The TJPA is notifying you that the Final SEIS/EIR is available online in the “Supplemental Environmental Impact Statement/Environmental Impact Report” section underneath “The Project” header on the TJPA website at tjpa.org/project/seis-eir

The Final SEIS/EIR will be considered by the TJPA Board of Directors at its meeting on **December 13, 2018 (9:30am)** at **City Hall, Room 416** (1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102). The meeting location is served by public transit and is ADA accessible.

Paper copies are available for inspection at:

TJPA

201 Mission Street, Suite 2100
San Francisco, CA 94105
(415) 597-4620 www.tjpa.org

Paper copies are available for purchase at:

ARC Document Solutions

945 Bryant Street
San Francisco, CA 94103
(415) 495-8700 www.e-arc.com

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This message was sent to jonas.ionin@sfgov.org from info@tjpa.org

Transbay Program
Transbay Joint Powers Authority
201 Mission Street Suite 2100
San Francisco, Ca 94105

|

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 FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM
Date: Monday, November 26, 2018 10:42:10 AM
Attachments: [11.26.18 Tenant Legal Defense Services Organizations.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Monday, November 26, 2018 10:28 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM

FOR IMMEDIATE RELEASE:

Monday, November 26, 2018

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

***** PRESS RELEASE *****
MAYOR LONDON BREED ANNOUNCES FUNDING RECIPIENTS TO IMPLEMENT TENANT RIGHT TO COUNSEL PROGRAM

\$5.8 million awarded to nonprofit legal service providers to help prevent unlawful evictions and displacement

San Francisco, CA— Mayor London N. Breed today announced the local nonprofit legal service organizations that will receive \$5.8 million in total funding over the next two years to provide legal assistance to San Francisco tenants facing eviction. The Tenant Right to Counsel (TRC) Program is the first of its kind in California and second nationally.

“As a lifelong renter, I know what it is like to face housing insecurity and the threat of eviction,” said Mayor Breed. “I fought to include funding for tenant legal defense services in the budget because no one should face eviction alone without knowing their rights. This is one of the most important things we can do to prevent displacement and keep our residents housed.”

Voters passed Proposition F in June 2018, which established a policy that all residential tenants facing eviction in San Francisco have a right to legal representation. While Proposition F did not create a funding source for its implementation, Mayor Breed worked with the Board of Supervisors to rebalance the City's budget to include \$1.9 million in Fiscal Year 2018-2019 and \$3.9 million in 2019-2020 to implement the TRC Program.

“Eviction and displacement create incredible hardship for both the household losing a home and communities losing valuable friends, colleagues, and neighbors,” said Kate Hartley, Director of the Mayor's Office of Housing and Community Development. “We are so pleased to be funding eviction defense services so that we can support the housing stability that our families and the health of our City depend upon.”

The Mayor's Office of Housing and Community Development (MOHCD) provides the City's primary funding for counseling and legal services for tenants and will oversee the implementation of the TRC Program. MOHCD carried out a competitive funding process to select TRC Program Partners to provide legal assistance and a TRC Program Lead Partner to assist with program planning, develop and oversee a centralized case intake and referral system, and provide legal assistance. With this new funding, the TRC Program will begin ramping up immediately with full implementation planned for July 2019.

The Eviction Defense Collaborative (EDC) was selected to serve as lead partner for the program and will work in collaboration with the ten partner nonprofit legal service organizations to determine which organization is best suited to handle each individual case. Funding for TRC will be apportioned to each organization in relation to their programming responsibility.

The Partner organizations are as follows:

- AIDS Legal Referral Panel
- Asian Americans Advancing Justice – Asian Law Caucus
- Asian Pacific Islander Legal Outreach
- Bay Area Legal Aid
- Justice & Diversity Center of the Bar Association of San Francisco
- La Raza Centro Legal
- Legal Assistance to the Elderly
- Open Door Legal
- Tenderloin Housing Clinic
- The Bar Association of San Francisco (mediation)

"We know having an attorney represent a tenant in court significantly improves their odds of avoiding eviction," said Martina I. Cucullu Lim, Executive Director of the Eviction Defense Collaborative. "People across the country are seeing and feeling the devastating impact evictions are having on their friends, families, and neighbors – and recognizing the need for change. Tenant Right to Counsel is part of that change. We look forward to working with the City, the Court, our legal service partners, and tenants to show how Tenant Right to Counsel can preserve housing and stabilize communities."

###

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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#); [Joslin, Jeff \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Subject: RE: HPC Special Hearing for November 28, 2018
Date: Wednesday, November 21, 2018 1:37:13 PM
Attachments: [201801128_special hearing agenda.docx](#)

Let's try this one LAST time.

Apologies,

*Jonas P. Ionin,
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From: Ionin, Jonas (CPC)
Sent: Wednesday, November 21, 2018 1:29 PM
To: Aaron Jon Hyland - HPC <aaron.hyland.hpc@gmail.com>; Andrew Wolfram (andrew@tefarch.com) <andrew@tefarch.com>; Black, Kate (CPC) <kate.black@sfgov.org>; Diane Matsuda <dianematsuda@hotmail.com>; Ellen Johnck - HPC <ellen.hpc@ellenjohnckconsulting.com>; Jonathan Pearlman <jonathan.pearlman.hpc@gmail.com>; Richard S. E. Johns <rsejohns@yahoo.com>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; CTYPLN - CP TEAM (TAC - Preservation) <CPC.TAC-Perservation-Team@sfgov.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; WONG, VICTORIA (CAT) <Victoria.Wong@sfcityatty.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Subject: RE: HPC Special Hearing for November 28, 2018

The previous Word version of the Agenda was an old file. Apologies for any confusion. Hopefully, this one is the right one.

*Jonas P. Ionin,
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From: Ionin, Jonas (CPC)
Sent: Wednesday, November 21, 2018 12:08 PM

To: Aaron Jon Hyland - HPC <aaron.hyland.hpc@gmail.com>; Andrew Wolfram (andrew@tefarch.com) <andrew@tefarch.com>; Black, Kate (CPC) <kate.black@sfgov.org>; Diane Matsuda <dianematsuda@hotmail.com>; Ellen Johnck - HPC <ellen.hpc@ellenjohnckconsulting.com>; Jonathan Pearlman <jonathan.pearlman.hpc@gmail.com>; Richard S. E. Johns <rsejohns@yahoo.com>
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; CTYPLN - CP TEAM (TAC - Preservation) <CPC.TAC-Perservation-Team@sfgov.org>; RUIZ-ESQUIDE, ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; WONG, VICTORIA (CAT) <Victoria.Wong@sfcityatty.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Subject: HPC Special Hearing for November 28, 2018

Commissioners,
Attached are your Calendars and case report for the November 28, 2018 Special Hearing.

Happy Thanksgiving!

*Jonas P. Ionin,
Director of Commission Affairs*

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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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET AND CIVIC CENTER FOOT PATROLS
Date: Wednesday, November 21, 2018 9:41:15 AM
Attachments: [11.21.18 Mid-Market and Civic Center Foot Patrols.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Wednesday, November 21, 2018 8:57 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET AND CIVIC CENTER FOOT PATROLS

FOR IMMEDIATE RELEASE:
Wednesday, November 21, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR BREED ANNOUNCES INCREASE IN MID-MARKET
AND CIVIC CENTER FOOT PATROLS**

SFPD has expanded community policing efforts alongside an multi-departmental effort to address quality of life issues and help unhoused individuals

San Francisco, CA — Today Mayor London N. Breed announced that the San Francisco Police Department is expanding foot patrols in the Mid-Market area. San Francisco Police Chief Bill Scott is in the process of adding 10 new officers, a second lieutenant, and two sergeants to walk the area. This will increase the number of foot beat officers in the Tenderloin/Mid-Market area by nearly 50%, for a total of 43 personnel assigned to foot patrols in the area once staffing is complete in the next two weeks.

“Community policing and service outreach are key to making our streets safer and cleaner for all of our residents and visitors,” said Mayor Breed. “Not only can these officers focus on deterring criminal behavior, but they can strengthen ties and build trust with community members to ensure that we are all working together to make our streets safe for all.”

“The presence of our foot beat officers sends a strong signal that we prioritize community safety and engagement with the public,” said Chief Scott. “Residents, workers and merchants have let us know that our foot beats and mobile command center on UN Plaza have made the area safer and more family friendly. By stepping up our foot beat presence, we can continue to work with community members to ensure our public spaces are clean, safe and more welcoming for everyone.”

The additional foot beats will focus generally on the area of Market Street between 4th Street and 8th Street. These areas include a mix of dense housing and commercial buildings, and are heavily frequented by residents, workers, and tourists. The Powell Street Station has an average of 40,000 people exiting BART and Muni daily, and the Civic Center Station has an average of more than 33,000 people exiting daily during the week. The area is also heavily served by surface bus lines and the F Market line. San Francisco Travel reports that 18% of the nearly 26 million visitors to San Francisco visited Central Market in their last survey done in 2017.

“We are grateful for Mayor Breed’s leadership and responsiveness in addressing public safety and health concerns in the Mid-Market neighborhood where A.C.T.’s The Strand Theater is located,” said Jennifer Bielstein, Executive Director of American Conservatory Theater. “This comprehensive approach will help support us as well as other neighborhood small businesses and residents, and provide critical services to those who need them most.”

The officers will work in coordination with the multi-departmental Healthy Streets Operation Center, which is focused on quality of life issues and helping unhoused individuals into stable living conditions.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); andrew@tefarch.com; [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SHOREVIEW PARK RENOVATION PROJECT RECEIVES URBAN GREENING GRANT
Date: Tuesday, November 20, 2018 11:15:23 AM
Attachments: [11.20.18 Shoreview Park Greening Grant.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 20, 2018 11:10 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** SHOREVIEW PARK RENOVATION PROJECT RECEIVES URBAN GREENING GRANT

FOR IMMEDIATE RELEASE:

Tuesday, November 20, 2018

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

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

**SHOREVIEW PARK RENOVATION PROJECT RECEIVES
URBAN GREENING GRANT**

Funding will help transform overlooked park into family-friendly community space

San Francisco, CA— Mayor London N. Breed today announced that a plan to renovate an overlooked Bayview-Hunters Point park received a \$625,108 state grant for environmentally friendly projects.

The renovation of Shoreview Park will include a new children's play area, a picnic and barbeque grill area with shade trellis, a lawn, outdoor fitness equipment, small plazas, community gardens, strategically placed seating, lighting and an accessible pathway. Two accessible park entrances offer access to Shoreview Apartments tenants and nearby housing complexes, and a direct connection to the Bayview Adult Day Healthcare Center and KIPP College Preparatory Academy, both located on San Francisco Unified School District's property adjacent to the park. Construction is anticipated to start in the spring of 2019.

“As San Francisco continues to grow, I am committed to making sure that we are creating

open spaces and parks that serve all of our communities,” said Mayor Breed. “I know how important it is for kids to have these kinds of places in their neighborhood. This grant will help us transform Shoreview Park into a newly-renovated public space for Bayview-Hunters Point residents.”

The renovation of the .85-acre park at 1 Lillian Street was among 20 infrastructure projects throughout the state to share in \$24.7 million in funding through the California Natural Resources Agency’s Urban Greening program. Funded by cap-and-trade revenues, also known as the Greenhouse Gas Reduction Fund, the grants support projects that aim to reduce greenhouse gases by sequestering carbon, decreasing energy consumption and reducing vehicle miles traveled. The projects also convert built environments into green spaces that improve air and water quality.

“We are thrilled to receive the Urban Greening grant for Shoreview Park,” said San Francisco Recreation and Park Department General Manager Phil Ginsburg. “This funding will enable us to create a space where residents of all ages can gather to build community and enjoy nature.”

The park was constructed by the San Francisco Redevelopment Agency in 1979 to serve residents of the newly constructed Shoreview Apartments, a subsidized housing complex with 156 housing units.

In the early 2000s, the park fell into disrepair. In 2012, the Redevelopment Agency dissolved. In 2017, the Office of Community Investment and Infrastructure transferred Shoreline Park to the Recreation and Park Department with \$1.9 million in community development block grant funding to renovate the park. In the past year, the Recreation and Park Department has removed the fence around the play area, cleaned the sand, repaired the irrigation system and constructed new picnic tables.

Neighborhood outreach efforts resulted in a design for renovation that captures the community's desire for a family-friendly park that preserves open green space while offering space for celebrations and recreational opportunities for residents of all ages.

The Natural Resources Agency evaluated 84 applications and recommended funding for 20 projects. Ninety-eight percent of the funding was awarded to projects located within underserved neighborhoods.

“The Shoreview Park Renovation Project meets the goals of the Urban Greening Program by expanding an existing neighborhood park. The project will plant trees to help reduce greenhouse gas emissions while also providing a disadvantaged community with important amenities that contribute to a vibrant community,” said California Natural Resources Secretary John Laird.

###

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON TRANSGENDER DAY OF REMEMBRANCE
Date: Tuesday, November 20, 2018 9:46:07 AM
Attachments: [11.20.18 Transgender Day of Remembrance.pdf](#)

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

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

From: Press Office, Mayor (MYR)
Sent: Tuesday, November 20, 2018 8:57 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON TRANSGENDER DAY OF REMEMBRANCE

FOR IMMEDIATE RELEASE:

Tuesday, November 20, 2018

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

***** STATEMENT *****
**MAYOR LONDON BREED ON TRANSGENDER DAY OF
REMEMBRANCE**

“Today we remember those in the transgender community who have lost their lives as a result of anti-trans bigotry and violence, and recommit ourselves to stand up for love, equity, and resilience.

The transgender community is an integral, inseparable part of the City of San Francisco. At a time when many of our nation’s leaders are attempting to erase trans existence—to roll back the progress for which previous generations have sacrificed—we will continue to act on the San Francisco values we hold dear. We remain united in the belief that everyone deserves safety and dignity. Until that day comes we will continue to fight back against any and all threats of physical, emotional, or political violence.”

The Office of Transgender Initiatives will be joining the community in observing Transgender Day of Remembrance this evening, starting at 5:30pm with a vigil at the steps City Hall followed by a program at UC Hastings.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.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 \(CPC\)](#); [Schuett, Rachel \(CPC\)](#)
Subject: FW: SF Heritage comment re Draft EIR for Potrero Power Station Project
Date: Tuesday, November 20, 2018 9:43:14 AM
Attachments: [SF Heritage comments re DEIR for Potrero Power Station Project \(11.19.18\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Mike Buhler <MBuhler@sfheritage.org>
Sent: Monday, November 19, 2018 2:39 PM
To: [CPC.PotreroPowerStation <CPC.PotreroPowerStation@sfgov.org>](mailto:CPC.PotreroPowerStation@sfgov.org)
Cc: [Ionin, Jonas \(CPC\) <jonas.ionin@sfgov.org>](mailto:jonas.ionin@sfgov.org); [Enrique Landa \(e5@associatecapital.com\) <e5@associatecapital.com>](mailto:e5@associatecapital.com)
Subject: SF Heritage comment re Draft EIR for Potrero Power Station Project

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

Dear Ms. Schuett. Attached please find San Francisco Heritage's comments on the Draft EIR for the Potrero Power Plant Mixed-Use Development Project. Please don't hesitate to contact me directly at 415/441-3000 x15 or mbuhler@sfheritage.org should you need any additional information.

Thank you.
Mike

Mike Buhler
President & CEO
San Francisco Heritage
2007 Franklin Street
San Francisco, CA 94109

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S TURKEY GIVEAWAY
Date: Monday, November 19, 2018 2:16:04 PM
Attachments: [11.19.18 Turkey Giveaway .pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Monday, November 19, 2018 1:56 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S TURKEY GIVEAWAY

FOR IMMEDIATE RELEASE:

Monday, November 19, 2018

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

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

**MAYOR LONDON BREED LEADS 12TH ANNUAL MAYOR'S
TURKEY GIVEAWAY**

City Departments, the A. Phillip Randolph Institute, and community partners to distribute over 4,000 turkeys at public housing locations and non-profit organizations throughout the City

San Francisco, CA— Mayor London N. Breed today joined the San Francisco Police Department, San Francisco Department of Public Works, San Francisco Housing Authority (SFHA), the A. Philip Randolph Institute (APRI), and community partners to hand out turkeys to families at public housing sites and non-profit organizations in San Francisco as part of the 12th annual Mayor's Turkey Giveaway.

This Thanksgiving season, more than 4,000 frozen turkeys will be distributed across San Francisco. The turkeys are being provided by the City with the generous support of the A. Phillip Randolph Institute, Whole Foods, and Foster Farms.

“This annual tradition brings together the City and partner organizations to share in the holiday spirit with those in need,” said Mayor Breed. “As someone who grew up in public

housing, it is heartening to see this program expanding to help even more families enjoy Thanksgiving and the holiday season together.”

Mayor Breed participated in two giveaways with residents of the Hayes Valley North and South affordable housing community and residents of the Ping Yuen North affordable housing complex in Chinatown.

“As we celebrate this season, let us remember to reach to those who may be in need of comfort or assistance during the holidays,” said San Francisco Police Chief William Scott. “The men and women of SFPD are thankful to collaborate with the Mayor's Office, APRI and the SFHA to help San Francisco families enjoy a holiday meal.”

“The partnership of working with businesses to contribute turkeys to those in need and Public Works being able to deliver to the various sites allows us to see firsthand the overwhelming appreciation and joy this tradition brings,” said Director of Public Works Mohammed Nuru.

The A. Phillip Randolph Institute (APRI) a local nonprofit organization, identifies families in need and helps to distribute the turkeys. The turkeys are handed out to families at public housing sites in San Francisco in time for Thanksgiving.

"This is a time for us all to start to think about what we are thankful for, a perfect time to share our compassion with our neighbors, and work toward a world where no one has to experience hunger, especially during the holidays," said Jacqueline Flin, Executive Director of APRI.

“At Whole Foods, we are proud to support the communities that we serve. Our partnership with the Mayor’s Turkey Giveaway to feed needy families during the holiday season is a reflection of our values and our commitment to ensuring that all communities have access to affordable, healthy food,” said Rob Twyman, Whole Foods President of the North California Region.

###

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 \(CPC\)](#); [Frye, Tim \(CPC\)](#); [Caltagirone, Shelley \(CPC\)](#)
Subject: HPC Special Hearing - November 28, 2018
Date: Monday, November 19, 2018 1:09:09 PM

Commissioners,
Please be advised that we have achieved a quorum for the requested special hearing for November 28, 2018.

Currently, I have the following Commissioners available:

Hyland;
Matsuda;
Johnck;
Johns; and
Black.

Commission President Wolfram is not available and Commissioner Pearlman is TBD.

Please advise if I have misunderstood your availability for this special hearing.

A hearing agenda and packet will be issued no later than this Wed. November 21st.

Thank you all for accommodating the Supervisor's request.

Sincerely,

*Jonas P. Ionin,
Director of Commission Affairs*

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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@rodneymfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); 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 EMERGENCY WINTER SHELTER SCHEDULE
Date: Monday, November 19, 2018 10:37:45 AM
Attachments: [11.16.18 Winter Shelter Beds.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Friday, November 16, 2018 10:44 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EMERGENCY WINTER SHELTER SCHEDULE

FOR IMMEDIATE RELEASE:

Friday, November 16, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES EMERGENCY
WINTER SHELTER SCHEDULE**

In addition, the Department of Homelessness and Supportive Housing has opened 75 emergency shelter mats to help homeless individuals avoid current air quality

San Francisco, CA— Mayor London N. Breed, the Department of Homelessness and Supportive Housing (HSH), the San Francisco Interfaith Council, and Episcopal Community Services (ECS) today announced the schedule for the Emergency Winter Shelter Program and shelter site locations. The program will run from Sunday, November 18, 2018 through Saturday, March 30, 2019.

Now in its 30th year, the City and ECS have collaborated with the San Francisco Interfaith Council to provide additional shelter services to homeless San Franciscans during the winter months.

The Department of Homelessness and Supportive Housing has additionally opened 75 emergency shelter beds to provide space for homeless individuals to avoid the unhealthy air

quality caused from smoke resulting from the Camp Fire. Members of the Homeless Outreach Team are conducting direct outreach to encourage unsheltered people to head indoors as well as conducting wellness checks. Additionally, they are providing masks, water, and transportation to shelter. Unsheltered individuals should go to 525 5th Street for assistance with shelter placement.

“The winter months can be particularly difficult for our homeless population, which is why the Emergency Winter Shelter Program is so important,” said Mayor Breed. “I am committed to opening 1,000 new shelter beds by the end of next year because it is our responsibility as a City to make sure we have enough spaces for everyone who needs one. Additionally, with the current condition of the air in San Francisco, we are taking immediate steps to help our unsheltered population, and our Department of Homelessness and Supportive Housing is working tirelessly to help move folks indoors.”

Winter Shelter Program spaces are reserved on a first-come, first-served basis each Sunday. The reservation ticket will allow the guest a seven-night stay. Two meals will be served to shelter guests each night. Those interested in a sleeping space on November 18, can go to St. Boniface Church, 133 Golden Gate Avenue, at 5:30 pm, 30 minutes prior to the opening of the Winter Shelter program to receive a ticket. These spaces are not reserved through the regular adult emergency shelter reservation system.

“What began as a call from our City to provide a one year emergency shelter, during the most inclement months of the year, today enters its thirtieth year of service,” said Michael Pappas, Executive Director of the San Francisco Interfaith Council. “Our Interfaith Winter Shelter puts into action the greatest common teaching shared by our rich diversity of faiths, to care for those in need. We are indebted to our partners in this effort, the congregations that open their doors and offer shelter, those who prepare and serve meals, Episcopal Community Services for their diligent operational oversight and the spiritual assistance of the Night Ministry. We pray for the day when shelters, like ours, won't be necessary. Until then, we are committed to do our part to help ease the suffering of some of our City's most vulnerable residents.”

ECS is funded by the Department of Homelessness and Supportive Housing to provide the operational staff that sets up, manages and takes down the shelter every day in the host churches. The Interfaith Council works to identify the four host churches where the overnight shelter is located and to identify the church groups, congregations and community groups that sign up to provide the evening meals throughout the program.

“The Interfaith Winter Shelter plays a crucial role in sheltering the chronically homeless through the winter months, and Episcopal Community Services is proud to continue to offer our operational expertise as the shelter enters its 30th year,” said Beth Stokes, Executive Director, Episcopal Community Services. “Engaging with guests at the Interfaith Shelter is a key first step to bringing those individuals experiencing homelessness inside, off the streets and near the critical health services they need to stabilize and move into permanent housing.”

The Winter Shelter Program increases HSH’s sheltering capacity by 5% to 8% on any given night throughout the winter, when shelter demand increases with the colder, wetter weather, not including navigation centers. The regular adult emergency shelter program will operate parallel to the Winter Shelter Program. Access information is available on HSH’s website, shelter reservation and resource center sites and by calling 311.

The Women's Winter Shelter Program at Bethel AME Church was converted to a year-round women's shelter program operated by the Providence Foundation. This program has been in continuous operation since November 2014, providing 30 beds every night.

"I would like to thank the SF Interfaith Council, Episcopal Community Services and the faith community for coming together, yet again, to provide shelter and warm meals each night this winter," said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. "Through this partnership we're better able to meet the increased demand for shelter as the temperature dips and the nights get longer; in addition to the safe places provided, the program also offers each guest dignity, warm meals and connection to the City's larger homelessness response system."

This effort is in addition to Mayor Breed's recently announced plan to open 1,000 shelter beds by the end of next year, the largest expansion in San Francisco in the last 30 years.

For more information about the Winter Shelter Program and HSHs Emergency Shelter Programs please visit: hsh.sfgov.org/emergencyshelter

Winter Shelter Schedule for Single Adult Men:

St. Boniface Church, capacity 60 men

133 Golden Gate Ave

November 18 through December 7

Canon Kipp Senior Center, capacity 50 men

705 Natoma Street

December 8 through December 15

Cathedral of Saint Mary of the Assumption, capacity 100 men

1111 Gough Street

December 16 through January 12

St. Mark's Lutheran Church, capacity 65 men

1031 Franklin Street

January 13 through February 2

First Unitarian Universalist Society, capacity 70 men

1187 Franklin Street

February 3 through February 23

Canon Kipp Senior Center, capacity 50 men

705 Natoma Street

February 24 through March 30

###

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 *** MAYOR LONDON BREED INITIATES EFFORT TO VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE FUNDING FOR HOMELESSNESS
Date: Monday, November 19, 2018 10:10:23 AM
Attachments: [11.19.18 Proposition C Validation.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Monday, November 19, 2018 9:01 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED INITIATES EFFORT TO VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE FUNDING FOR HOMELESSNESS

FOR IMMEDIATE RELEASE:

Monday, November 19, 2018
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED INITIATES EFFORT TO
VALIDATE PROPOSITION C & IDENTIFY IMMEDIATE
FUNDING FOR HOMELESSNESS**

As Mayor Breed attempts to address legal uncertainty so the City can begin distributing Proposition C funding, she is meeting with business and civic leaders to identify short-term support for homelessness programs

San Francisco, CA — Mayor London N. Breed has introduced an ordinance that will allow the City Attorney to proactively seek validation of Proposition C in the courts. This will allow the City to more quickly resolve legal uncertainty about the implementation of Prop C, which was passed in the recent November election, and potentially free up funding faster. This effort is being made in cooperation with the City Attorney, and Board President Malia Cohen co-sponsored the legislation.

“We need to do everything we can to deliver on the promise of Prop C and the will of the voters, and this validation action gives us the best chance to move forward quickly to deliver funding for homelessness,” said Mayor Breed. “Starting in January, the City will be collecting

the tax established under Prop C, but the Controller has said we cannot begin spending the funds until we have more legal certainty. My goal with this action is to allow the City to be as proactive as possible in determining any legal challenges to Prop C. In the short-term, I have also spoken with business leaders who are interested in contributing to solutions now to a number of critical programs that will help us get people into housing and shelter and connected to mental health and substance use services. I will work with these leaders to help deliver more funding quickly towards programs that we know can help people who are struggling on our streets.”

At last week’s Board of Supervisors meeting, Mayor Breed introduced the ordinance that will permit the City Attorney to file a validation action in court, which triggers a defined expedited window during which any potential opponent must respond to the City’s action or file litigation challenging the validity of Proposition C. If no one responds to the City’s action or files litigation, the court can decide to validate the measure, giving the City more certainty to move forward with dispensing funding. The ordinance must be approved by the Board of Supervisors and signed by the Mayor before the City Attorney can then go to court to seek validation.

By moving forward with this validation action, Mayor Breed is taking the most expeditious and legally responsible path to implement funding from Prop C. While it is possible that a party may sue the City during this timeframe, that possibility exists regardless. Mayor Breed’s proactive step allows San Francisco to set a defined timeline and receive quicker clarification on the legal status of Prop C. This is a similar approach to what the City did for Props C and G from June earlier this year.

Mayor Breed has additionally been in discussions with business leaders interested in providing immediate financial support to the City’s efforts to address homelessness. The Mayor has identified a number of funding priorities which reflect the objectives of Prop C. These include expanding the City’s shelter bed capacity to reach her goal of opening 1,000 new shelter beds, establishing a flexible funding source to support more single room occupancy hotel rehabilitation and master lease opportunities, adding more mental health stabilization, substance abuse recovery, respite, and residential treatment beds, funding more small site acquisitions projects to preserve vulnerable rent-controlled housing by converting them into permanent affordable housing, and providing gap funding for affordable housing projects so they can move forward faster.

###

From: [Silva, Christine \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram](#); [Black, Kate \(CPC\)](#); [Dianematsuda@hotmail.com](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - CP TEAM \(TAC - Preservation\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#); [Joslin, Jeff \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Subject: HPC Calendar for November 21, 2018 - Cancelled
Date: Thursday, November 15, 2018 5:13:33 PM
Attachments: [201801121 can.docx](#)
[201801121 can.pdf](#)
[HPC Advance - 201801121.xlsx](#)
[HPC Hearing Results 2018.docx](#)

Commissioners,

Attached are your HPC calendars for November 21, 2018 which is cancelled.

Happy Thanksgiving,

Christine L. Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY LEADERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION DISTRICT
Date: Thursday, November 15, 2018 9:04:22 AM
Attachments: [11.14.18 490 South Van Ness.pdf](#)

From: Press Office, Mayor (MYR)
Sent: Wednesday, November 14, 2018 5:02 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY LEADERS CELEBRATE THE GROUNDBREAKING OF NEW AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION DISTRICT

FOR IMMEDIATE RELEASE:

Wednesday, November 14, 2018

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

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

**MAYOR LONDON BREED AND COMMUNITY LEADERS
CELEBRATE THE GROUNDBREAKING OF NEW
AFFORDABLE HOUSING IN SAN FRANCISCO'S MISSION
DISTRICT**

*80 affordable apartments to be created for low-income families and include housing for
HOPE SF families*

San Francisco, CA — Mayor London N. Breed and community leaders today celebrated the groundbreaking of 80 new affordable apartments in the Mission District, 20 of which will be prioritized for San Francisco families wishing to move to high-quality affordable housing under the Mayor's HOPE SF initiative.

The 100% affordable project at 490 South Van Ness will serve households with incomes between 30% and 60% of Area Median Income, approximately \$35,500 to \$71,050 for a family of four. Construction is expected to be completed in the summer of 2020.

“San Francisco is in a housing shortage that is driving up rents and resulting in displacement of our low and middle-income communities across the City,” said Mayor Breed. “Projects like this one are the direct result of the City stepping up to create the affordable housing that we desperately need.”

Located in the heart of the Mission District just two blocks from 16th Street BART, the new apartments are being co-developed by Mission Housing Development Corporation and BRIDGE Housing. Residential amenities will include a community room, laundry rooms, bike parking, a courtyard, a roof garden, and resident services provided by Mission Housing. The

ground floor will have a community-centered space available to residents and nonprofit organizations.

"What a massive win for the community that we are able to celebrate affordable housing on this site rather than market-rate units far beyond the reach of Mission District families," said Supervisor Hillary Ronen. "I worked hard with my predecessor David Campos to ensure this vacant parcel would be used for the kind of housing my constituents really need."

"The entire Mission Housing Development Corporation family is honored to break ground on our first new affording housing development in almost 15 years," said Sam Moss, Executive Director of Mission Housing. "It's been a long, difficult road back but to finally break ground and start building new affordable housing makes all the time, blood, sweat and tears worth it. The affordable housing project that is 490 South Van Ness does not get done without the collaboration of several partners and a dedicated team of Mission Housing staff members. I am grateful for everyone's tireless work and passion for the people of our community."

"We're honored to be part of the team that's bringing affordable family homes and community services to a neighborhood that has seen so much displacement," said Cynthia A. Parker, President and CEO of BRIDGE Housing.

"This site will go a long way to help working families and low income households afford to call San Francisco 'home' thanks to an incredible public-private effort to maintain affordable housing options in this booming economy that risks displacement of our most vulnerable residents," said Liz Minick, San Francisco – East Bay community executive, Bank of America. "In the heart of the Mission District and just two blocks from public transit, residents at the future 490 South Van Ness can access and be part of the City's vibrant economy. Bank of America is proud to have provided \$56.5 million in financing, including a \$32 million construction loan and \$24.2 million in a Direct Equity investment to help make this vision a reality for San Franciscans."

Over \$27 million in financing is being provided by the San Francisco Mayor's Office of Housing and Community Development. Additional sources of funding include the San Francisco Housing Authority (Project-Based Section 8 vouchers), Bank of America, Barings, U.S. Department of Housing and Urban Development, the California Tax Credit Allocation Committee and the California Debt Limit Allocation Committee.

###

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: FW: BOS request for special HPC hearing
Date: Wednesday, November 14, 2018 11:51:29 AM

Commissioners,

We have received a request from Board Pres. Cohen to convene a special hearing on Nov. 28th to consider Bayview African American Cultural Heritage District legislation. It is a Wed. not on your current schedule of hearings.

Please reply only to me if:

1. You would like to hold this special hearing; and
2. If you would be available at our normal time.

Thank you,

Jonas P. Ionin,
Director of Commission Affairs

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

From: Frye, Tim (CPC)
Sent: Wednesday, November 14, 2018 11:35 AM
To: Ionin, Jonas (CPC); CTYPLN - COMMISSION SECRETARY; Rahaim, John (CPC); Joslin, Jeff (CPC); Starr, Aaron (CPC)
Cc: Caltagirone, Shelley (CPC)
Subject: BOS request for special HPC hearing

Hi Jonas

President Cohen is asking the HPC to convene a special hearing of the HPC on 11/28 to hear the pending Bayview African American Cultural Heritage District legislations. I said I would check to see if it's possible to find a room and have a quorum but it was your call. Can you look into this and let us know? Thanks!

- Tim

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); 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'S LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD UNANIMOUSLY PASSES BOARD OF SUPERVISORS
Date: Wednesday, November 14, 2018 9:07:16 AM
Attachments: [11.13.18 Endangered Projects Legislation.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 13, 2018 5:06 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED'S LEGISLATION TO KEEP ENDANGERED HOUSING PROJECTS MOVING FORWARD UNANIMOUSLY PASSES BOARD OF SUPERVISORS

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED'S LEGISLATION TO KEEP
ENDANGERED HOUSING PROJECTS MOVING FORWARD
UNANIMOUSLY PASSES BOARD OF SUPERVISORS**

Legislation will ensure 2,298 housing units—including nearly 340 affordable units—are not derailed by unrealistic permitting deadlines

San Francisco, CA — Today the Board of Supervisors unanimously passed legislation introduced by Mayor London N. Breed that will protect 2,298 units of housing, including 340 units of affordable housing, in San Francisco's pipeline that were at-risk due to unrealistic permitting deadlines. The legislation is part of Mayor Breed's efforts to ensure that San Francisco builds at least 5,000 new homes per year to address the high cost of housing.

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. Many of these projects would not have met this deadline, and were at risk of not moving forward if they did not.

The legislation will extend the deadline for projects to secure building permits by 18 months to ensure that they still move forward in a timely manner, while also recognizing that the projects should not be penalized for a long entitlement process.

“In order for families and working people to be able to afford to live in San Francisco, we need to build more housing. We have failed for decades to create enough housing to keep pace with job and population growth, and as a result we now have some of the highest rents in the world,” said Mayor Breed. “This legislation will prevent the loss of thousands of new homes as we work to speed up the approval process for new housing.”

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 permitting deadline approaching for these grandfathered projects, many were at risk of facing new inclusionary requirements that would likely cause them to be abandoned.

Mayor Breed recently announced the creation of the position of Director of Housing Delivery, who will be tasked with working with a Housing Delivery Team to move projects through the permitting process and propose reforms to streamline the approval process.

The Board will have to pass a final vote on the legislation before it goes to the Mayor for her signature.

###

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 A 34% REDUCTION IN TENTS SINCE TAKING OFFICE
Date: Tuesday, November 13, 2018 12:36:21 PM
Attachments: [11.12.18 Tent Reductions.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Monday, November 12, 2018 11:13 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES A 34% REDUCTION IN TENTS SINCE TAKING OFFICE

FOR IMMEDIATE RELEASE:

Monday, November 12, 2018

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

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

**MAYOR LONDON BREED ANNOUNCES A 34% REDUCTION
IN TENTS SINCE TAKING OFFICE**

With the opening of two new navigation centers, efforts continue to move individuals off the street and into stable living conditions

San Francisco, CA— Mayor London N. Breed announced a 34% reduction in tents on the streets of San Francisco since she took office in July, a reduction of approximately 193 tents in less than four months.

Mayor Breed also celebrated the opening of the Bayshore Boulevard Navigation Center this past week, which will serve 128 people, and announced another new Navigation Center at 5th and Bryant streets that will open in December and serve 85 people.

Since being elected, the Mayor has increased funding for housing, expanded shelters, and increased available resources for people suffering from mental illness. Additionally, she has expanded the resources for Healthy Streets Operations Center (HSOC), which has led the City's coordinated response to assist and support unsheltered persons. HSOC is working to help those individuals out of tents and into shelter as well as supporting those suffering from

behavioral health issues, such as mental illness and drug addiction, by connecting them to services.

“Our coordinated outreach and response efforts, coupled with our targeted investments, have reduced long term tent encampments and helped connect our homeless population with care and shelter,” said Mayor Breed. “One of my highest priorities upon taking office has been to make our streets clean and healthy, and moving people out of tents and into shelters that make our neighborhoods safer for all. There is still plenty of work to be done, but our approach is working. We will continue our efforts to ensure that encampments do not return and we connect people with the help they need.”

San Francisco continues to make investments to support efforts to help people out of tents and into stable living conditions. This year, the City has added roughly 140 available beds in Navigation Centers, 20 family shelter beds, 40 medical respite and sobering beds, and 54 new psychiatric beds.

Mayor Breed worked to ensure \$60 million in new funding for critical homelessness service programs over the next two years in the budget she signed in August. This includes funds to create 430 new permanent supportive housing units, \$4.4 million to fund the operation of a new Navigation Center for Transitional Age Youth, and \$2 million to create two new access points to connect families and residents struggling with homelessness to support and services. To quickly help those who have fallen into homelessness, \$12 million is also allocated to rapid re-housing programs.

“Under the leadership and direction of Mayor Breed, departments are collaborating better than they ever have before,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “The recent reduction in tents is due to this renewed sense of partnership, purpose and accountability in our City government.”

The budget of Homeward Bound, a program that unites those living on the streets with family members, has also doubled this year. As of the end of September, 189 people had returned to stable living conditions through Homeward Bound this year. Additionally, the San Francisco Fire Department has increased medical response team to rapidly respond to medical calls in the Tenderloin and Civic Center, and the City’s Street Medicine Team has added an additional 10 new clinicians.

“Our Department’s partnership and collaborative approach with the Department of Homelessness and Supportive Housing and the Department of Public Health has enabled officers to engage with those in need,” said Commander David Lazar of the San Francisco Police Department, who oversees the Department’s role at HSOC. “As a result, individuals are connected with services such as a stay at the Navigation Center, placed into temporary housing, and/or provided with necessary treatment. We will continue to do our work by helping people and leading with services.”

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.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, SUPERVISOR VALLIE BROWN, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM TO ADDRESS VEHICULAR HOMELESSNESS
Date: Tuesday, November 13, 2018 12:35:50 PM
Attachments: [11.13.18 Vehicular Homelessness.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 13, 2018 8:03 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN, AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM TO ADDRESS VEHICULAR HOMELESSNESS

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED, SUPERVISOR VALLIE BROWN,
AND SUPERVISOR AHSHA SAFAÍ ANNOUNCE PROGRAM
TO ADDRESS VEHICULAR HOMELESSNESS**

Data-driven, citywide program will include a new team focused on resolving vehicle encampments, conducting a needs assessment of people living in vehicles, and exploring a vehicle triage center and a storage facility where people can keep their vehicles while they receive services

San Francisco, CA — Mayor London N. Breed, Supervisor Vallie Brown, and Supervisor Ahsha Safaí today announced a data-driven, citywide program to address the growth of vehicular homelessness in San Francisco. The program will be run by the Department of Homelessness and Supportive Housing (HSH).

To ensure that San Francisco's attempt to address vehicular homelessness does not follow the same strategies that failed in other communities, HSH will be exploring solutions that have proven effective at addressing tent encampments and using data to develop appropriate interventions.

Expanding on current efforts, HSH will create a new team focused on resolving vehicle encampments, and work with the San Francisco Municipal Transportation Agency to prioritize and schedule vehicle encampments for outreach and resolution. HSH will conduct a survey and needs assessment of people living in vehicles to better understand the make-up of the population and what services are needed to help those living in vehicles on the streets.

HSH will study the opening of a vehicle triage facility that would provide a temporary location where people living in vehicles could come to be assessed and connected to housing and other service resources. HSH will also explore opening a vehicle storage facility where people who are receiving services at shelters, navigation centers, or treatment programs can store their vehicles, which would remove a significant barrier to accepting services.

“Living in vehicles is not healthy and is not sustainable for our communities,” said Mayor Breed. “As we work to build more housing, including badly need affordable housing, we are looking at effective, practical solutions to help these folks into housing and services.”

Mayor Breed, Supervisors Brown and Safaí, and the Department of Homelessness and Supportive Housing will work together to ensure that funding for the appropriate vehicular homelessness intervention is included in the FY19-20 City budget. Supervisors Brown and Safaí will also be exploring further legislative solutions to address this issue.

“After months of research, we are taking an aggressive step to address people living in their vehicles in our City’s neighborhoods,” said Supervisor Safaí. “A vehicular triage lot with wrap around services is a strong step in addressing this long-term problem.”

“I am encouraged by these steps to move forward in the right direction, especially opening up a RV triage space in the City,” said Supervisor Brown. “We’re unpacking a complex issue that requires nuanced solutions, as it deals with health, housing, homelessness, and transportation, involving many City departments. Going forth, my office and Supervisor Safaí will work with Departments and community partners to put forth a comprehensive strategy to re-house our most vulnerable, provide services to those who need it, and better manage the impact of these vehicles on our roads.”

As of October 2018, there were 432 inhabited vehicles in San Francisco, including 313 recreational vehicles (RVs) and 119 passenger cars according to HSH.

“I would like to thank Mayor Breed and Supervisors Brown and Safaí for their leadership and commitment to a thoughtful approach to addressing vehicular homelessness, said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Adding a dedicated Vehicular Encampment Resolution Team along with specific resources tailored to address the concerns of the most vulnerable people living in vehicles will improve outcomes for them and our neighborhoods.”

###

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, SUPERVISOR RAFAEL MANDELMAN AND THE OFFICE OF TRANSGENDER INITIATIVES CELEBRATE TRANSGENDER AWARENESS MONTH
Date: Tuesday, November 13, 2018 12:26:20 PM
Attachments: [11.13.18 Transgender Awareness Month.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Tuesday, November 13, 2018 12:15 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR RAFAEL MANDELMAN AND THE OFFICE OF TRANSGENDER INITIATIVES CELEBRATE TRANSGENDER AWARENESS MONTH

FOR IMMEDIATE RELEASE:

Tuesday, November 13, 2018

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

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

**MAYOR LONDON BREED, SUPERVISOR RAFAEL
MANDELMAN AND THE OFFICE OF TRANSGENDER
INITIATIVES CELEBRATE TRANSGENDER AWARENESS
MONTH**

*Celebrations include the lighting of City Hall in the colors of the Transgender Flag and the
San Francisco Trans Film Festival*

San Francisco, CA — Mayor London N. Breed, Supervisor Rafael Mandelman, the Office of Transgender Initiatives, and community leaders joined together on Tuesday at City Hall to declare November as Transgender Awareness Month in San Francisco.

“Today, as we raise the Transgender Flag over City Hall to kick off Transgender Awareness Month in San Francisco, the Trump Administration is still working to erase the identities of nearly two million transgender Americans,” said Mayor Breed. “We will not allow discrimination of any kind to go unchecked. I am committed to making sure that all transgender and LGBTQ residents are safe, supported, and welcomed in San Francisco.”

Transgender Awareness Month kicked off with the raising of the Transgender Flag at City

Hall and a proclamation recognizing the work of the City's Transgender Advisory Committee. The flag raising ceremony was preceded by a historic first meeting between Transgender Advisory Committee members, transgender leaders, and Mayor Breed to discuss the importance of trans-specific housing, health, and cultural efforts.

The week includes community events, including the San Francisco Trans Film Festival, and the lighting of City Hall in the colors of the Transgender Flag. It is followed by the Transgender Day of Remembrance, which occurs annually on November 20 to honor members of our transgender community whose lives were lost in acts of discriminatory violence.

“At a time when the LGBTQ community, and trans people in particular, are under siege from a hostile and toxic presidential administration, it's crucial for San Francisco to stand and support our trans community,” said Supervisor Rafael Mandelman. “I'm proud to work closely with the Office of Transgender Initiatives and the Mayor to support inclusive policies and programs for the trans community.”

San Francisco's Office of Transgender Initiatives is the first of its kind in the United States. Under the guidance of Director Clair Farley, the office is dedicated to advancing the rights, leadership, and policies of the transgender and gender non-conforming community.

“Today with Mayor Breed, we honor our community's resilience as we continue to advocate for equity and human rights,” said Farley. “November in San Francisco will be known from this day forward as Transgender Awareness Month, as we celebrate trans community and continue to fight all attempts to erase our lives.”

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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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED, DIRECTOR OF CULTURAL AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS AND CULTURE SECTOR APPLAUD PASSAGE OF PROPOSITION E
Date: Thursday, November 08, 2018 11:37:22 AM
Attachments: [11.8.18 Proposition E.pdf](#)

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From: Press Office, Mayor (MYR)
Sent: Thursday, November 08, 2018 11:13 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, DIRECTOR OF CULTURAL AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS AND CULTURE SECTOR APPLAUD PASSAGE OF PROPOSITION E

FOR IMMEDIATE RELEASE:

Thursday, November 8, 2018

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

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

**MAYOR LONDON BREED, DIRECTOR OF CULTURAL
AFFAIRS TOM DECAIGNY AND LEADERS FROM THE ARTS
AND CULTURE SECTOR APPLAUD PASSAGE OF
PROPOSITION E**

Proposition E establishes baseline funding tied to the growth of the hotel tax to support arts & culture in San Francisco

San Francisco, CA— Mayor London N. Breed, Director of Cultural Affairs Tom DeCaigny, and leaders from San Francisco's diverse arts and culture community celebrated the approval of Proposition E, the restoration of the historic hotel tax allocation for the arts.

“In addition to generating over a billion dollars for our local economy and supporting thousands of jobs, the arts and culture sector is essential to San Francisco's identity as a world-class city,” says Mayor Breed. “Prop E was passed overwhelmingly by the voters and will help ensure that San Francisco can continue to thrive as a vibrant, diverse, and sustainable arts and culture community for generations to come.”

Prop E allocates 1.5 percent of the existing 14 percent hotel tax for arts and cultural programming. Restoring the nexus between the hotel tax and the arts ensures that arts funding will increase along with the hotel tax, which is estimated by the City Controller's Office to grow by 3.4 percent per annum.

Prop E will increase investments in existing arts and cultural programs. It significantly augments the current budgets of the \$5.3 million Cultural Equity Endowment, which supports small to mid-sized arts nonprofits and individual artists. Additionally, it will support the \$3.2 million Cultural Center Fund, which provides operational support for the city's six cultural centers, four of which operate city-owned facilities. Both funds are administered by the San Francisco Arts Commission.

"The passage of Proposition E will restore the historic link of arts funding to a guaranteed revenue source—the Hotel Tax," said Kary Schulman, Director of Grants for the Arts, which provides operational support for arts nonprofits. "This restoration of San Francisco's economic investment in the arts, which enabled the city to become one of the nation's premiere arts destinations, will now allow it to resume its place as a national model for enlightened arts support."

Prop E also includes funding for new arts and culture priorities. A new \$3 million fund will support the city's cultural districts, which currently include: SOMA Pilipinas, Calle 24, Japantown, Compton's Cafeteria Transgender Cultural District in the Tenderloin, SOMA's Leather District, and the Bayview African American Cultural District. Prop E also establishes a new \$2.5 million Arts Impact Endowment Fund, which will address emerging needs in the arts and culture sector. The Arts Commission will undertake a community based needs assessment to determine how to maximize the impact of this new fund.

"I want to thank Mayor Breed, the Board of Supervisors, especially Supervisor Tang and Supervisor Peskin for co-sponsoring the legislation, and the entire arts community who worked tirelessly to champion this measure," says Director of Cultural Affairs Tom DeCaigny. "This funding increase will not only benefit local artists and arts and culture organizations and help them stay in the City, but also all San Franciscans by enhancing arts education programming for youth, preserving the diversity of our city by investing in our cultural districts and organizations rooted in communities of color, and supporting more opportunities for everyone to experience the exceptional cultural offerings of our City."

For more information on Prop E, visit ArtsforEveryoneSF.com.

###

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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: APPEAL RESPONSE: Appeal of Conditional Use Authorization - Proposed 450-474 O'Farrell Street and 532 Jones Street Project - Appeal Hearing on November 13, 2018
Date: Thursday, November 08, 2018 9:39:22 AM
Attachments: [image001.png](#)

*Jonas P. Ionin,
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From: Frye, Tim (CPC)
Sent: Wednesday, November 07, 2018 10:55 AM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: APPEAL RESPONSE: Appeal of Conditional Use Authorization - Proposed 450-474 O'Farrell Street and 532 Jones Street Project - Appeal Hearing on November 13, 2018

Please forward to HPC members this morning. Thank you!

From: BOS Legislation, (BOS)
Sent: Monday, November 05, 2018 4:57 PM
To: sarah@zfplaw.com; Mike Buhler <Mbuhler@sferitage.org>; dc5@jmbm.com; sveltet@fbm.com; pick@storzerlaw.com
Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Fordham, Chelsea (CPC) <chelsea.fordham@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; tt1@jmbm.com; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: APPEAL RESPONSE: Appeal of Conditional Use Authorization - Proposed 450-474 O'Farrell Street and 532 Jones Street Project - Appeal Hearing on November 13, 2018

Good afternoon

Please find linked below an appeal response received by the Office of the Clerk of the Board from the Planning Department, regarding the Conditional Use Authorization Appeal for the proposed project at 450-474 O'Farrell Street and 532 Jones Street.

[Planning Department Appeal Response - November 5, 2018](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 13, 2018.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 180997](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

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***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

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: FW: PLANNING APPEAL RESPONSE: Appeal of CEQA Certification of Final Environmental Impact Report - Appeal Hearing on November 13, 2018
Date: Thursday, November 08, 2018 9:39:15 AM
Attachments: [image001.png](#)

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From: Frye, Tim (CPC)
Sent: Wednesday, November 07, 2018 10:55 AM
To: CTYPLN - COMMISSION SECRETARY
Subject: FW: PLANNING APPEAL RESPONSE: Appeal of CEQA Certification of Final Environmental Impact Report - Appeal Hearing on November 13, 2018

Please forward to HPC members this morning. Thank you!

From: BOS Legislation, (BOS)
Sent: Monday, November 05, 2018 12:46 PM
To: sarah@zfplaw.com; [Mike Buhler <Mbuhler@sfheritage.org>](mailto:Mike.Buhler@sfheritage.org); dc5@jmbm.com
Cc: [GIVNER, JON \(CAT\) <Jon.Givner@sfcityatty.org>](mailto:Jon.Givner@sfcityatty.org); [STACY, KATE \(CAT\) <Kate.Stacy@sfcityatty.org>](mailto:Kate.Stacy@sfcityatty.org); [JENSEN, KRISTEN \(CAT\) <Kristen.Jensen@sfcityatty.org>](mailto:Kristen.Jensen@sfcityatty.org); [Rahaim, John \(CPC\) <john.rahaim@sfgov.org>](mailto:John.Rahaim@sfgov.org); [Sanchez, Scott \(CPC\) <scott.sanchez@sfgov.org>](mailto:scott.sanchez@sfgov.org); [Gibson, Lisa \(CPC\) <lisa.gibson@sfgov.org>](mailto:lisa.gibson@sfgov.org); [Jain, Devyani \(CPC\) <devyani.jain@sfgov.org>](mailto:devyani.jain@sfgov.org); [Navarrete, Joy \(CPC\) <joy.navarrete@sfgov.org>](mailto:joy.navarrete@sfgov.org); [Lynch, Laura \(CPC\) <laura.lynch@sfgov.org>](mailto:laura.lynch@sfgov.org); [Sider, Dan \(CPC\) <dan.sider@sfgov.org>](mailto:dan.sider@sfgov.org); [Rodgers, AnMarie \(CPC\) <anmarie.rodgers@sfgov.org>](mailto:anmarie.rodgers@sfgov.org); [Starr, Aaron \(CPC\) <aaron.starr@sfgov.org>](mailto:aaron.starr@sfgov.org); [Boudreaux, Marcelle \(CPC\) <marcelle.boudreaux@sfgov.org>](mailto:marcelle.boudreaux@sfgov.org); [Fordham, Chelsea \(CPC\) <chelsea.fordham@sfgov.org>](mailto:chelsea.fordham@sfgov.org); [Ionin, Jonas \(CPC\) <jonas.ionin@sfgov.org>](mailto:jonas.ionin@sfgov.org); [BOS-Supervisors <bos-supervisors@sfgov.org>](mailto:bos-supervisors@sfgov.org); [BOS-Legislative Aides <bos-legislative_aides@sfgov.org>](mailto:bos-legislative_aides@sfgov.org); [Calvillo, Angela \(BOS\) <angela.calvillo@sfgov.org>](mailto:angela.calvillo@sfgov.org); [Somera, Alisa \(BOS\) <alisa.somera@sfgov.org>](mailto:alisa.somera@sfgov.org); tt1@jmbm.com; [BOS Legislation, \(BOS\) <bos.legislation@sfgov.org>](mailto:bos.legislation@sfgov.org)
Subject: PLANNING APPEAL RESPONSE: Appeal of CEQA Certification of Final Environmental Impact Report - Appeal Hearing on November 13, 2018

Good afternoon

Please find linked below a memorandum received by the Office of the Clerk of the Board from the Planning Department, regarding the Final Environmental Impact Report Appeal for the proposed

project at 450-474 O'Farrell Street and 532 Jones Street.

[Planning Appeal Response Memo - November 5, 2018](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 13, 2018.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 180993](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.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 SIGNS MINIMUM COMPENSATION ORDINANCE TO GIVE RAISE TO SOME OF SAN FRANCISCO'S LOWEST PAID WORKERS
Date: Thursday, November 08, 2018 9:38:22 AM
Attachments: [11.7.18 MCO Signing.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: Wednesday, November 07, 2018 1:13 PM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS MINIMUM COMPENSATION ORDINANCE TO GIVE RAISE TO SOME OF SAN FRANCISCO'S LOWEST PAID WORKERS

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

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

**MAYOR LONDON BREED SIGNS MINIMUM
COMPENSATION ORDINANCE TO GIVE RAISE TO SOME
OF SAN FRANCISCO'S LOWEST PAID WORKERS**

In-home supportive care workers and nonprofit workers under City contracts receive wage increase

San Francisco, CA — Mayor London N. Breed today signed legislation increasing wages for in-home supportive service (IHSS) workers and nonprofit workers under City contracts, who are among the lowest paid workers in San Francisco. This legislation comes after an agreement was reached following weeks of collective negotiations between Mayor Breed, the Board of Supervisors, and labor leaders.

“This is about making sure that we remain a city for people of all incomes and backgrounds,” said Mayor Breed. “These workers care for many of our most vulnerable residents and it is important that they receive a fair wage so they can continue to do this essential work and remain a part of our communities. I want to thank our labor partners and the Board of Supervisors for their collaboration on this issue.”

The legislation will enact amendments to the Minimum Compensation Ordinance (MCO) to phase-in an hourly wage increase of \$3.75 above the current wage being received by 20,000 IHSS workers over the next five years. This represents a 25% increase from the current wage received by IHSS workers, who collectively care for 22,000 low-income seniors and individuals with disabilities in San Francisco. Additionally, the legislation will increase the hourly wage by \$1.50 for certain City-contracted nonprofit workers who provide important support services to many of our most vulnerable residents, representing a 10% wage increase from their current levels.

“This is not only the morally right thing to do for this largely immigrant and woman of color workforce, this is smart city planning that will benefit all San Franciscans,” said Supervisors Sandra Fewer and Hillary Ronen, who were the lead sponsors of the legislation. “San Francisco’s senior population is exploding and is expected to increase by 69% between 2010 and 2030. We only have 29 residential care beds for every 1,000 seniors. Already, half of shelter residents are over 50 years old and the nonprofit and home care industries can’t hire enough workers to meet demand today. This raise is essential to keep these critical workers. Thank you to Mayor Breed for working with us to make it happen.”

The City Controller will also convene a working group with nonprofit organizations, City Departments, and labor representatives in the coming months to discuss and work to address wage equity and compaction issues nonprofit organizations may face in implementing amendments to the MCO.

“We want to recognize Mayor Breed and the San Francisco Board of Supervisors for taking an important step in recognizing the contributions of home care providers and non-profit workers in San Francisco,” said Arnulfo De La Cruz, SEIU Local 2015 Executive Vice President. “Home care providers are struggling to make ends meet. Instead of having to relocate, it’s important that providers be able to stay in their communities so that they can provide care to the seniors and people with disabilities who depend on them. We believe this ordinance is an important first step in achieving that and thereby protecting the dignity and respect of our most vulnerable residents.”

###

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 STATE'S DECISION TO DELAY VOTE ON BAY-DELTA PLAN
Date: Thursday, November 08, 2018 9:38:12 AM
Attachments: [11.7.18 Bay Delta Vote Delay.pdf](#)
[11.6.18 Governor Brown, Lt. Governor Newsom Bay Delta Letter.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: Wednesday, November 07, 2018 1:37 PM
To: Press Office, Mayor (MYR)
Subject: *** STATEMENT*** MAYOR LONDON BREED ON STATE'S DECISION TO DELAY VOTE ON BAY-DELTA PLAN

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

***** STATEMENT*****

**MAYOR LONDON BREED ON STATE'S DECISION TO
DELAY VOTE ON BAY-DELTA PLAN**

"I want to thank the State Water Resources Control Board for their decision today to delay voting on an update to the Bay-Delta Plan.

I am supportive of taking a collaborative approach whenever possible to find solutions to the issues we face. Like Governor Brown and Governor-Elect Newsom, I believe the best solution to this problem will come from voluntary negotiated agreements with the State that will deliver the best results for both the ecosystem of the Bay Delta and the residents of San Francisco. By delaying a vote today to pursue these alternatives, we can avoid lengthy and costly litigation that would significantly harm efforts to strengthen the Bay Delta environment.

I look forward to continue working with our state and local leaders on a solution that restores the vibrant fish and wildlife habitats of the Bay Delta while ensuring water reliability for 2.7 million Bay residents who depend upon this vital natural resource. I am confident that we will find an answer that positively serves our environment and our residents."

###

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: Application # 2018-000571COA/Building Permit Application # 201712156648
Date: Thursday, November 08, 2018 9:36:04 AM
Attachments: [Interior view - fence, gate, fixtures.pdf.pdf](#)
[Exterior view 2 - gate.pdf](#)
[Exterior view 1 - gate.pdf](#)
[Exterior view 3 - nealigible space.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kimberly Rohrbach [mailto:kmrohrbach@gmail.com]
Sent: Wednesday, November 07, 2018 12:52 PM
To: Secretary, Commissions (CPC)
Subject: Fwd: Application # 2018-000571COA/Building Permit Application # 201712156648

----- Forwarded message -----

From: **Kimberly Rohrbach** <kmrohrbach@gmail.com>
Date: Wed, Nov 7, 2018 at 12:50 PM
Subject: Re: Application # 2018-000571COA/Building Permit Application # 201712156648
To: <rebecca.salgado@sfgov.org>
Cc: <tim.frye@sfgov.org>, Richard Sucre <richard.sucre@sfgov.org>

Thank you again, Rebecca, for addressing my questions and providing clarification regarding the CatEx form over the phone this morning. You were quite helpful.

Following up, and with reference to Step 5, boxes 7 - 8 of the CatEx form, I'm sending you several pictures as follows: (1) A picture taken from my bedroom window, which shows the existing rear fence and gate, and the mechanized gate fixtures affixed thereto, from the interior; (2) two pictures of the gate taken from Cypress Street; (3) a close-up showing the exceedingly small space between the outer edge of the gate or gate support and my building. The Application for COA (at pdf p. 17) references a *detached* carport in the first and last paragraphs. It is unclear to me how the outer lateral side of the proposed carport (by which I mean the side immediately bordering my building) would be supported *without the external supports obstructing the passage of cars through the existing gate*. As you can see from the pictures, there is barely any space between the outer edge of the gate or gate support and my building. In the alternative, were the proposed carport supported on one side by the existing gate and fence, without any lateral supports on the outer side, then clearly the carport roof would need to be elevated above the gate and fence. However, such a construction *would not*

describe a "detached" carport (at least, according to my understanding) and would appear structurally unsound. So, it seems to me that the construction of a detached carport most feasibly would involve involve the *replacement* of the existing rear fence as well as the existing gate, rather than the "modifications" referenced at p. 1 of the CatEx form. However, replacement of the existing rear fence and gate is unmentioned in the Application for COA or in the plans, to my knowledge.

By the way, the references to "my building" in any comments included on the pictures is not meant to suggest that I own the building. I am a renter, and my choice of words is only meant to indicate that I'm referring to the building I live in.

Sincerely,

Kim Rohrbach

On Tue, Nov 6, 2018 at 5:02 PM Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org> wrote:

Hi Ms. Rohrbach,

I could speak with you for about 15 minutes tomorrow morning at 9 AM, if you think that will be enough time to address your questions. I'll need to call you from my cell phone, as I have a morning appointment I'll be going to before coming in to the office. Please let me know what number I should call you at. Thanks,

Rebecca

From: Kimberly Rohrbach <kmrohrbach@gmail.com>

Sent: Tuesday, November 6, 2018 4:42:03 PM

To: Salgado, Rebecca (CPC)

Subject: Re: Application # 2018-000571COA/Building Permit Application # 201712156648

Thanks, Ms. Salgado, for passing on the CEQA Categorical Exemption Determination. Based on information the plans and the project description, I have several questions that I'd like to go over the phone. Might you have time, if not today, than around tomorrow at 9am? Tomorrow is rather hectic for me otherwise, as today has been.

Thank you.

On Tue, Nov 6, 2018 at 8:37 AM Salgado, Rebecca (CPC) <rebecca.salgado@sfgov.org> wrote:

The CatEx form for the project at 1348 South Van Ness is attached to this email for your reference. Please let me know if you have any questions about the project. Thanks,

Rebecca

Rebecca Salgado

Senior Planner | Historic Preservation

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9101 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Frye, Tim (CPC)

Sent: Monday, November 5, 2018 2:59:47 PM

To: Kimberly Rohrbach

Cc: Sucre, Richard (CPC); Salgado, Rebecca (CPC)

Subject: RE: Application # 2018-000571COA/Building Permit Application # 201712156648

Below is a link to the project information as will be presented to the HPC at its 11/7 hearing. The planner, Rebecca Salgado, is out of the office today but will forward you a copy of the CatEx form when she returns.

<http://commissions.sfplanning.org/hpcpackets/2018-000571COA.pdf>

Best,

Timothy Frye

Principal Planner | Preservation—Historic Preservation Officer

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6822 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Kimberly Rohrbach [mailto:kmrohrbach@gmail.com]

Sent: Monday, November 05, 2018 2:12 PM

To: Frye, Tim (CPC)
Cc: Sucre, Richard (CPC); Salgado, Rebecca (CPC)
Subject: Application # 2018-000571COA/Building Permit Application # 201712156648

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

Dear Mr. Frye,

Regarding the application referenced in the subject line (property location 1348 South Van Ness Avenue), information I asked today at <https://sf-planning.org/ceqa-exemptions-map-0> indicates that environmental review for the project is complete. Can you please inform me if this application/project is CEQA-exempted; and, if not, how I may obtain a copy of the EIR?

Sincerely,

--

Kimberly Rohrbach
(415) 756-2896

NOTICE: This private email transmission contains confidential information, privileged attorney-client communications and/or attorney work product, which is legally protected. If you are not the addressee or intended recipient, do not access, read, use, copy, or distribute any part of these contents under penalty of criminal and civil prosecution and punishment. If you have received this message in error, please notify me immediately.

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Kimberly Rohrbach
(415) 756-2896

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--

Kimberly Rohrbach

(415) 756-2896

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--

Kimberly Rohrbach

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From: [Zushi, Kei \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Cc: [andrew@tefarch.com](#); [aaron.hyland.hpc@gmail.com](#); [Black, Kate \(CPC\)](#); [ellen.hpc@ellenjohnckconsulting.com](#); [RSEJohns@yahoo.com](#); [dianematsuda@hotmail.com](#); [jonathan.pearlman.hpc@gmail.com](#); [ECN, 3333CalCompliance \(ECN\)](#)
Subject: Transmittal to HPC: Notice of Public Hearing and Availability of DEIR for 3333 California Street Mixed Use Project (Case No. 2015-014028ENV)
Date: Wednesday, November 07, 2018 5:46:41 PM
Attachments: [Transmittal_email_to_HPC_DEIR_Nov7_2018.pdf](#)
[3333 California St. Notice of Public Hearing and Availability of DEIR.pdf](#)

To Historical Preservation Commission Secretary:

Attached are the following documents:

1. Notice of Electronic Transmittal
2. Notice of Public Hearing and Availability of a Draft Environmental Impact Report (DEIR) for the 3333 California Street Mixed-Use Project, Case No. 2015-014028ENV

These documents are available on the Planning Department web page at: <https://sf-planning.org/environmental-impact-reports-negative-declarations>.

This matter will be heard by the Historic Preservation Commission on December 5, 2018.

Please contact me if you have any questions.

Kei Zushi, Senior Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9038 | www.sfplanning.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: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF PROPOSITION A TO STRENGTHEN THE EMBARCADERO SEAWALL
Date: Wednesday, November 07, 2018 9:48:21 AM
Attachments: [11.7.18 Proposition A.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Wednesday, November 07, 2018 9:46 AM
To: Press Office, Mayor (MYR)
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF PROPOSITION A TO STRENGTHEN THE EMBARCADERO SEAWALL

FOR IMMEDIATE RELEASE:

Wednesday, November 7, 2018

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

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

**MAYOR LONDON BREED, SENATOR SCOTT WIENER,
ASSEMBLYMEMBER DAVID CHIU, SUPERVISOR AARON
PESKIN, AND CITY LEADERS APPLAUD PASSAGE OF
PROPOSITION A TO STRENGTHEN THE EMBARCADERO
SEAWALL**

\$425 million General Obligation bond will fund life safety improvements to the San Francisco waterfront

San Francisco, CA— Mayor London N. Breed, Senator Scott Wiener, Assemblymember David Chiu, Supervisor Aaron Peskin, City Administrator Naomi Kelly, and numerous other City leaders joined together to thank San Francisco voters and applaud the approval of Proposition A, the \$425 million General Obligation bond to address urgent life safety improvements to the San Francisco waterfront.

The Seawall Program is a citywide effort to strengthen the Embarcadero Seawall and create a more sustainable and resilient waterfront. The current vote tally according to the San

Francisco Department of Elections has the measure passing with over 80% of the vote.

“San Franciscans voted resoundingly to strengthen the Embarcadero Seawall,” said Mayor Breed. “Our city understands the urgency of being prepared not only for the next big earthquake, but also for the eventual impacts of climate change and sea level rise. This is an important step to ensure a safe waterfront for everyone.”

The Embarcadero Seawall stretches over three miles of waterfront from Fisherman’s Wharf to just beyond AT&T Park. The Seawall sits over unstable mud and is vulnerable to lateral spreading and settlement in a major earthquake. If the Seawall were to fail it could destroy or seriously damage critical utilities, transportation infrastructure, and buildings along the Embarcadero. The Seawall underpins the Embarcadero Historic District and provides flood protection to over 500 acres of the city and regional transportation systems, including the BART and Muni Metro underground transit network.

“Protecting San Francisco from sea level rise and earthquakes will be one of the most important projects of our generation, and I’m pleased to see that San Francisco voters see the value of this investment,” said Supervisor Peskin, who sits on both the California Coastal Commission and the San Francisco Bay Conservation and Development Commission, and was the lead sponsor of the General Obligation bond. “The time is now to ensure a safe and resilient waterfront for San Francisco residents and visitors alike.”

With \$425 million in general obligation bond funding approved by voters, the Port has identified funding sources for the full \$500 million needed in Phase I for life safety improvements. Current and planned funding includes a \$425 million local General Obligation bond, a grant from the State of California (\$5 million), as well as contributions from the San Francisco Planning Department and the San Francisco Municipal Transportation Agency (\$2 million) and the Port (\$14 million). Additionally, the Port is pursuing State legislation to support the remaining funding need to the Seawall Program through the Port’s Infrastructure Financing District. Full infrastructure improvements to the Embarcadero Seawall are estimated to cost up to \$5 billion and will require continued investments from local, state, federal, and private partners.

“I commend San Franciscans for approving Prop A funds to strengthen the Embarcadero Seawall,” said Senator Wiener. “I look forward to working closely with the Port of San Francisco and the City of San Francisco as we leverage these local funds with state and federal dollars to make sure San Francisco is safe.”

“Passing Prop A was a must – and now we will do whatever we can to leverage this local funding at the state level to ensure San Francisco has a safe waterfront for future generations,” said Assemblymember Chiu.

“This is an important down payment on one of the most critical pieces of infrastructure in our city – not just for seismic safety, but for sea level rise,” said City Administrator Kelly, who chairs the Capital Planning Committee. “I’m proud of San Francisco for voting to responsibly invest in this vital Program and the safety of our city.”

“I’m thrilled by the results on Prop A. On behalf of the entire Port team, we will work hard to ensure the Seawall Program meets the strict standards of accountability, fiscal responsibility, and transparency San Francisco voters expect and deserve,” said San Francisco Port

Commission President Kimberly Brandon.

The Seawall Program is led by the Port of San Francisco, in consultation with the Mayor's Office, the Board of Supervisors and Supervisor Peskin's Office, City Administrator's Office, City Controller's Office, Department of Emergency Management, Department of the Environment, San Francisco Municipal Transportation Agency, the San Francisco Public Utilities Commission, San Francisco Public Works, the San Francisco Planning Department, and the San Francisco Airport. In addition, stakeholders for the Program include Port of San Francisco tenants, the residents of San Francisco, and state and federal partners.

"The Port is incredibly grateful to San Francisco voters for approving these funds in order to keep our waterfront safe and plan for sea level rise," said Port of San Francisco Executive Director Elaine Forbes. "Our talented Seawall team is already working to ensure an efficient and expeditious rebuild and repair of the most critical life safety areas of the Seawall."

The Port of San Francisco manages the waterfront as the gateway to a world-class city, and advances environmentally and financially sustainable maritime, recreational and economic opportunities to serve the San Francisco Bay Area and California.

For more information on the Seawall Program, visit sfseawall.com.

###



Laurel Heights Improvement Association of San Francisco, Inc.

November 27, 2018

By E-Mail to: Commissions.secretary@sfgov.org and
tim.frye@sfgov.org and allison.vanderslice@sfgov.org

San Francisco Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102-4689

RECEIVED

NOV 27 2018

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

Dear President Wolfram and Commissioners:

Re: 3333 California Street, Draft Environmental Impact Report
SF Planning Department Case No: 2015-014028ENV
Hearing Date: December 5, 2018

INTRODUCTION

There are two new Full Preservation Alternatives which are feasible.

This Commission should support the Neighborhood Full Preservation Alternative because such an alternative is feasible and would avoid substantial adverse changes in character-defining features of the historically significant resource. This Alternative would include the same number of housing units as the proposed project (558 units) and the project variant (744 units). This Commission should request that the Draft EIR (DEIR) be revised to substitute the Neighborhood Full Preservation Alternative for DEIR Alternative C, because Alternative C would have 24 less housing units than the proposed project and substantial new retail uses, which are not permitted under the current site zoning.

Public Resources Code section 21002 confirms that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. The DEIR admits that the developer's proposed concept "would cause a substantial adverse change in the significance of a historical resource." DEIR p. B.41.

1. NEIGHBORHOOD FULL PRESERVATION ALTERNATIVE

The Neighborhood Full Preservation Alternative would have the same number of housing units as the project (558 units) or project variant (744 units) and would build new residential buildings where the parking lots are located along California Street. Also, a residential Mayfair building would be built on a small portion of the landscaping. Other than that, the historically significant landscaping including the beautiful Terrace designed by the renowned landscape architects Eckbo, Royston & Williams and the majority of the 185 mature trees would be retained and would continue to absorb greenhouse gases. Under this Alternative, the existing 1,183 asf café and 11,500 gsf childcare center would remain in the main building. Approximately 10,000 gsf of office uses in the existing main building could be retained, at the developer's option.

The site would not be rezoned for approximately 54,117 gsf of retail uses or a 49,999 gsf new office building. By using all the newly constructed buildings for housing, some units large enough to be attractive to middle-income families would be provided along with other affordable housing. Retail uses were banned as a commercial use on the site by Planning Commission Resolution 4109, which still applies, when the site zoning was changed from First Residential to Commercial with limitations, in order to prevent adverse effects on the adjacent retail uses in Laurel Village Shopping Center and along the Sacramento Street neighborhood commercial area. See Attachment G, Resolution 4109.

The Neighborhood Alternative would retain all of the existing office building's character-defining features and the bulk of the character-defining features of the site and landscape. Also, this Alternative would be built in approximately 3 years, as opposed to the 15 years which the developer is requesting in the development agreement so that if "conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability." Attachment A, October 12, 2017 email from Dan Safier. An architect is drawing up a graphic of the Neighborhood Alternative, which we will submit as comment on the Draft EIR.

2. ALTERNATIVE C: FULL PRESERVATION RESIDENTIAL ALTERNATIVE

There is also a new alternative in the Draft EIR (DEIR) which was not presented to the

Architectural Review Committee of this Commission on March 21, 2018.

DEIR Alternative C: Full Preservation Residential Alternative would have 534 residential units plus 44,306 gsf of retail uses. DEIR p. 6.13. Please note that some of the proposed retail uses under this Alternative can be converted to residential uses to add 24 more residential units in order to match the 558 residential units in the proposed project. The DEIR unreasonably configured this alternative to have 24 less residential units than the project, in order to provide a false pretext for its rejection.

Alternative C would not divide the existing office building with a 40-foot-wide pathway, remove the south wing of the building or destroy the Eckbo Terrace and majority of the historically-significant landscaping. (See Attachment B hereto - Alternative C Site Plan from DEIR p. 6.67) This alternative would also have 14,650 gsf of daycare uses. *Ibid.*

According to the DEIR, Alternative C would retain most of the existing office building's character-defining features and many of the character-defining features of the site and landscape. DEIR p. 6.78. It is unclear what the DEIR means by stating that "the glass curtain wall system would be replaced with a system compatible with the historic resource," as the DEIR only states that the replacement would be "a residential system that would be compatible with the historic character of the resource; e.g. operable windows with small panes divided by a mullion and muntins." DEIR pp. 6.77-6.78. Illustrations do not appear to have been provided. It is also unclear what the DEIR means by stating that the proposed one-story vertical addition (12-feet tall) "would appear visually subordinate to the historic portion of the building" and that "the new rooftop addition would distinguish it from the original building yet be compatible with Midcentury Modern design principles." DEIR pp. 6.77-6.79. Illustrations do not appear to have been provided.

3. THERE IS AN EXISTING PATHWAY THROUGH THE BUILDING TO MASONIC.

Opening at the front of the main building, there is a pathway through the building that opens into the Eckbo Terrace and continues to Masonic. See Attachment C, photos of pathway.

4. PHOTOGRAPHS OF THE SITE ARE PROVIDED IN ATTACHMENT D.

Photographs of the property that were provided to the State Historic Resources Commission are attached hereto because the DEIR does not appear to contain photographs of the character-defining features, other than the aerial view on the cover. See Attachment D.

5. THE DEVELOPERS AND UCSF CONCEALED THE HISTORIC SIGNIFICANCE OF THE PROPERTY.

During the meetings UCSF held with community members prior to granting the developer a 99-year lease for the property in 2015, UCSF concealed the historic significance of the property from the community members. The developers also concealed the historic significance of the site from community members during the time they met with community members to discuss their development concepts. The City of San Francisco disclosed the historic significance of the site in the Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting dated September 20, 2017. However, UCSF knew at least six years earlier that the site was a historically significant resource eligible for listing in the National Register and California Register, as shown in the *UCSF HISTORIC RESOURCES SURVEY* prepared on February 8, 2011 by Carey & Co, Inc. See Attachment E, excerpts from Carey & Co, Inc., *UCSF HISTORIC RESOURCES SURVEY*.

6. The Public Has Acquired Rights of Recreational Use on Open Space on the Property.

As explained in the letter from attorney Fitzgerald, the public has acquired recreational rights to the open space on the property as a result of the public's use of the used open space on the property as a park. See Attachment F.

CONCLUSION

The Commission should support the Neighborhood Full Preservation Alternative which would construct the new residential uses in approximately three years, rather than 7-15 years, under the developer's proposal. This Commission should also request that the Neighborhood Full Preservation Alternative be substituted for Alternative C in the DEIR. The Commission should also inform the Planning Commission that Alternative C, the DEIR Full Preservation Residential Alternative, would mitigate impacts on the historic resource. In the alternative, this Commission should propose that Alternative C be modified so that no portion of the exterior of the existing office building be removed or expanded and that 24 additional residential units be constructed in the space allocated for 44,306 gsf of retail uses in Alternative C so that the total number of residential uses in Alternative C would match the 558 units in the proposed project and 744 units in the project variant. Under this Alternative, as well as the Neighborhood Full Preservation Alternative, the existing passageway which extends from the north of the building, through the building, into the Eckbo Terrace, and onto an open-air pathway that directly connects to Masonic Avenue can be used as a pathway open to the public. No division of the main building would be needed to produce a pathway. There is also an existing open-air passageway from the north gate through the property that connects with Laurel Street.

The confirmation of listing on the California Register of Historical Resources is attached. See Attachment H.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.



By: Kathryn Devincenzi, President

Telephone: (415) 221-4700

E-mail: LaurelHeights2016@gmail.com

EXHIBIT A

Dan Safier <dsafier@pradogroup.com>

Thu, Oct 12, 2017 at 3:45 PM

To: John Rothmann <johnrothmann2@yahoo.com>, Dan Kingsley <dkingsley@sksre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Catherine Carr <catherine.a.carr@gmail.com>, "M.J. Thomas" <mjinsf@comcast.net>, Richard Frisbie <frfbeagle@gmail.com>

Dear John, Kathy, Catherine, M.J., and Dick:

First of all John, thank you for the meeting last week at your home. As we agreed in the meeting, we are responding to your recent questions regarding the project. We have re-arranged your questions slightly to group them according to subject. If we haven't answered any of your questions, please let us know. We very much appreciate your willingness to promptly write back to us with your five outstanding issues on the project that are currently preventing us from obtaining LHIA support for the project. We appreciate your doing this so we can set a follow up meeting to find a mutually workable solution.

LHIA Questions:

Q: You also stated that Prado wants to have a development agreement to lock in entitlements for longer periods of time than would normally be allowed?

A: Yes, we are looking to enter into a development agreement (DA) with the City for a term of approximately 15 years. For large projects with multiple buildings like 3333 California Street, the City generally requires a DA. The DA vests the entitlements, protecting the entitlements from changes in the law in exchange for certain community benefits. This would include the community benefit of certainty of the entitlements during that period. If we did not build the project during the term of the DA, then the DA would expire and we would lose the protections of the DA.

Q: What portion of the project would be built first?

A: At this time, we have assumed that the Masonic and Euclid buildings would be built first. In general, we anticipate construction beginning with a staging and site preparation phase, which will include some demolition, then excavation for underground parking, followed by construction of the buildings. With the exception of work on the sidewalks, addition of landscaping, paving, and connecting to the City's various systems and utilities, our general contractor, Webcor Builders, is anticipating that construction will occur within the site. We will be preparing a detailed construction management plan, and the EIR will include mitigation measures around construction emissions, air quality, etc. with which we will have to comply.

Q: What would you expect to be built in each successive phase of the project?

A: At this time, we anticipate the following in each phase – Phase 1: Masonic and Euclid buildings; Phase 2: Center Buildings A and B; Phase 3: Plaza A, Plaza B and Walnut buildings; and Phase 4: Mayfair Building and Laurel Duplexes.

Q: What do you anticipate the total period of time will be during each phase of construction?

A: Our current planning assumes that each phase would overlap, e.g., Phase 2 begins approximately 20 months after Phase 1. Specifically, we think Phase 1 could take 30 months, Phase 2 could take 24 months, Phase 3 could take 36 months, and Phase 4 could take 20 months. Assuming an overlap of phases, from start to finish it could take approximately six to seven years to complete all phases of the construction. This construction phasing and related

durations are consistent with and defined in the phasing schedule under review in our environmental application. While the phasing could be accelerated, we have assumed a relatively conservative approach to the construction phasing.

Q: What is the period of time that you anticipate that construction will occur?

A: We anticipate that construction will occur in the spring of 2020.

Q: What is the reason for constructing the project in phases?

A: By allowing for potential phased construction, we would have the ability to complete and occupy portions of the project as each phase is completed. If conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability.

Q: How many extensions do you anticipate requesting for the entitlements?

A: None. Any extension of the DA's term would be a material amendment that would require Board of Supervisor's approval.

Q: During those extended periods, would it be possible for Prado to request changes in the project as related specifically to increased height, increased bulk, increased numbers of residential units, increased amounts of retail or office space? What about the possibility of design changes or other changes? Could Prado apply to change any part of the construction to provide the opportunity to have high rise construction?

A: Once the EIR is certified and the project is approved, any material changes to the project would be subject to new environmental review, would require Planning Commission and Board of Supervisor approvals and also an amendment to the DA. Any increase in height over what is entitled in our project would require a revision to the Planning Code and Zoning Maps that would entail Planning Commission and Board of Supervisors approval.

Q: There are genuine concerns about reducing open spaces and reduced on-site parking places.

A: Open space will be part of the entitlements and will likely be considered by the City as one of the public benefits supporting the DA -- for that reason alone, reducing the amount of it would be very difficult if not impossible. The open space requirements will be carefully described in the project's approvals and will also be recorded against the property. So, as with any material changes to the approved project, any material change to the open space would be very difficult and would involve a public process and City approval. As to parking spaces, as you know, the City would like to see the number of spaces reduced. We plan to continue advocating for the proposed number of project parking spaces in our application.

Q: During the phased construction could Prado transfer shares in the project to provide for new or additional investors?

A: We have no plan to transfer any shares in the project and construction lenders generally prohibit any changes of ownership by the project developer during construction and stabilization of a project. PSKS, along with our equity partners and lenders, intend to provide all of the capital necessary to construct, own and operate the project. We plan to

retain day-to-day control of the project during development, construction, stabilization and ongoing operations. We design and build our projects to hold for the long-term owner.

We look forward to reconnecting and thank you again for making the time to meet with us.

Sincerely, Dan



Dan Safier | President & CEO

Prado Group, Inc.

150 Post Street, Suite 320

San Francisco, CA 94108

dsafier@pradogroup.com

T: 415.395.0880 | D: 415.857.9306

From: John Rothmann [<mailto:johnrothmann2@yahoo.com>]

Sent: Monday, September 25, 2017 8:20 PM

To: Dan Safier <dsafier@pradogroup.com>; Dan Kingsley <dkingsley@sk sre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>; Catherine Carr <catherine.a.carr@gmail.com>; M.J. Thomas <mjinsf@comcast.net>; Richard Frisbie <frf beagle@gmail.com>

Subject: Specific qwuotions about thre proposed project

Dear Dan and Dan,

[Quoted text hidden]

John Rothmann <johnrothmann2@yahoo.com>
To: Kathy Devincenzi <krdevincenzi@gmail.com>

Mon, Oct 30, 2017 at 7:21 PM

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

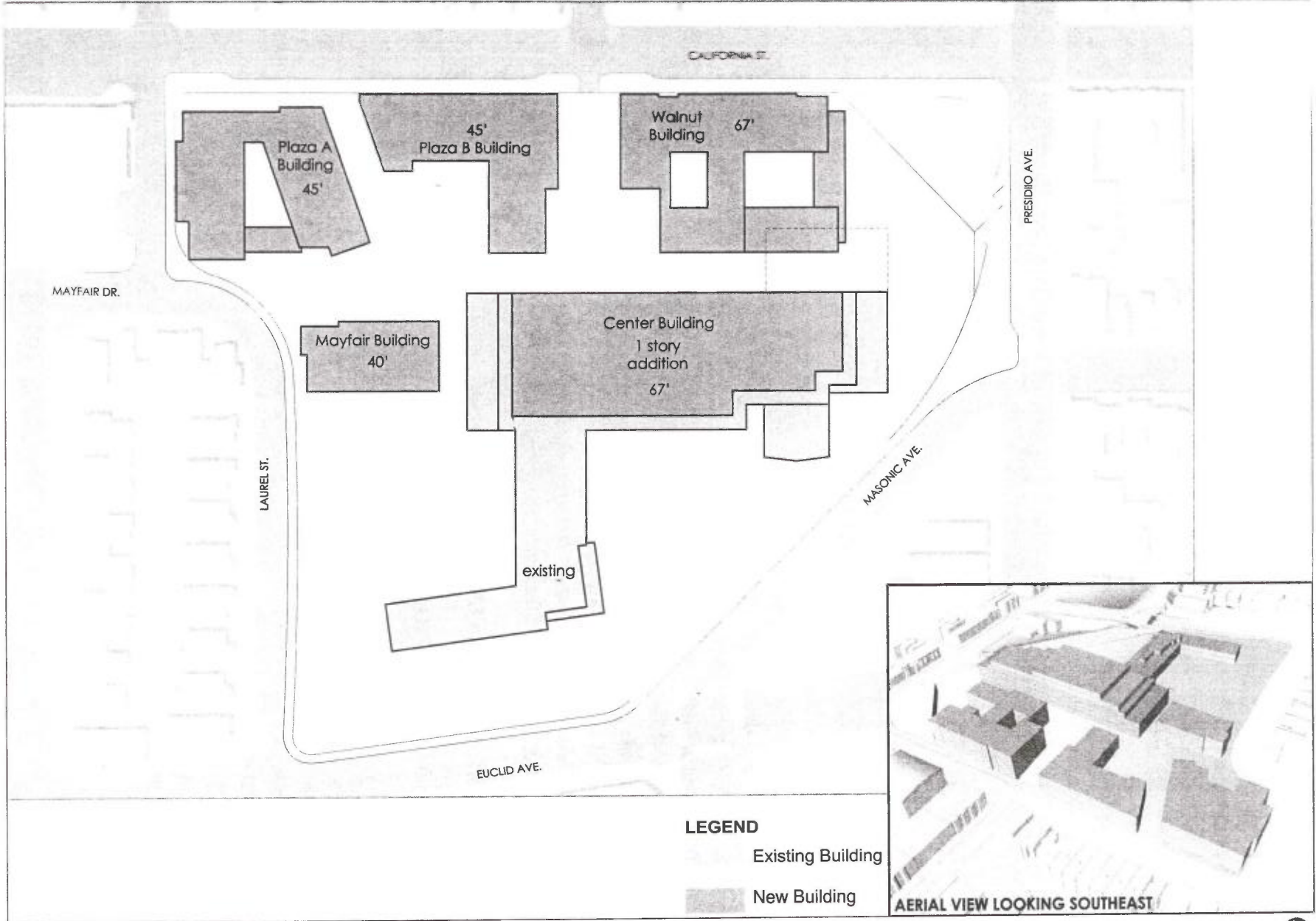
From: Dan Safier <dsafier@pradogroup.com>

To: John Rothmann <johnrothmann2@yahoo.com>; Dan Kingsley <dkingsley@sk sre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>; Catherine Carr <catherine.a.carr@gmail.com>; M.J. Thomas <mjinsf@comcast.net>; Richard Frisbie <frf beagle@gmail.com>

[Quoted text hidden]

EXHIBIT B



Source: Laurel Heights Partners, LLC (2018)

3333 CALIFORNIA STREET MIXED-USE PROJECT

2015-014028ENV

FIGURE 6.5: ALTERNATIVE C: FULL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN

EXHIBIT C

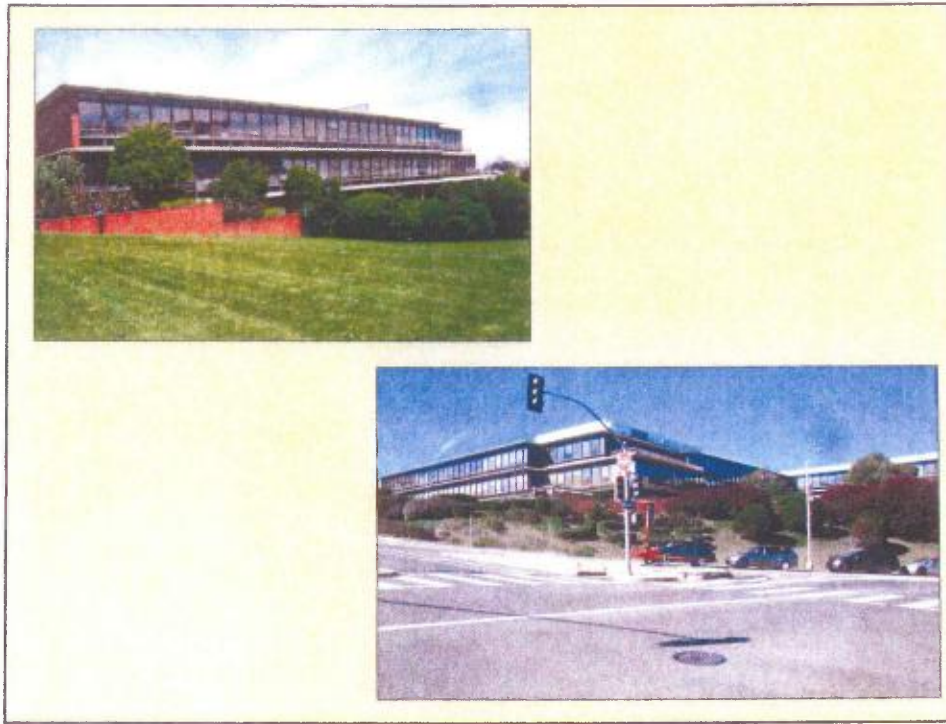




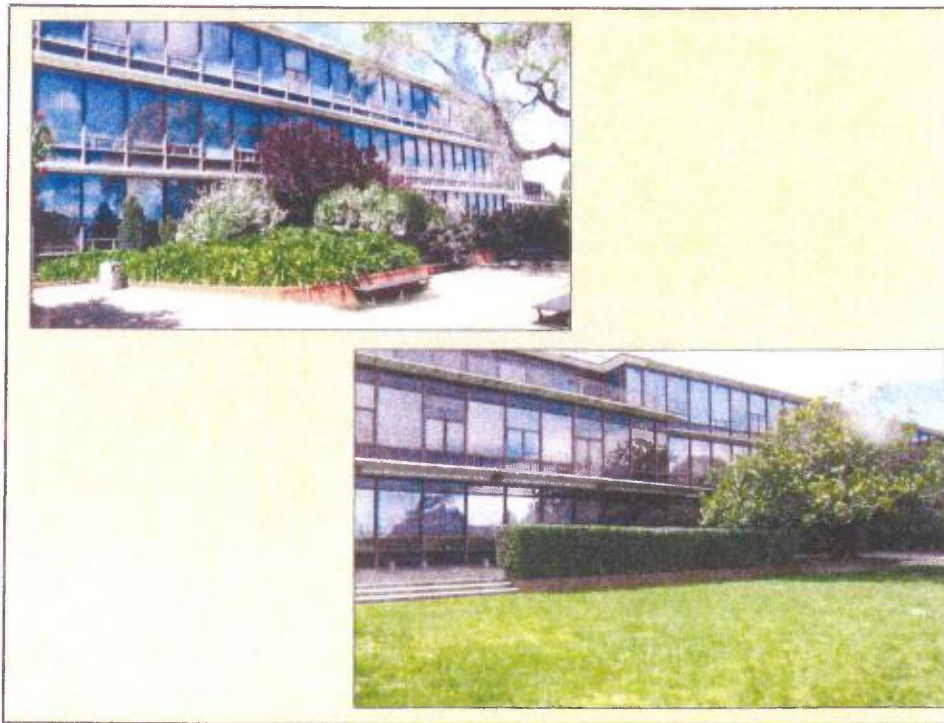




EXHIBIT D



The next slides show the horizontality of the composition as the building steps down the hillside. As the nomination explains, the horizontality of the architecture both in its long, low wings, and in the specific design features of the wings—the division of floors by continuous thin edges of concrete and the walls of the floors consisting of long repetitions of similar window units—helped to balance the massing of the Office Building with the surrounding landscape.



These photos of the windows show the modern aluminum materials and the long repetitions of similar window units and the modernist design of the vertical and horizontal dividers in the windows evoking modern art forms. Also, the exterior glass walls provided views into the landscape of the outdoor spaces and at certain times of day reflected landscape features (trees, lawn, walls, patterned pavement, etc.), adding yet another level of integration between interior and exterior spaces. P. 21. This reflection can be seen on these slides.

In 1984, the glass of the windows was tinted, the aluminum frames of the units of the windows were painted brown and the bottom panels of ceramic coated glass were changed from blue to brown. As the nomination explains, this change did not alter the essential features of the building or its “design as a glass box open to its immediate landscape and to distant views.”



Next, we see the exquisite outdoor Terrace— which was set on the east side of the building, framed by the Office and Cafeteria Wings, where it was “protected from the prevailing west wind” and on a portion of the site that had been graded to provide “a good view of a large part of San Francisco.” Here a biomorphic-shaped lawn was framed by a patio, whose exposed aggregate pavement was divided by rows of brick that aligned with the window frames of the building.



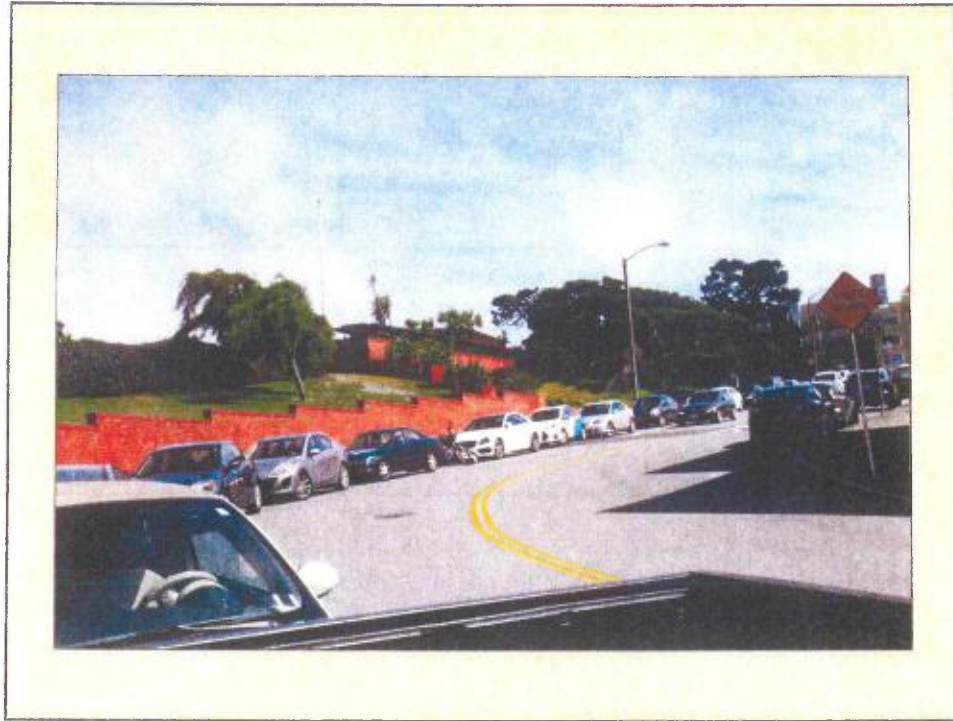
Benches attached to the niches of the zig-zag of the seat wall, which enclosed the eastern side of the Terrace, provided places for employees “to relax in the sun during lunch or coffee breaks.” P. 21



Here we see the views of the Transamerica Pyramid and other notable buildings from the Terrace.



In these photos we see the brick aligned with the window frames of the building.



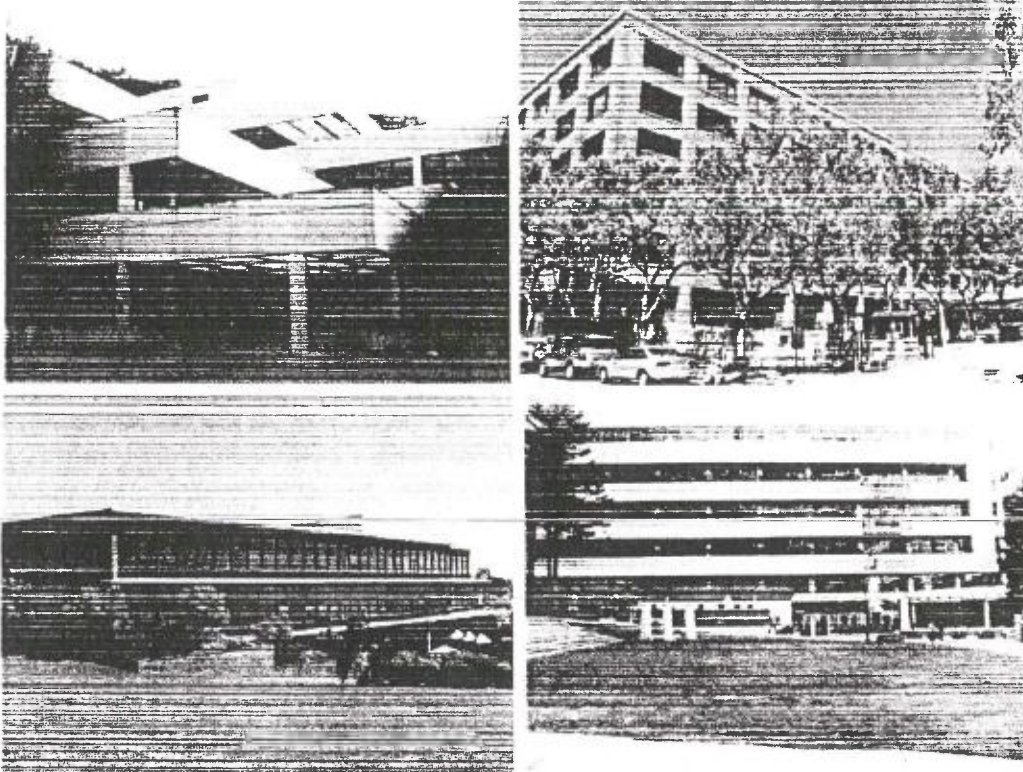
It created a boundary wall along some sides of the property and was transformed into low retaining walls that defined a series of planting beds along the some sides of the property.

EXHIBIT E

UCSF HISTORIC RESOURCES SURVEY

San Francisco, California

February 8, 2011



Prepared for

University of California, San Francisco

Prepared by



HAPEY & CO. INC.
P.O. BOX 111

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

745 Parnassus Avenue/Faculty Alumni House

Built in 1915, this two-story building occupies a heavily wooded lot at the southeast corner of 5th Avenue and Judah Street. The L-shaped building faces northwest and wraps around a small enclosed courtyard covered with brick pavers. Textured stucco clads the structure. The primary window type is wood sash, casement. The clay tile-clad, cross-gable roof features exposed rafter tails. The main entrance, which faces the courtyard at the northwest corner of the building, consists of a round projection with a conical roof clad with clay tiles; its door is framed by a deep shaped opening. Three wood, glazed double doors are located at the first story on other side of the main entrance. At the second story, each façade contains four sets of paired casement windows with shutters featuring prominent rivets. The second floor of the west-facing façade overhangs the first and is supported by machicolations. Each gable end features a paired double door at the second story that opens to a small balcony supported by decorative brackets.

The Faculty Alumni House is not known to be associated with persons of significance and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2. It does, however, appear to be eligible for the NRHP/CRHR under Criteria A/1 and C/3, for its association with significant developments in the history of UCSF and as an excellent example of Spanish Eclectic architecture with high artistic value. Built for dental students in 1915, the building marks the first attempt to address student needs outside of the classroom. Recreational facilities also coordinated by the dental students followed within a few years. Thus the building expresses early attempts to foster student life at UCSF, rendering it eligible under Criterion A/1. With its stucco cladding, clay tile roof, heavy brackets, rounded entrance and carved archway, the Faculty Alumni House also stands as a fine example of Spanish Eclectic architecture, which was entering its peak of popularity in 1915. The building has not been moved or undergone significant alterations and stands in a residential neighborhood that has changed little since 1915. It thus retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

3333 California Street/Laurel Heights Building

Built in 1957, this four-story building has an irregular plan and occupies the approximate center of an irregular-shaped city block. The intervening spaces are filled with extensive landscaping or parking lots. The concrete slab floors extend beyond the wall surface to form projecting cornices at each floor, and between these projections, an aluminum-sash window wall with dark, slightly mirrored glass forms the exterior walls. Brick veneer covers the walls in certain locations, and the roof is flat. The main entry opens on the north side of the building and features a covered entry with the roof supported on large square brick piers, a small ground-level fountain, and sliding aluminum doors.

The Laurel Heights building appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3. It stands as the most prominent postwar commercial development in the Laurel Heights neighborhood and dramatically transformed the former cemetery site, rendering it eligible for the NRHP/CRHR under Criterion A/1. No persons of significance are known to be associated with the building; thus it does not appear to be eligible under Criterion B/2. While Edward B. Page was not the most prominent architect in San Francisco during the postwar period, his resume does accord him master

architect status. More importantly, this main building at the Laurel Heights campus is an excellent example of mid-century Modernism and the International Style. Its horizontality makes it a particularly good regional example of the architectural style. For these reasons the building appears to be eligible for the NRHP/CRHR under Criterion C/3.

The Firemen's Fund Insurance Company Building at Laurel Heights retains excellent integrity. It has not been moved and its surroundings have not undergone many alterations. Thus the building retains its integrity in all seven categories – location, setting, design, materials, workmanship, feeling, and association.

513 Parnassus Avenue/Medical Sciences Building

Built in 1954, this L-shaped building rises 17 stories on a steel structural frame and forms the east boundary and part of the north boundary of the Parnassus Heights campus' Saunders Courtyard. The north elevation faces Parnassus Avenue and features ten structural bays. Masonry panels clad the first and tenth bays. In the remaining bays, masonry spandrels with horizontal ribbing separate horizontal bands of aluminum windows. Four exhaust shafts enclosed in masonry panels project from the wall surface and rise from the second story to above the roof line. The ground floor features floor-to-ceiling aluminum windows separated by dark masonry panels at the structural columns. Monumental stairs rise approximately four feet above the sidewalk level to the main entry, where three columns support a flat entry roof. On the south and west elevations facing Saunders Courtyard, masonry panels cover the wall surfaces and separate horizontal bands of aluminum windows. Projecting metal brackets used to support exposed mechanical pipes and ducts attach to the wall surface in line with the structural columns.

The Medical Sciences Building was constructed at a time when UCSF was undergoing its most significant metamorphosis since the Affiliated Colleges were founded in the 1890s. Enrollment skyrocketed during the postwar years and the institution received unprecedented levels of government funding for research and curriculum development. New buildings were added rapidly to meet the demand and reflect the growing prestige. Within this context, MSB appears eligible for listing in the NRHP/CRHR under Criterion A/1, for its association with events or historic themes of significance in UCSF's history. It also stands as a good example of mid-century hospital architecture and the shift from Palladian Style campuses to International Style, highrise buildings. Blanchard and Maher, while not the most prominent architects in the San Francisco Bay Area, also rise to the level of master architects and this building stands as one of the firm's most prominent buildings in San Francisco. Thus, MSB appears to be eligible for the NRHP/CRHR under Criterion C/3. The building is not known to be associated with persons significant to history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

MSB has undergone some alterations but appears to retain a good degree of integrity to convey its historical significance. It has not been moved and continues to stand between Moffitt Hospital and the Clinical Sciences building, down the road from LPPI, and among hospital and medical school facilities. Thus it retains its integrity of location, setting, association, and feeling. The building has undergone some alterations, most notably a new exit to Saunders Court and a glass shaft containing a stairwell and vents on the west elevation. As these alterations occur on secondary elevations and are not notable on the primary, Parnassus Avenue façade, they do not significantly detract from the building's overall design, materials, and workmanship. Thus the building retains a good degree of integrity in these areas.

707 Parnassus Avenue/School of Dentistry

Built in 1979, this L-shaped building rises four stories and steps back to form terraces. The lot contains a parking lot to the south and a partially wooded green space at the north. This reinforced concrete

EXHIBIT F

Margaret Fitzgerald

30 Wood Street, San Francisco, CA 94118



Date: February 28, 2016

Ms. Mary Woods
Planner - North West Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 3333 California St. Development

Dear Ms. Woods:

I am writing regarding the development of the 3333 California Street development, currently the UCSF Laurel Heights Campus (the "Site"). It is my understanding that the San Francisco Planning Department is working with the developer of the Site regarding the initial project plans for the proposed development. The owner of the fee interest and the developer of the Site are limited in their joint ability to develop the Site because the owner of the Site does not have free and clear title; rather the general public holds a permanent recreational interest in all of the open space at the Site. Therefore, any development plans at the Site may not impinge upon this open space.

The general public holds a *permanent* right of recreational use on all of the open space at 3333 California and such rights were obtained by implied dedication. Dedication is a common law principle that enables a private landowner to donate his land for public use. Implied dedication is also a common law principle and is established when the public uses private land for a long period of time, which period of time is five (5) years in California. In 1972, the California legislature enacted Civil Code Section 1009 to modify the common law doctrine of implied dedication and to limit the ability of the public to secure *permanent* adverse rights in private property. Here, however, the existing open space at the Site was well established and well used as a park by the general public long before the completion of the construction of the full footprint of the improvements at the Site in 1966. Therefore, the general public has permanent recreational rights to the open space at the Site; the rights were obtained by implied dedication prior to the enactment of Cal. Civil Code Sec. 1009 in 1972.

Even if the general public had not secured permanent rights to recreational use through implied dedication prior to 1972, the public and countless individuals have acquired a prescriptive easement over the recreational open space. The recreational use has been continuous, uninterrupted for decades, open and notorious and hostile (in this context, hostile means without permission). Every day, individuals and their dogs use the green space along Laurel, Euclid and along the back of the Site at Presidio. Individuals ignore the brick wall along Laurel and regularly use the green space behind the wall as a park for people and for their dogs. The use of the Site has not been permissive. For example, the owner of the Site has not posted permission to pass signs in accordance with Cal. Civil Code Sec. 1008. If such signs ever were posted, they have not been reposted at least once per year. Although it is counterintuitive, an owner typically posts such signs to protect against the public securing adverse rights. One might assume the owner of the Site has not posted such signs, as the owner is aware of the pre-existing and permanent recreational rights the general public has secured to the open space. Because the



public's rights to the open space were secured decades ago through implied dedication, it is not necessary for the general public to rely upon its prescriptive easement rights outlined in this paragraph; rather it is another means to the same end.

It is important that the Planning Department understand these legal issues as any project plan (or any future project description in an Environmental Impact Report ("EIR") for the Site) cannot include development of the open land over which the public has a secured permanent rights of recreational use. It would not be a concession by the owner/developer to leave the open space undeveloped and allow public recreational use as the general public holds permanent recreational rights to this space. It is important to note that even the open space behind the walls that has been used as park space is also included in this dedication to the public. According to well-established case law, a wall or fence is not effective in preventing the development of adverse property rights if individuals go around the wall, as is the case here.

In sum, the open space at the Site cannot be developed as the public secured such rights through implied dedication prior to 1972 (or, alternatively, by prescriptive easement). In reviewing the development plans for the Site, the City cannot decide to allow development of any of the open space as the recreational rights to the space are held by the public at large. Any project description in the future EIR for the Site that contemplates development of any of the open space would be an inadequate project description and would eviscerate any lower impact alternative presented in the EIR. One only need to look to the seminal land use case decided by the California Supreme Court regarding this very Site¹ to see that an EIR will not be upheld if the project alternatives are legally inadequate. It would be misleading to the public to suggest that a lesser impact alternative is one that allows the public to use the space to which it already has permanent recreational use rights.

In sum, please be advised of the public's permanent recreational rights to all of the existing open space at the Site and please ensure that a copy of this letter is placed in the project file.

Sincerely,

Meg Fitzgerald

Margaret N. Fitzgerald

With copies to:

Mark Farrell, Supervisor

Dan Safir, Prado Group

Kathy DiVicenzi, Laurel Heights Improvement Association

Robert Charles Friese, Esq.

¹ Laurel Heights Improvement Association of San Francisco, Inc. v. The Regents of the University of California, 47 Cal. 3rd 376 (1988).

EXHIBIT G

CITY PLANNING COMMISSION

RESOLUTION NO. 4109

RESOLVED, That Proposal No. Z-52.62.2, an application to change the Use District Classification of the hereinafter described parcel of land from a First Residential District to a Commercial District, be, and the same is hereby APPROVED; subject to the stipulations submitted by the applicant and set forth herein:

Commencing at a point on the S/L of California Street distant thereon 187 feet west of the W/L of Presidio Avenue (produced), thence westerly on said line 707.375 feet to a curve to the left having a radius of 15 feet, thence 23.562 feet measured on the arc of the curve to the left to the E/L of Laurel Street, thence southerly on the E/L of Laurel Street 127.227 feet to the curve to the left having a radius of 60 feet, thence 77.113 feet measured on the arc of the curve to the left to a curve to the right having a radius of 120 feet, thence 149.153 feet measured on the arc of the curve to the right to a curve to the right having a radius of 4033 feet, thence 388.710 feet measured on the arc of the curve to the right to a curve to the left having a radius of 20 feet, thence 35.186 feet measured on the arc of the curve to the left to the northwest line of Euclid Avenue, thence N 73° 12' E on the northwest line of Euclid Avenue 312.934 feet to a curve to the left having a radius of 65 feet, thence 42.318 feet, measured on the arc of the curve to the left to the northwesterly line of Masonic Avenue (proposed extension), thence N 35° 54' E; 380.066 feet to the arc of a curve to the left having a radius of 425 feet, thence 254.176 feet measured on the arc of the curve to the left, thence N 52° 36' 29.74" W, 252.860 feet to the point of commencement. Being the major portion of Lot 1A, Block 1032, containing 10.2717 acres, more or less.

RESOLVED, FURTHER, That this change shall be and at all times remain contingent upon observance by the owner or owners and by his or their successors in interest of the conditions contained in the following stipulations as to the use of the land affected.

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building or buildings designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.

3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.

4. No such building, other than a minor accessory building having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

5. If the subject property, or any portion thereof, is developed as a site for residential buildings, such buildings shall be limited as follows:

a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

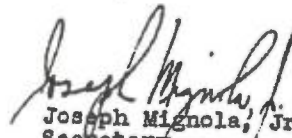
b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed

building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

I hereby certify that the foregoing resolution was adopted by the City Planning Commission at its special meeting on November 13, 1952, and I further certify that the stipulations set forth in the said resolution were submitted in a written statement placed on file.


Joseph Mignola, Jr.
Secretary

Ayes : Commissioners Kilduff, Towle, Devine, Williams
Noes : None
Absent: Commissioners Brooks, Lopez, Prince
Passed: November 13, 1952

RECORDED AT REQUEST OF
CITY AND COUNTY OF SAN FRANCISCO
At 3:33 Min. Past 10 A.M.

1510-126

JAN 8 - 1953
OFFICIAL RECORDS
City and County of San Francisco Calif.

Stipulation as to Character of Improvements on
That portion of Lot 1A, Block 1032 Affected by
Zoning Proposal Z-52.62.2

[Signature]

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Official

The San Francisco Unified School District, being the owner of the above property described, and the applicant in Proposal No. Z-52.62.2 for reclassification thereof from a Second Residential District to a Commercial District, set for hearing before the City Planning Commission of the City and County of San Francisco on October 23, 1952, hereby agrees that the said property shall be developed only as set forth in the following stipulations, which if accepted by the said City Planning Commission shall be observed by the applicant and by its successors in interest for as long as the property remains in the zone classification presently sought. The owner further agrees that no improvements shall be constructed on said property in violation of the conditions hereinafter set forth, and recognizes that the reclassification of the property to a Commercial District is by the Commission's action made contingent, and will remain contingent unless further reclassified, upon adherence to these stipulations.

Stipulations

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building, or buildings designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.
3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.
4. No such building, other than a minor accessory building, having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

10:26 - 1-553

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a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

copy

SAN FRANCISCO UNIFIED SCHOOL DISTRICT,
a public corporation

Subscribed and sworn to
before me this 13th day
of November, 1952

Walter Morgan
County Clerk in and for
the City and County of San
Francisco, State of
California.

By

Ernest J. Jordan
Ernest J. Jordan
Director of Property of the City
and County of San Francisco

494610 1-3-52

EXHIBIT H

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov



August 31, 2018

John Rothman, President
Kathryn Devincenzi, Vice President
Laurel Heights Improvement Association of San Francisco
22 Iris Avenue
San Francisco, California 94118

**RE: Fireman's Fund Insurance Company, Determination of Eligibility
National Register of Historic Places**

Dear Mr. Rothman and Ms. Devincenzi:

I am writing to inform you that on August 29, 2018, Fireman's Fund Insurance Company was determined eligible for the National Register of Historic Places (National Register). As a result of being determined eligible for the National Register, this property has been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the California Code of Regulations.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property determined eligible for the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact Jay Correia of the Registration Unit at (916) 445-7008.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne Polanco".

Julianne Polanco
State Historic Preservation Officer

Enclosure

August 31, 2018

Previous Weekly Lists are available here: <http://www.nps.gov/history/nr/nrlist.htm>

Please visit our homepage: <http://www.nps.gov/nr/>

Check out what's Pending: <https://www.nps.gov/nr/pending/pending.htm>

Prefix Codes:

- SG - Single nomination
- MC - Multiple cover sheet
- MP – Multiple nomination (a nomination under a multiple cover sheet)
- FP - Federal DOE Project
- FD - Federal DOE property under the Federal DOE project
- NL - NHL
- BC - Boundary change (increase, decrease, or both)
- MV - Move request
- AD - Additional documentation
- OT - All other requests (appeal, removal, delisting, direct submission)
- RS – Resubmission

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 8/16/2018 THROUGH 8/31/2018

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, SAN FRANCISCO COUNTY,
Fireman's Fund Insurance Company Home Office,
3333 California St.,
San Francisco, RS100002709,
OWNER OBJECTION DETERMINED ELIGIBLE, 8/29/2018