

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: 2017-002545ENV-03-2417 Green Street-Notification of Project Receiving Environmental Review
Date: Friday, February 15, 2019 11:01:55 AM
Attachments: [2017-002545ENV-03 2417 Green NN.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Huggins, Monica (CPC)
Sent: Thursday, February 14, 2019 4:13 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 2017-002545ENV-03-2417 Green Street-Notification of Project Receiving Environmental Review

Hello,

Please forward the attached notification to the HPCCommissioners.

Thank You,

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 SIGNS LEGISLATION TO PERMIT EAGLE PLAZA PROJECT
Date: Friday, February 15, 2019 10:59:05 AM
Attachments: [2.15.19 Eagle Plaza.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Friday, February 15, 2019 10:36 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS LEGISLATION TO PERMIT EAGLE PLAZA PROJECT

FOR IMMEDIATE RELEASE:

Friday, February 15, 2019

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

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

**MAYOR LONDON BREED SIGNS LEGISLATION TO PERMIT
EAGLE PLAZA PROJECT**

Eagle Plaza will recognize the contributions of the Leather and LGBTQ communities and bring needed open space to Western SOMA

San Francisco, CA —Mayor London N. Breed has signed legislation she introduced along with co-sponsors Supervisor Matt Haney and Supervisor Rafael Mandelman to permit the construction of a new public gathering space in the Western SOMA neighborhood known as Eagle Plaza. Once completed, Eagle Plaza will serve as a focal point for the Leather and LGBTQ Cultural Heritage District.

Largely due to its industrial past, there is a significant lack of public open space in the Western SoMa neighborhood. Eagle Plaza will help address this need as the area continues to experience growth, and will be designed to recognize the strong cultural influence of the local LGBTQ and leather communities.

“While our Federal Administration is attempting to erase members of the LGBTQ community, we in San Francisco take pride in celebrating all those who bring diversity to our City. The

new Eagle Plaza will be a place where we can recognize the Leather community and all LGBTQ people for their contributions to Western SOMA and our City, while also creating a much-needed new open space for all of our residents in the neighborhood,” said Mayor Breed.

Eagle Plaza will transform an approximately 12,500 square foot portion of 12th Street between Harrison and Bernice Streets in San Francisco's Western SOMA neighborhood into a new pedestrian plaza with a shared public way, in which traffic calming features create a safe space for people of all ages to gather, relax, play, and celebrate. The plaza is designed for both active and passive recreation, with more open, hardscape areas that can host neighborhood gatherings, events, and performances.

Additional improvements will include approximately 2,400 square feet of additional landscaping, accent lighting, temporary seating, and a re-grading of sidewalk and roadway paving. Eagle Plaza will stand as an internationally landmarked commemorative public space for Folsom Gulch's leather and LGBTQ communities and include a leather pride flag flying above the plaza.

The legislation passed unanimously at the Board of Supervisors.

###

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 Calendars for February 20, 2019
Date: Thursday, February 14, 2019 2:24:08 PM
Attachments: [20190220_hpc.docx](#)
[20190220_hpc.pdf](#)
[HPC Advance - 20190220.xlsx](#)
[HPC Hearing Results 2019.docx](#)

Commissioners,

Attached are your HPC calendars for February 20, 2019.

Sincerely,

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, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY TRANSPORTATION AUTHORITY, AND PORT OF SAN FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY TERMINAL
Date: Thursday, February 14, 2019 10:06:10 AM
Attachments: [2.14.19 Ferry Terminal Gates.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Thursday, February 14, 2019 9:59 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY TRANSPORTATION AUTHORITY, AND PORT OF SAN FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY TERMINAL

FOR IMMEDIATE RELEASE:
Thursday, February 14, 2019
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED, SENATOR SCOTT WIENER,
ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY
TRANSPORTATION AUTHORITY, AND PORT OF SAN
FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY
TERMINAL**

Gates are an important component of a \$98 million expansion of ferry capacity in San Francisco to meet increased demand for ferry service, which has doubled since 2012

San Francisco, CA — Mayor London N. Breed, Senator Scott Wiener, Assemblymember David Chiu, the San Francisco Bay Area Water Emergency Transit Authority (WETA) and the Port of San Francisco (Port) today announced the opening of the second of two new ferry gates to increase capacity at the Ferry Building. The new gates are part of the downtown San Francisco Ferry Terminal Expansion Project, which will double downtown ferry capacity to support increased San Francisco Bay Ferry ridership, which has doubled since 2012.

“Right now it is simply too difficult for many people to commute in and out of San Francisco,” said Mayor Breed. “Our population and our economy are growing. We need to make sure that we continue to invest in our transportation infrastructure to break the gridlock, and this includes expanding our ferry service throughout the Bay Area.”

The new Gate F, south of the iconic Ferry Building in downtown San Francisco, is now open for service, serving San Francisco Bay Ferry passengers riding the Richmond and Harbor Bay routes. The new Gate G opened in December 2018, serving passengers on the transit system’s Alameda/Oakland route.

In addition to providing increased ferry transit capacity, WETA is charged with coordinating emergency water transit in the Bay Area. Additional berths in San Francisco greatly improve WETA’s ability to evacuate the City and transport first-responders if necessary.

“An efficient and fully-funded transportation system—particularly public transportation—is essential to our states’ economy, environment, and residents’ quality of life,” said Senator Scott Wiener. “Investments in the downtown San Francisco ferry terminal and services will improve our state’s transportation system and improve the quality of life of thousands of Bay Area commuters.”

“Our state must be aggressive in investing in our transportation infrastructure during a time when people are commuting long hours due to our housing crisis,” said Assemblymember David Chiu. “With a new governor and an extraordinary budget surplus, now is the time to make ongoing investments in transportation and emergency infrastructure.”

The \$98 million project includes funding from State Proposition 1B, Regional Measure 2 toll revenue, the U.S. Department of Transportation’s Federal Transit Administration and San Francisco’s Proposition K transportation sales tax.

“San Francisco Bay Ferry service is growing with new routes and more passengers than ever,” said Nina Rannells, the executive director of WETA. “These new gates in downtown San Francisco increase our capacity and represent a major upgrade to our busiest terminal. This is a huge milestone for this project and for the growth of WETA’s ferry service in the Bay Area.”

“We are welcoming more people by ferry to our waterfront each year and expect that number to increase,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The Port is planning for future growth and making sure all waterfront projects, including the downtown San Francisco Ferry Terminal Expansion Project, are built with consideration of the latest sea level rise forecasts and designed to remain functional after a major earthquake, while also making sure our shoreline is enhanced for the thousands of people that enjoy it each day.”

The existing Gate E will be rebuilt over the next year as work continues on a new public plaza at the site. The public plaza will have new amenities such as weather-protected canopies, an extension of pedestrian promenade areas, and other public access improvements. The new gates and amenities will significantly improve waiting and queuing conditions for existing riders and expand the space available for WETA to stage emergency water transit services in the event of a regional transportation disruption or disaster.

WETA began project construction in 2016 and the full project is expected to be completed in early 2020. The Project design team is led by ROMA Design Group. Power Engineering Construction is the general contractor for the project and Jacobs Engineering serves as the construction management firm.

In January, WETA launched new San Francisco Bay Ferry service between Richmond and San Francisco. The Port of San Francisco is leading a citywide effort with WETA and other partners to build a ferry landing in the city's growing Mission Bay neighborhood.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Glen Park Association Board - Letter of Support for 49 Hopkins Ruling
Date: Thursday, February 14, 2019 9:15:22 AM
Attachments: [49 Hopkins Support Letter GPA.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Scott Stevenson <sscottss@gmail.com>
Sent: Wednesday, February 13, 2019 3:04 PM
To: aaron.hyland.hpc@gmail.com; dianematsuda@hotmail.com; Black, Kate (CPC) <kate.black@sfgov.org>; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; jonathan.pearlman.hpc@gmail.com; andrew@tefarch.com; Frye, Tim (CPC) <tim.frye@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Mundy, Erin (BOS) <erin.mundy@sfgov.org>
Subject: Glen Park Association Board - Letter of Support for 49 Hopkins Ruling

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

Dear San Francisco Planning Commission,

The Glen Park Association Board has reviewed the recent ruling for 49 Hopkins. As our concern grows such violations in Glen Park and across all of District 8 we have issued the attached statement and letter of support for the Planning Commission's ruling.

Please include our comments on the ongoing dialogue about the 49 Hopkins decision, and other similar violations that are occurring within our neighborhoods.

Thank You,

Glen Park Association Board

Sent by Scott Stawicki
President
Glen Park Association

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 AND CITY ATTORNEY DENNIS HERRERA ANNOUNCE AGREEMENT TO PRESERVE ARTIST HOUSING IN MID-MARKET
Date: Thursday, February 14, 2019 8:58:38 AM
Attachments: [2.12.19 1049 Market Street.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Tuesday, February 12, 2019 5:49 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED AND CITY ATTORNEY DENNIS HERRERA ANNOUNCE AGREEMENT TO PRESERVE ARTIST HOUSING IN MID-MARKET

FOR IMMEDIATE RELEASE:

Tuesday, February 12, 2019

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

***** STATEMENT *****

**MAYOR LONDON BREED AND CITY ATTORNEY DENNIS
HERRERA ANNOUNCE AGREEMENT TO PRESERVE
ARTIST HOUSING IN MID-MARKET**

Agreement will legalize unpermitted units and resolve legal conflicts, allowing the City to provide funding to make the units permanently affordable through partnership with Tenderloin Housing Clinic

San Francisco – Today Mayor London N. Breed and City Attorney Dennis Herrera announced a settlement agreement with the owner of 1049 Market Street that will preserve 15 units of existing housing in mid-Market and make these homes permanently affordable.

Due to the efforts of the tenants, the owner, the Mayor's Office, the City Attorney, and Superior Court Judge Anne-Christine Massullo, the parties and the City reached a comprehensive resolution and settlement that, upon completion of the City's permitting and approval process, would legalize and preserve fifteen units in the building as permanently affordable housing prioritized for artists. Additionally, it would permit the owner to return the

remaining floors in the building to office use.

The settlement agreement, which Mayor Breed introduced at the Board of Supervisors today, resolves all outstanding legal issues including the pending Ellis Act evictions filed against the tenants and over a dozen lawsuits between the parties filed in state and federal courts.

“Our arts community is such an important part of San Francisco and our culture, but artists, like so many others, are finding it difficult to survive in our increasingly expensive City,” said Mayor London Breed. “I want to thank City Attorney Dennis Herrera and his office as well as all our City staff for their work on this creative solution to preserve artist housing in the heart of our city. As we grow and build the housing we so badly need, we also have to work to preserve the housing we already have to keep people stable in our communities.”

“The property owner illegally converted this building into residences,” said City Attorney Dennis Herrera. “Then almost 20 years later they tried to kick everyone out in the middle of a housing crisis to illegally convert it back to offices and capitalize on the tech boom. You just can’t do that. The tenants were mostly artists, teachers and other working class San Franciscans. In crafting a solution to this complex problem, our focus was on stopping further displacement. Through some creative lawyering and years of hard work, we have been able to ensure that the remaining tenants get to stay and that 15 residences will endure as permanently affordable homes for artist households. That’s something that will benefit all San Franciscans.”

Though principally permitted as office space, 1049 Market was illegally converted decades ago to apartments. At one time, there were approximately 80 occupied residential units in the building along with six lawfully permitted units. In 2013, the owner began illegally reconvertng the units back to office use without identifying and addressing the needs of the existing tenants. The Mayor’s Office and other city departments then attempted to work with the owners to find a path to legalize the entire building for residential use. Instead, the owners decided to evict the residential tenants using the state Ellis Act and pursue conversion of the building back to commercial use, and they obtained a permit for that purpose. This permit was revoked by the City, and eventually led to the owners filing six lawsuits against the City.

The City Attorney’s Office, the Mayor’s Office and various City departments have been involved in discussions with the present owner and a number of third parties seeking possible methods of retaining some of the units in the building as residential units for the last three years. Previous attempts by the owners to sell the property, with a portion of the building retained for residential use, failed.

“We’d like to thank all our City partners who collaborated on this effort to preserve essential affordable housing, especially the City Attorney’s Office and the Planning Department. We’re so grateful that this settlement will allow 15 households to continue calling 1049 Market home,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Under the supervision of Superior Court Judge Massullo, a settlement agreement between the tenants, the owner, and the City and County of San Francisco will allow for 15 currently unpermitted units, most of which house artists, on the second floor of the building to be made legal and permanently affordable, with \$2.4 million in funding from the Mayor’s Office of Housing and Community Development. The Tenderloin Housing Clinic will own and operate

the residential units. The units in the future will be prioritized for artists. As part of the agreement, the owner of 1049 Market will dismiss the existing lawsuits filed against the City and the current tenants.

“The diverse group of tenants at 1049 Market, after more than five years of hard work and negotiations, have stopped their evictions. We are thrilled that affordable housing in Mid-Market has been saved,” said Xi’an Chandra Redack, who has lived at 1049 Market for nearly 15 years.

After the Parties execute the Settlement Agreement, the current building owner will work with the City in the coming months to obtain the approvals necessary to subdivide the property into a commercial and residential parcel, obtain conditional use authorization to convert the remaining floors back to commercial use, and obtain necessary permits for the tenant improvements. It is expected that THC will purchase the residential parcel from the current owner in approximately July 2019, and making improvements to the second floor at that time. Supervisor Matt Haney is co-sponsoring the settlement.

###

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Categorical Exemptions
Date: Tuesday, February 12, 2019 1:57:10 PM
Attachments: [2018-013438ENV-CEOA Checklist and PTR.pdf](#)
[2018-012824ENV-CEOA Checklist and PTR Form.pdf](#)
[2019-000117ENV-CEOA Checklist with PTR form.pdf](#)
[2018-009380ENV-CEOA Checklist and PTR.pdf](#)
[2014.1125ENV-CEOA Checklist-PTR Form.pdf](#)
[2018-014036ENV-CEOA Checklist and PTR.pdf](#)
[2018-005771ENV-CEOA Checklist-PTR.pdf](#)
[2018-010337ENV-CEOA Checklist and HRER Form.pdf](#)

*Jonas P. Ionin,
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From: Huggins, Monica (CPC)
Sent: Tuesday, February 12, 2019 1:42 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Categorical Exemptions

Hello,

Please forward the attached Categorical Exemptions and Preservation Review to the HPC Commissioners.

Thank You,

Monica Huggins
Administrative Assistant
San Francisco Planning
1650 Mission Street, 4th Street
San Francisco, CA 94103
415-575-9128
Monica.Huggins@sfgov.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 *** S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO HIGHEST POSSIBLE "AAA" BOND RATING
Date: Monday, February 11, 2019 11:46:32 AM
Attachments: [2.11.19 Bond Rating Upgrade.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Monday, February 11, 2019 11:45 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO HIGHEST POSSIBLE "AAA" BOND RATING

FOR IMMEDIATE RELEASE:

Monday, February 11, 2019

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

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

**S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO
HIGHEST POSSIBLE "AAA" BOND RATING**

Credit agency upgrades San Francisco ratings to highest possible levels

San Francisco, CA – Mayor London N. Breed today announced that S&P Global Ratings ("S&P")—one of the world's "Big Three" credit agencies—has upgraded San Francisco's general obligation bond rating from AA+ to AAA, the highest possible S&P rating. This follows the City's general obligation bond upgrade by Moody's, another of the "Big Three" credit agencies, to its highest rating of Aaa in March 2018. These ratings are the highest the City has achieved in approximately 40 years, and will allow the City to issue debt at lower borrowing costs.

The S&P rating upgrade is largely attributable to the City's strong management, sustainable budgeting and financial policies and practices, improved reserve position to weather the next down-cycle, robust tax base, and position as a regional economic center. The AAA rating additionally reflects the strength of the voter-approved, unlimited property tax pledge securing the bonds. While S&P cites social service demands, infrastructure deferred maintenance, and

pension and Other Post-Employment Benefits (OPEB) costs to be among San Francisco's most costly long-term challenges, the stable outlook reflects S&P's view that the City "will continue to show spending discipline" over the next two years. S&P views favorably San Francisco's budgeting approach amid a prolonged period of economic growth and notes "continuity in the finance and budgeting functions" at the City in recent years.

"This higher bond rating means lower costs for San Francisco taxpayers," said Mayor Breed. "This is the result of the work we have done to manage the City's finances, and I remain committed to making responsible choices with our budget in the years ahead. I have directed City departments to put together a budget that is based around accountability so we can continue to make responsible investments moving forward."

In January 2019, the City requested ratings in connection with the upcoming sale of approximately \$75 million in general obligation bonds to fund a loan program for the acquisition, improvement, and rehabilitation of at-risk multi-unit residential buildings and to convert such structures to permanent affordable housing.

The City expects to sell the bonds on Thursday, February 14th. Also in connection with next week's sale, Moody's and Fitch affirmed the rating on the City's general obligation bonds at Aaa and AA+, respectively. The City's ratings for its general fund lease obligations were affirmed by all three rating agencies at one to two notches lower, a normal relationship between general obligation bonds and general fund secured lease obligations.

###

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 PROPOSAL TO ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND AFFORDABLE HOUSING PROJECTS
Date: Monday, February 11, 2019 8:59:04 AM
Attachments: [2.11.19 Permitting Fees.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Monday, February 11, 2019 8:37 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PROPOSAL TO ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND AFFORDABLE HOUSING PROJECTS

FOR IMMEDIATE RELEASE:

Monday, February 11, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES PROPOSAL TO
ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND
AFFORDABLE HOUSING PROJECTS**

*Eliminating Department of Building Inspection fees can incentivize the construction of ADUs
and ensure more affordable housing funding is going towards construction of new homes*

San Francisco, CA — Today Mayor London N. Breed announced a proposal to eliminate Department of Building Inspection (DBI) permitting fees for Accessory Dwelling Units (ADUs) and 100% affordable housing projects. Eliminating these fees is part of Mayor Breed's strategy to remove barriers to new housing, building on her Executive Directive to expedite the approval of ADUs and her recently announced ballot measure to streamline the creation of affordable housing and teacher housing.

Permitting fees are a significant part of ADU project costs, constituting nearly 8 percent of total project costs, and fees on 100% affordable housing can range upwards of \$100,000-\$150,000 per project. Mayor Breed will be introducing legislation to eliminate these fees at an

upcoming Board of Supervisors meeting.

“To address our housing shortage, we need to break down barriers to building housing,” said Mayor Breed. “That includes eliminating fees that might prevent a small building owner from adding an extra unit to their home. We need to encourage property owners to add in-laws, not add burdens that prevent them from coming forward and prevent us from adding new homes to our neighborhoods. Cutting fees for affordable housing projects also makes sense as we try to make every dollar count in the construction of new housing, especially when City funds are being used to help finance these projects. We can absorb the loss of these fees, but we cannot absorb the loss of new housing in our City.”

ADUs are an important part of Mayor Breed’s strategy to add new housing in San Francisco. In response to a backlog of nearly 900 ADU applications and a slow approval pace, Mayor Breed issued an Executive Directive in August calling for all outstanding ADU applications be responded to within six months, and requiring that moving forward, all new applications be acted upon within four months.

On average, DBI fees represent 7.8% of the total costs of an ADU project. Because permit fees are a significant part of ADU project costs, waiving permit fees could help ease the financial burden, particularly for single family residences that typically finance ADU construction through loans or the use of their savings.

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 AND SUPERVISOR CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE
Date: Friday, February 08, 2019 11:46:43 AM
Attachments: [2.7.19 Geary & Parker Fire Response.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Thursday, February 07, 2019 4:32 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE

FOR IMMEDIATE RELEASE:

Thursday, February 7, 2019

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

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

MAYOR LONDON BREED AND SUPERVISOR CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE

City is conducting outreach to affected residents to connect them with housing opportunities and services; Office of Economic and Workforce Development offering aid to affected businesses

San Francisco, CA — Mayor London N. Breed, Supervisor Catherine Stefani, and City departments today provided an update on yesterday's gas line fire at Geary Boulevard and Parker Avenue.

No one was injured as a result of the fire and recovery efforts are underway. Residents in up to seven residential units have been displaced and the Department of Building Inspection (DBI) has red-tagged one mixed-use building and yellow-tagged two others. A fourth building that appears to be vacant may have sustained water damage and DBI has reached out to the building owner to gain access.

Residents of the yellow-tagged buildings have been able to enter to retrieve belongings, though the buildings are not currently inhabitable. DBI will expedite all reviews and permit issuances needed to make repairs to the affected buildings in order to allow the residents to re-occupy their homes. The Department of Emergency Management (DEM), San Francisco Human Services Agency (HSA), Office of Economic and Workforce Development (OEWD), and Red Cross are working with impacted residents and businesses to provide support.

“Thankfully no one was hurt as a result of this fire and our focus remains helping the people affected get back on their feet and connected with housing and services. I am working with our City departments to make sure that we provide every available resource at our disposal,” said Mayor Breed. “I want to thank our first responders for their quick action yesterday to contain the fire and prevent the loss of life, and the City agencies that are continuing to provide support during this recovery.”

“I commend our first responders who contained the fire and prevented further damage to the surrounding community,” said Supervisor Stefani. “Miraculously, no one was injured despite the severity of the fire. My first priority is to help those who have been affected by the fire, and my office is available to help connect people with housing and services. I will also work with City departments to determine what exactly caused this gas explosion so we can prevent future emergency situations.”

The Fire Response team from San Francisco Human Services Agency (HSA) stands ready to provide assistance to residents unable to safely return to their homes. Persons in rent-controlled units may be eligible for a monthly rent subsidy that pays the difference between the rent at the tenant’s permanent residence and a comparable unit leased at the current market rate. Tenants of rent-controlled units damaged by an emergency such as fires have the right to return after repairs are completed. If the fire-damaged unit or home is not rent-controlled, tenants may be eligible for a subsidy to cover moving expenses to a new unit.

“We are here for the people who have been displaced and facing hardship because of this fire,” stated Trent Rhorer, Executive Director, San Francisco Human Services Agency. “People who have been affected by the fire are encouraged to take advantage of our City assistance programs, such as those that help renters find replacement housing while their homes are being repaired. Our hearts go out to these families.”

Red Cross volunteers responded to yesterday’s gas line fire in San Francisco with an Emergency Response Vehicle to provide water and food to first responders and evacuated residents at Mel’s Diner. An overnight shelter was opened at Saint Mary's Cathedral at 1111 Gough Street in case any displaced individuals or those without gas and/or power needed sheltering. No residents chose to use the shelter, though that is not uncommon following disasters as impacted residents often choose to stay with family or friends.

The Office of Economic and Workforce Development has been working with businesses and a non-profit organization affected by the fire. While many businesses may receive insurance proceeds or have the ability to access a traditional or disaster loan, the delay in receiving these funds can take weeks or months. To help bridge this gap, the Small Business Disaster Relief Fund is available to impacted small businesses. These businesses can apply and access up to \$10,000 for inventory replacement, equipment purchases, security deposits for a new lease, employee salaries, or other expenses to stabilize cash flow.

“Our team has been on the ground working directly with impacted businesses to understand their immediate needs and connect employees to workforce services,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Now, at the direction of Mayor Breed, the Small Business Disaster Relief fund will provide these small businesses with the immediate capital they need to begin recovery and ensure their employees are supported by these and other resources.”

Additionally, Workforce Services are deployed through OEWD’s rapid response team to provide displaced workers consultation on unemployment insurance, healthcare, and job transition services such as job counseling, training opportunities, and job placement assistance.

Impacts on San Francisco Municipal Transportation Agency operations are minimal. Westbound 38 and 38-R Geary buses are being rerouted around the block of the impacted area. SFMTA will provide updates as they happen on service impacts.

Residents displaced by the fire should call the Red Cross at 415-427-8010 to register for services and assistance. Businesses and their employees should call the San Francisco Office of Economic and Workforce Development at 415-554-6969. Recovery info can be found at www.sf72.org.

###

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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 \(andrew@tefarch.com\)](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 ANNOUNCE METHAMPHETAMINE TASK FORCE
Date: Friday, February 08, 2019 11:42:26 AM
Attachments: [2.8.19 Methamphetamine Task Force.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Friday, February 08, 2019 7:02 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED & SUPERVISOR RAFAEL MANDELMAN ANNOUNCE METHAMPHETAMINE TASK FORCE

FOR IMMEDIATE RELEASE:

Friday, February 8, 2019

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

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

**MAYOR LONDON BREED & SUPERVISOR RAFAEL
MANDELMAN ANNOUNCE METHAMPHETAMINE TASK
FORCE**

Task Force will focus on developing and strengthening services, treatment and prevention efforts to address rise in the number of individuals using methamphetamine

San Francisco, CA — Mayor London N. Breed and Supervisor Rafael Mandelman today announced the formation of a Methamphetamine Task Force to address the rise in methamphetamine use in San Francisco. The Task Force will examine the methamphetamine landscape, impacts on residents, and opportunities and challenges for increasing rehabilitation and treatment options, including expanding existing prevention and law enforcement programs.

San Francisco is experiencing a significant rise in the number of individuals using methamphetamine, an increase that is occurring alongside heightened concern around fentanyl. Since 2008, the overdose death rate involving methamphetamine in the City has tripled from 1.8 to 5.6 persons per every 100,000 San Franciscans. Given the various

challenges facing San Francisco, there is a clear and urgent need for a focused effort by the City to identify the appropriate services, treatment, and prevention efforts to address this evolving trend.

“We need to be proactive in addressing the rising use of methamphetamines in our City,” said Mayor Breed. “San Francisco is facing serious challenges around substance use, particularly on our streets, and we cannot just let these drugs destroy lives and harm our communities. By bringing together leaders and specialists from across the City, we can identify solutions that will help us to get people into treatment and to deal with the challenges caused by this dangerous drug.”

“Meth addiction is increasing among the most vulnerable San Franciscans, including those with underlying mental illnesses who are living on our streets,” said Supervisor Mandelman, who will co-chair the Task Force. “This crisis threatens the health and safety of users, as well as the well-being of our neighborhoods. Without more effective interventions, mentally ill and meth-addicted individuals will continue deteriorating on our sidewalks, in our emergency rooms, and in our jails. Ultimately many will suffer severe and irreversible health consequences or die. This Methamphetamine Task Force will bring experts to the table to find urgently-needed solutions that will save lives and lessen the impacts of meth addiction in our communities.”

Beginning in Spring 2019, Mayor Breed and Supervisor Mandelman will convene the Methamphetamine Task Force, coordinated by the Department of Public Health. The Task Force will be multi-disciplinary and multi-sector, with members including medical and public health professionals, researchers, substance use disorder treatment providers, emergency responders, criminal justice and law enforcement officials, drug policy experts, and current and/or former substance users.

“Methamphetamine use is a significant issue in San Francisco,” said Dr. Anton Nigusse Bland, Medical Director of Psychiatric Emergency Services at Zuckerberg San Francisco General Hospital. “These days, about half of our patients are experiencing methamphetamine intoxication, and come to us suffering from effects that can include anxiety, paranoia, hallucinations and psychosis. Some of them may have an underlying mental illness, and some do not. We are looking for ways to extend their possibilities for recovery, and the meth task force will help us to identify needed services and treatment options.”

In Fall 2019, the Task Force will release a comprehensive report with recommendations on harm reduction strategies to decrease and manage methamphetamine use, identify best practices for treatment and service options for current users, and develop policy recommendations to reduce the medical and social impacts of methamphetamine use on San Franciscans. The Task Force is an opportunity to further support cross-departmental collaboration, increase public awareness of substance use and abuse, and examine cost-effective strategies to better manage the impacts of methamphetamine use on the City’s systems and its residents.

###

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To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RECORD HUD GRANT FOR CRITICAL HOMELESSNESS PROGRAMS
Date: Friday, February 08, 2019 11:42:12 AM
Attachments: [2.8.19 Continuum of Care Funding.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Friday, February 08, 2019 9:21 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RECORD HUD GRANT FOR CRITICAL HOMELESSNESS PROGRAMS

FOR IMMEDIATE RELEASE:

Friday, February 8, 2019

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

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

MAYOR LONDON BREED ANNOUNCES RECORD HUD GRANT FOR CRITICAL HOMELESSNESS PROGRAMS

U.S. Department of Housing and Urban Development Continuum of Care awards San Francisco \$44.5 million to expand permanent supportive housing, rapidly re-house people who fall into homelessness, and improve access to housing for survivors of domestic violence who are experiencing homelessness

San Francisco, CA— Mayor London N. Breed today announced that the U.S. Department of Housing and Urban Development (HUD) has provided a record grant of \$44.5 million to San Francisco to renew and expand critical service programs, an increase of roughly \$3 million dollars from the previous year.

HUD's Continuum of Care (CoC) program is designed to support local programs ending homelessness for individuals and families. San Francisco received a total of \$40.7 million to renew 54 ongoing projects in addition to \$2.6 million to fund new projects. New projects include two permanent supportive housing sites and an expansion of the City's Coordinated

Entry system, which serves as both the gateway to housing opportunities for people experiencing homelessness and the system for prioritizing housing access based on vulnerability. The City also received a planning grant in the amount of \$1.2 million.

“My priority remains helping people who are experiencing homelessness off of the street and into care and housing,” said Mayor Breed. “I am committed to creating 4,000 new placements for homeless individuals in four years, enough for every person who is currently unsheltered in San Francisco, because the status quo is not acceptable. I am particularly glad that this grant will help us provide better access to housing for victims of domestic violence experiencing homelessness, who have already had to overcome so much.”

The funding will support 58 projects in San Francisco that include a mix of permanent supportive housing, rapid re-housing, and transitional housing projects. In addition, the CoC award will support Coordinated Entry and Homeless Management Information System (HMIS) projects to centralize the City’s various efforts to address homelessness. This includes nearly \$900,000 in funding for the Coordinated Entry system to improve access to housing for survivors of domestic violence. Democrats in the House of Representatives, led by Speaker Nancy Pelosi, fought and won a \$130 million increase of homeless assistance grants nationally.

“HUD’s Continuum of Care funding provides vital resources to a wide range of programs and projects that have been proven to end homelessness in our community,” said Jeff Kositsky, director of the Department of Homelessness and Supportive Housing. “The increased CoC funding for San Francisco is a vote of confidence to the great work our City and nonprofit partners are engaged in.”

FY 2018 HUD CoC Renewal Award Breakdown

- 47 Permanent Supportive Housing Projects, totaling \$38,032,424
- 4 Rapid Re-Housing projects, totaling \$2,212,485
- 1 Transitional Housing project, totaling \$445,538
- 3 HMIS projects (including new expansion funding), totaling \$750,621
- 1 Coordinated Entry project (including new expansion funding), totaling \$997,570
- 1 Domestic Violence Bonus project for Coordinated Entry, totaling \$882,911
- 1 planning grant, totaling \$1,215,971

“I am very pleased that HUD has responded so favorably to fulfilling our request for funding our San Francisco projects,” said Del Seymour, co-chair of the Local Homeless Coordinating Board. “These are very important steps to the fluid delivery of services to the needy in the City.”

Nationally, HUD awarded nearly \$2.2 billion for approximately 6,800 local homeless housing and service programs including new projects, renewals and those that applied for additional funding related for those seeking safety from domestic violence. A complete list of all state and local projects awarded HUD FY 2018 CoC funding can be found [here](#).

###

FIORE WAREHOUSE BUILDING

2833 25th Street, San Francisco, CA. 94110

REPLACEMENT PROJECT

BLK/LOT 4276 / 018

01/25/2019

City and County of San Francisco
Planning Department
1650 Mission Street Suite 400
San Francisco, CA. 91403-2414

RECEIVED

FEB 01 2019

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

attn.: Karl Hasz:

Subject: Cancellation of a "Replacement" of a 110 year old building (Warehouse & Retail) at:

2833 25th Street Block No. 4276 Lot No. 018
San Francisco, CA. 94110
Zoning District: NC-2 40X
(Small-Scale Neighborhood Commercial) district
Occupancy Classification:
Class "B" Business

Owner: Richard & Janice Fiore & Ronald R. Fiore
238 Townsend Street, San Francisco, CA. 94103
(415) 777-1300

Architect: Joseph J. Railla A.I.A. Architect
5688 Henning Road
Sebastopol, CA. 95472 archrail34@aol.com

M E M O

Enclosed herewith is an e-mail addressed to Mr. Sucre from Mr. Ronald R. Fiore regarding the cancellation of a meritorious commercial project at above mentioned address.

Application Nos. 2015 07 15 51715 / 2015-009897PRJ / 2017 10 17 1505 & 2017 12 14 6538.

This memo distinctly expresses the desire of fourth generation San Franciscans to continue and maintain the quality of their building properties.

I must add that we have experience disappointment on the part of the planning staff. In this case our planning staff member demonstrated inconsistencies reading plans on several occasions. You might say these are trivial matters! But what takes moments to question, requires valuable time to reply and try to convince the planner otherwise.

Joseph J. Railla A.I.A.
Architect CA. Lic. C-5820
5688 Henning Road
Sebastopol, CA. 95472
(415) 637-9698
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Archrail34@aol.com
josepjrailaiaaiaarchitect.com

Another situation was when planner question whether this building was ever used as a residence! I had to drive the planner to the project site to investigate. There was no evidence of residential use! How much did this endeavor cost the Client? Why the planner did not accept the architect's explanation nor the surveyor's plans!

History Resource & Environmental Review:

Erica Russell, Planner

The Fiore family has owned and used the facilities since Dec. 31, 1975.

Alterations:

Subject was constructed before 1909. No records exist. However, on December 17, 1945. (G. A. Burger architect B-1569) a permit was issued to "build addition loft with open passage way underneath". I met with Jeffery Speirs, Planner for a "Project Review Meeting" and then submitted the plans for "Site Review" (Application No. 2015 07 15 1571 S) - Kimberly Durandet to construct a replacement for the existing structure.

The owners wanted to replace "same" with a current building code, fire code, and ADA complaint edifice.

This existing building is *"not associated with significant events nor patterns, nor reflects important aspects of social nor cultural history"*. I referred to California Historic Resources Information System's Northwest Information Center which received a copy of the State Office of Historic Preservation's Historic Properties Directory which states:

"Not a Historic Resource"

MAHER ORDINANCE: (2015 009 8797 PRS & ENV)

Russell Yim, Martita Lee Weden

Existing concrete foundation and concrete slab were to be incorporated into new construction work. No footing excavation greater than 2 feet., no excavation greater than 50 cubic yards, foundation design to be limited to bearing value of 1,500 psf. Soil is classified as Site Class "D" "Stiff Soil".

Soils disturbance would have been nominal. 2010 ASCE-7 Site Class "D" Stiff Soil (Su 2,000 psi). Per 2013 California Building Code: No Grading Permit required. **Geotechnical Report** is therefor not necessary

CEQA Categorical Exemption Determination:

Jean Poling (03-07-2016)

"Project can proceed with categorical exemption review". "No further environmental review is required. The project is categorically exempt under CEQA."

Submittals:

Demo: Application for Demolition Permit was filed (prior to April 15, 2015) along with "Notification Map". Included was Bay Area Quality Management application (6 pages, \$75.00 fee).

Demolition Debris Recovery Plan Worksheet:

- a) Demolition Affidavit
- b) Registered Transporter Application

CCSF DBI: DBI *did not* require a "Demolition Permit" because the existing concrete foundation and floor slab were to be utilize in the replacement structure and that a Grading Permit was not required.

DPW: Street Improvement Permit application and authorized agent Disclosure and Certification. (as of 31 Oct. 2016).

OSHA: Memo to OSHA, attention Mr. Juan Calderon with plans.

STREET TREES:

Bureau of Urban Forestry: Four (4) new Street Trees would be planted: (2) along 25th Street and (2) along Hampshire Street per specifications of CC SF DPW Bureau of Urban Forestry.

CCSF "IMPACT FEES":

Floor Area:

The Calif. Building Code (CBC) defines "area": "The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts".

The City of Brisbane concurs! Floor area is within the exterior walls. CCSF DBI and Planning includes the area of the exterior walls (Gross Floor Enclosed Area). CCSF Planning Code Ord. 285-18 sec. 102 "Floor Area Occupied" vs "Gross Floor Enclosed Area" (which includes exterior walls). However, CBC and CCSF DBI does not include parking nor parking aisle in the building floor area. But CCSF Planning includes parking in the "Gross Floor Enclosed Area".

DISCUSSION:

Using "Gross Floor Enclosed Area":

	<i>w/o parking</i>	<i>w/ parking</i>
<i>Existing Building:</i>	7,424 s.f.	8,834 s.f.
<i>Replacement.:</i>	5,752 s.f.	7,725 s.f.

"Infrastructure Impact"

Therefor the *Replacement Building* is *less floor area* than that of the existing building.

This property has been and is currently serviced by CCSF's utilities. The replacement building would have had "Solar Collectors" lessening the power needs from CCSF PG & E.

This project is "*Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity*". Therefor "Impact Fees" should *not have been* applicable.

Transportation Sustainable Fee:

This project is "*Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity*". Therefor there would have been *no change in occupancy*. Transportation Sustainable Fee should *not have been* applicable.

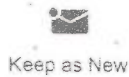
These "Impact Fees" amounted to \$105,962.36! Some fifteen percent (15%) of the construction cost.

This "Memo" is intended to describe the procedure carried out in an attempt to obtain Planning approval and to support Mr. Fiore's frustrations. This of course was further exasperated by the fact that thus far this procedure has incurred a cost of some \$50,000.00.



Joseph J. Railla AIA Architect

cc: Mr. David Winslow, Mr. Sucre



More ▾

Re: 2833 25th St. Impact Fees**Ron Fiore** (rfiore@guaranteemortgage.com)

Thu, Jan 3, 2019 12:29 pm

To: you + 2 more Details ▾

Mr. Sucre,

In an effort to not waste any of your valuable time I have instructed Mr. Railla to pull our plans and cancel our project.

We have built and been landlords in San Francisco since 1949. We take pride in the fact that out of the hundreds of projects we have built we have sold only one or two in 60 years. One of those being at the center of the Trans Bay project so we could assist with the city's vision. We take even more pride that out of the thousands of tenants we have housed during that time we have never had any formal complaints. We have donated large amounts of money and time rebuilding city gyms, helped improve many parks, and been extremely politically active without any personal requests. We have kept historic business that were given Legacy Grants by the city, like Art Hauss, open because we gave them prime locations at less than half the market rent.

The proposed project was intended to look like a old firehouse which really complimented the struggling neighborhood. In no way was this a best use or helpful to our portfolio. As Native San Franciscan's everything we do is based on pride for our City and trying to compliment the quickly changing landscape.

Our decision to cancel is not based on fees or charges because we self finance all of our projects. With all do respect we were simply "uninspired" by the process which ironically we know how to navigate better than most. While I realize this has no impact on what you do and your busy schedule, I do personally regret this decision because I love our city. When Natives who support what your Team does for our City start to pull back, its not a win for any of us, especially when those decisions don't have anything to do with money or returns.

In closing I would like to thank you for your time and wish you and your staff continued success.

Happy New Year!

Ronald Fiore
415 713-0000