

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Commission Update for Week of November 27, 2017
Date: Monday, November 27, 2017 9:35:35 AM
Attachments: [Commission Weekly Update 11.27.17.doc](#)

*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: Tsang, Francis
Sent: Monday, November 27, 2017 9:09 AM
To: Tsang, Francis
Subject: Commission Update for Week of November 27, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week.
Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
415.554.6467 | francis.tsang@sfgov.org



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From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LEE ON REPEAL OF NET NEUTRALITY RULES
Date: Wednesday, November 22, 2017 10:12:50 AM
Attachments: [11.21.17 Sanctuary Cities Ruling.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, November 21, 2017 3:34 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LEE ON REPEAL OF NET NEUTRALITY RULES

FOR IMMEDIATE RELEASE:

Tuesday, November 21, 2017

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

***** STATEMENT *****
MAYOR LEE ON REPEAL OF NET NEUTRALITY RULES

“Federal Communications Commission Chairman Ajit Pai’s plan to repeal Net Neutrality is the latest effort from this administration to favor the short term interests of large corporations at the expense of the greater public good.

Net Neutrality encourages entrepreneurship, provides educational opportunities, and connects communities across the globe. While the FCC moves to repeal these crucial protections, San Francisco is joining cities across the country in exploring options to make the internet safe, affordable, and accessible for all our residents.

The internet is an essential tool of today’s society and under the current Net Neutrality rules, it is a powerful force for openness, freedom and innovation. We must [continue to fight against](#) the FCC’s efforts to dismantle those principles.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LEE AND COMMUNITY PARTNERS TAKE PART IN 11TH ANNUAL TURKEY GIVEAWAY EVENT
Date: Wednesday, November 22, 2017 10:11:32 AM
Attachments: [11.20.17 Turkey Giveaway.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, November 20, 2017 12:04 PM
Subject: *** PRESS RELEASE *** MAYOR LEE AND COMMUNITY PARTNERS TAKE PART IN 11TH ANNUAL TURKEY GIVEAWAY EVENT

FOR IMMEDIATE RELEASE:

Monday, November 20, 2017

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

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

**MAYOR LEE AND COMMUNITY PARTNERS TAKE PART
IN 11TH ANNUAL TURKEY GIVEAWAY EVENT**

San Francisco, CA—Mayor Edwin M. Lee joined the San Francisco Police Department, San Francisco Housing Authority and the A. Philip Randolph Institute today to hand out turkeys to families at the Valencia Gardens housing site in the Mission District as part of the 11th annual Turkey Giveaway event.

This Thanksgiving season, more than 3,250 frozen turkeys will be distributed across San Francisco. That total marks a 30 percent increase from last year, when 2,500 turkeys were distributed. The City purchased 2,000 total turkeys—twice as many as 2016—with private sponsors PG&E, Foster Farms and Clark Construction contributing the rest.

“We are proud to expand our turkey giveaway event this year so that even more families can enjoy a meal together during the holidays,” said Mayor Lee. “We are always proud to call San Francisco a city of love and compassion, and that spirit is particularly strong during the holiday season. Standing up and supporting our communities is a central part of our values.”

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 every public housing site in San Francisco in time for Thanksgiving.

“In this season of giving, there is no greater feeling than knowing that you are able to help others,” said San Francisco Police Chief William Scott. “The men and women of the San Francisco Police Department are proud to partner with the Mayor’s Office, APRI and the SFHA to help families enjoy a Thanksgiving meal. By working together as a team, we are able to uplift our community and ensure a happier holiday season for our neighbors in need.”

"The San Francisco Housing Authority is proud and privileged to be part of the colossal City family effort, including Mayor Ed Lee, the Board of Supervisors, the San Francisco Police Department, Public Works, A. Philip Randolph Institute, Resident Leaders, and many other organizations to provide over 56,000 pounds of turkey to every family Housing Development in the City today,” said Barbara Taylor Smith, Acting Executive Director of the SFHA. “On behalf of the San Francisco Housing Authority and our Commissioners, I wish all a happy and peaceful Thanksgiving with your family, friends and those you hold dear.”

In addition to the 3,250 turkeys, approximately 500 dinner baskets will also be distributed to the families citywide. Each dinner basket feeds a family of four and includes a 10-12 pound frozen turkey, fresh bread, box stuffing, two cans each of corn and string beans, fresh organic yams and one can of cranberry sauce.

“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.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LEE ON COURT RULING REGARDING SANCTUARY CITY POLICIES
Date: Wednesday, November 22, 2017 10:06:41 AM
Attachments: [11.21.17 Sanctuary Cities Ruling.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, November 21, 2017 1:13 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR LEE ON COURT RULING REGARDING SANCTUARY CITY POLICIES

FOR IMMEDIATE RELEASE:

Tuesday, November 21, 2017

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

***** STATEMENT *****
**MAYOR LEE ON COURT RULING REGARDING
SANCTUARY CITY POLICIES**

“When the federal administration embarked on their failed experiment to punish Sanctuary Cities, we immediately asserted their intentions to be unconstitutional. Throughout this year, the judicial system has consistently found in our favor, and on Monday, we were vindicated once again.

We have said repeatedly that San Francisco's Sanctuary City laws are in compliance with federal law. If the federal government believes there is a need to detain a serious criminal they can obtain a warrant, which we will honor, as we always have.

What we cannot do, however, is enforce immigration laws that are discriminatory, spiteful and ill-conceived. By threatening to withhold federal aid for public safety programs, the administration played politics with the lives and wellbeing of our residents, visitors and local workforce. Monday's ruling confirmed that we live in a democracy with checks and balances, and that the executive branch cannot recklessly enact unconstitutional laws without consequences.

We know that Sanctuary Cities are safer, healthier and more productive places to live. San

Francisco is proud to be a Sanctuary City, today, tomorrow and always.”

###

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To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LEE APPOINTS CLAIR FARLEY AS SENIOR ADVISOR FOR TRANSGENDER INITIATIVES
Date: Tuesday, November 21, 2017 9:13:56 AM
Attachments: [11.20.17 Mayor Lee Announces Appointment of Clair Farley.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, November 20, 2017 2:37 PM
Subject: *** PRESS RELEASE *** MAYOR LEE APPOINTS CLAIR FARLEY AS SENIOR ADVISOR FOR TRANSGENDER INITIATIVES

FOR IMMEDIATE RELEASE:

Monday, November 20, 2017

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

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

**MAYOR LEE APPOINTS CLAIR FARLEY AS
SENIOR ADVISOR FOR TRANSGENDER INITIATIVES**

San Francisco, CA – Mayor Edwin M. Lee today announced the appointment of Clair Farley as the Mayor's Senior Advisor on Transgender Initiatives to work directly with the Mayor and City Administrator Naomi Kelly on LGBTQ policies and oversee development of new transgender initiatives.

San Francisco is the first city in the nation to have a position dedicated to advancing the rights, leadership, and policies of the transgender and gender non-conforming community.

"Clair Farley has been an inspirational leader in our City on LGBTQ economic and social rights issues," said Mayor Lee. "In her new role she will carry on the important work that Theresa Sparks set in motion and will assure that San Francisco continues to pioneer policies and programming that inspire the rest of the country to follow suit. San Francisco has a long-standing commitment to advancing and protecting the rights of the transgender community and with Clair's leadership we will continue our work to make San Francisco a safer, more diverse, and more equitable city."

As the Mayor's Senior Advisor, Farley will advise the Mayor on LGBTQ issues and will lead

the City in its work on transgender policy, community engagement, and program management across San Francisco. Farley will oversee City funded projects for the transgender and the broader LGBTQ community, assist other City departments in implementing strong and inclusive community initiatives, and create a gap analysis of transgender resources across housing, violence prevention, youth services, healthcare, employment services, the criminal justice system and community empowerment.

Farley will be convening a transgender advisory committee to inform the Mayor, City departments, and the broader LGBTQ initiatives throughout the City. She will also be supporting new and emerging policy, such as implementing SB179 that will allow a third gender on state identification cards and SB310, the groundbreaking bill that will make it easier for trans inmates to change their identification documents.

Clair Farley is a national community leader and trans advocate. She is currently the Director of Economic Development at the San Francisco LGBT Center where she has served for nearly 11 years. She has worked across the country and internationally to advocate for increased visibility of LGBTQ communities and has co-chaired several local committees including the annual Trans Day of Visibility and Trans Day of Remembrance. Farley was invited to the White House to participate in the inaugural LGBT Innovation Summit, was recognized as a “Soldier of Social Change” in SF Magazine's Annual Women in Power Issue, and received the 2017 Outstanding Voices Award from the San Francisco Business Times.

“I am so honored to follow in the footsteps of Theresa Sparks and all the leaders before us,” said Farley. “This has been a remarkable month despite these challenging times, with over seven transgender candidates winning across the country and the passing of vital trans policy in California. We must stay vigilant and keep investing in building our resilient and diverse communities. I am so grateful to be working for the City that I love and will make sure that no one gets left behind on our path to full equality.”

Theresa Sparks, who held the role previously, will be retiring from a full-time role in City government to pursue other projects and interests. Farley’s appointment is effective December 4, 2017.

Today, San Francisco also recognizes the annual Transgender Day of Remembrance (TDOR) by lighting up City Hall in the blue, pink and white of the transgender flag. San Francisco was the first city to host TDOR in 1998 to commemorate the people lost to anti-transgender violence.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Commission Update for Week of November 20, 2017
Date: Monday, November 20, 2017 9:02:42 AM
Attachments: [Commission Weekly Update 11.20.17.doc](#)

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From: Tsang, Francis
Sent: Monday, November 20, 2017 9:00 AM
To: Tsang, Francis
Subject: Commission Update for Week of November 20, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!
Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Edwin M. Lee
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From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LEE, DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING AND FAITH-BASED ORGANIZATIONS ANNOUNCE INTERFAITH EMERGENCY WINTER SHELTER SCHEDULE
Date: Monday, November 20, 2017 8:49:38 AM
Attachments: [11.15.17 Interfaith Winter Shelter Program.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, November 20, 2017 8:17 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR LEE, DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING AND FAITH-BASED ORGANIZATIONS ANNOUNCE INTERFAITH EMERGENCY WINTER SHELTER SCHEDULE

FOR IMMEDIATE RELEASE:

Monday, November 20, 2017

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

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

**MAYOR LEE, DEPARTMENT OF HOMELESSNESS AND
SUPPORTIVE HOUSING AND FAITH-BASED
ORGANIZATIONS ANNOUNCE INTERFAITH EMERGENCY
WINTER SHELTER SCHEDULE**

Interfaith Winter Shelter Program increases City shelter capacity to meet increased demand for San Franciscans living on the streets and in tents during colder, wetter winter months

San Francisco, CA— Mayor Edwin M. Lee, Department of Homelessness and Supportive Housing Director Jeff Kositsky, the San Francisco Interfaith Council and Episcopal Community Services today announced the schedule and details for the Interfaith Winter Shelter Program, an initiative that provides additional shelter services at local churches.

“We are always working on moving individuals off the streets and into stable living situations, and these efforts take on even greater urgency during the cold, rainy months of the winter,” said Mayor Edwin M. Lee. “We are incredibly grateful that our partners in the faith-based community are once again opening up their doors and welcoming residents who are experiencing homelessness. During these times of great need, they are literally providing

shelter from the storm.”

Now in its 29th year, the Interfaith Winter Shelter Program began on Sunday, November 19, and will run through Saturday, February 24, 2018. The City and Episcopal Community Services (ECS) collaborate with the San Francisco Interfaith Council (SFIC) to provide additional shelter services to homeless San Franciscans during the winter months. 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 who sign up to provide the evening meals throughout the 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. Last year, more than 95 percent of the beds were occupied for the Winter Shelter Program.

"The November rains are a stark reminder of the need to shelter and feed those in need who find themselves at our doorsteps," said SFIC Executive Director Michael Pappas. "For nearly three decades the SFIC, in cooperation with ECS, the City, the Night Ministry, our host congregations St. Boniface Church, St. Mark's Lutheran Church, the Cathedral of St. Mary of the Assumption, the First Unitarian Universalist Society and the fifty congregations and organizations who prepare and serve meals, collectively constitute the miracle we call the Interfaith Winter Shelter Program. Together, we offer this labor of love in emulation of the values espoused by our City's patron Saint Francis."

ECS is funded by the Department of Homelessness and Supportive Housing (HSH) to provide the operational staff that handles daily logistics in the host congregations. ECS is also responsible for managing, supervising, and engaging guests towards housing stabilization. The Winter Shelter Program increases HSH's sheltering capacity from 5 percent to 8 percent on any given night throughout the winter, when shelter demand increases with the colder, wetter weather.

"Episcopal Community Services is proud to lend our operational expertise to Interfaith Shelter again this year," said Beth Stokes, Executive Director of ECS. "Shelter is even more crucial during these winter months when weather conditions cause tremendous hardship and exacerbate health challenges for chronically unhoused people living on the streets. For many of our guests, coming in from the cold at Interfaith Winter Shelter and engaging with staff and with services will be the first step towards accessing permanent housing – the only solution to homelessness."

The regular adult emergency shelter program will operate in parallel with the Interfaith Winter Shelter Program. Access information is available on HSH's website, shelter reservation and resource center sites and by calling 3-1-1.

The Women's Winter Shelter Program at Bethel African Methodist Episcopal 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.

"Each winter more of our fellow San Franciscans in need seek shelter from the cold and wet weather," said Jeff Kositsky, Department of Homelessness and Supportive Housing Director. "Through this partnership we are able to serve more people while also providing meaningful

opportunities to build greater compassion and understanding for our brothers and sisters on the streets.”

For more information about the Winter Shelter Program and HSH’s Emergency Shelter Programs please visit:

<http://hsh.sfgov.org/services/shelter-and-transitional-housing-programs/>.

Winter Shelter Schedule for Single Adult Men

St. Boniface Church
133 Golden Gate Ave
November 19 – December 8
Capacity: 60

St. Mark’s Lutheran Church
1031 Franklin Street
December 9 – December 15
January 14 – February 3
Capacity: 65

Cathedral of Saint Mary of the Assumption
1111 Gough Street
December 16 – January 13
Capacity: 100

First Unitarian Universalist Society of San
Francisco
1187 Franklin Street
February 4 – February 24
Capacity: 70

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for 430 Main Project
Date: Thursday, November 30, 2017 10:33:04 AM

Office of Commission Affairs

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

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www.sfplanning.org

From: Katy Liddell [mailto:clliddell@me.com]
Sent: Thursday, November 30, 2017 10:30 AM
To: richhillissf@gmail.com
Cc: Secretary, Commissions (CPC)
Subject: Support for 430 Main Project

November 29, 2017

Rich Hillis, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young and Ilana Lipsett of Tidewater have reached out to me as an owner at Portside (403 Main Street) and as the President of the South Beach / Rincon / Mission Bay Neighborhood Association. They show community support by regularly attending our association meetings even though most members are not directly affected by this project. They continue to offer to attend our Portside HOA meetings. And they took the time to come to my unit to show me shadow studies when I had expressed worries about being personally affected.

I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this to feel more like a neighborhood. The proposed project would help us achieve that goal.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CBD). Our CBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Catherine (Katy) Liddell
Portside Resident
403 Main Street #813
San Francisco, CA 94105

cc:
Jonas Ionin, Planning Commission Secretary
To be distributed to all Planning Commissioners

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: 1555 Union Street Continuance
Date: Thursday, November 30, 2017 9:40:46 AM

Commissioners,

Please be advised that we have received a request from the Project Sponsor to continue Union Street to Jan. 25th.

*Jonas P. Ionin,
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From: [Secretary, Commissions \(CPC\)](#)
To: [Jardines, Esmeralda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Fort Point Brewing pub
Date: Thursday, November 30, 2017 9:37:44 AM

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

From: wendy hills [<mailto:wendaroni@yahoo.com>]
Sent: Thursday, November 30, 2017 7:37 AM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)
Subject: Fort Point Brewing pub

Dear Planning Commissioners,

My name is Wendy Kirsten and I own Ginger Rubio Salon. I am located at 600 Shotwell street across from the planned Fort Point Beer Company site. I have had my salon for 10 years at this location and have been living in the mission for decades. My father grew up on 19th and Treat street, I feel very much a mission resident. I live only a few blocks away on Alabama street. I feel like Fort Point would be a great addition to this neighborhood. I am always looking for places to go close by for myself, my stylist and customers. We do not have very many food and drink options close enough to pop in while waiting or between clients.

Also I think Justin Catalana is an honest hard working business owner and I look forward to having him in the community.

Thank you
Wendy Kirsten
Ginger Rubio Salon
Sent from my iPhone

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site
Date: Wednesday, November 29, 2017 3:26:23 PM

Office of Commission Affairs

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From: Nancy Yee [mailto:nancymyee@aol.com]
Sent: Wednesday, November 29, 2017 12:47 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: May, Christopher (CPC)
Subject: Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

I am especially concerned for my elderly parents who walk and use these intersections regularly. The logistics of navigating this will greatly impact the safety of our neighborhood for pedestrians and cars alike. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Nancy Yee
Robert Yee
65 Lupine Avenue
San Francisco, CA 94118

From: [Secretary, Commissions \(CPC\)](#)
To: [Jardines, Esmeralda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Nov. 30 2017 Planning Commission meeting, item 21, 2017-006766CUA
Date: Wednesday, November 29, 2017 3:26:17 PM
Attachments: [brewery 11-30.pdf](#)

Office 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

commissions.secretary@sfgov.org
www.sfplanning.org

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

From: Shelley [<mailto:shel@sonic.net>]
Sent: Wednesday, November 29, 2017 1:11 PM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: Nov. 30 2017 Planning Commission meeting, item 21, 2017-006766CUA

Dear Planning Commission and Planning Commission Secretary,

Please accept my public comment for tomorrow's meeting on item 21, 2017-006766CUA, in opposition to proposed brewery and restaurant on 20th Street and Shotwell. Below and attached as a pdf.

Thank you, Shelley

CASE NO. 2017-006766CUA
2394 Folsom Street
Hearing Date: November 30, 2017

Dear Planning Commission,

I live next to the proposed site of this new restaurant and brewery at Shotwell and 20th Streets. I am opposed to it. This project application shows a grave error in calculating the ratio of eating and drinking establishments and misrepresents the neighborhood appeal. Our neighborhood already has many restaurants and several bars and we do not need any more. We have a lot of street noise at night from people who come from out of the area and behave badly with yelling and violence. Already our pedestrian intersections (on route to schools) are often clogged by hired car services, as are the roadways. This behavior should be curtailed rather than encouraged. Introducing a new drinking establishment that seats 165+ people (which is way too big for our neighborhood) will encourage loud drunken behavior. On top of that, the brewery would smell really bad and will affect the air quality in my rent controlled apartment. What we do need is more food markets and day-time businesses since over the years the corner markets have been lost to high-end restaurants or salons. The Planning Commission should adhere to the Mission Area Plan and the Planning Code and reject this project.

The Project Plans/Eating & Drinking Concentration Survey submitted by the project sponsor contains a serious error on page A0.7. To meet the Planning Code standards, the survey should compare eating and drinking frontage to all

commercial frontage in the 300' radius. The survey submitted does not do this. It compares existing eating and drinking establishments to all frontage, including residential, public school, and fire station buildings. I believe, based on my estimates of business frontage through observation, that if this survey is done properly, the existing eating and drinking frontage will exceed the 25% standard in the Planning Code, making this project out of the scope of the city plan.

The application states that the project brings needed services to the neighborhood, but how can this be when there already exists a bar or restaurant on most of the retail corners in the area? The restaurant layout in the application shows 165+ seats. That is a huge restaurant, not a neighborhood scale establishment, that will require hundreds of people coming from out of the area to the residential neighborhood each night. It is a misrepresentation to say that patrons will take the 12 Folsom (which stops service at 11:30 pm) or the 14 Mission to arrive. Some of the existing smaller-scale bars and restaurant patrons currently arrive by car services which block crosswalks and roadways, creating pedestrian hazard (one block from a high school) and traffic congestion. The addition of hundreds of new people in the area can only worsen this circumstance, and the applicant's assertion that patrons will arrive by public transit and will not affect traffic or parking in the area is not realistic.

The applicant claims that there will not be adverse affect on nearby housing and neighborhood, but the proposed site is near enough to my apartment that I will have to smell the brewery inside my apartment, and it will make the surrounding area smell bad. Currently there is much late-night street noise, violence, and traffic congestion that will worsen with the addition of more drunk people. I, like many of my neighbors, am a working person that needs to sleep at night. Adding more night-life to this residential/commercial neighborhood tips the concentration of activity toward nighttime at the expense of the residents.

The applicant's supporters are chiefly organizations from outside of the area although the application states that the project will benefit the neighborhood. This does not make sense. As an individual who has lived on the block many years, I do not want a huge, late-night eating and drinking establishment that fouls the air added to the block. Neighbors who I have spoken to have expressed similar opposition to the proposed brewery and restaurant. The mixed commercial/residential zoning should not disregard the high concentration of residents in the area for the benefit of the commercial. I ask the Planning Commission to further scrutinize this request and properly apply San Francisco's planning code and Mission Area Plan and reject this application.

Thank you,

Shelley

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Asbagh, Claudine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: DR hearing for 1870 Market St
Date: Wednesday, November 29, 2017 3:26:03 PM

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

From: Kathleen [<mailto:kandbmckeon@comcast.net>]
Sent: Wednesday, November 29, 2017 2:47 PM
To: Secretary, Commissions (CPC)
Subject: DR hearing for 1870 Market St

Hello,

I am writing to voice my concerns about the project at 1870 Market St. There will be a discretionary review hearing and a variance on Thursday, November 30 regarding this project. I live at 71 Waller Street which is right behind the original building. If this building was going to be torn down and an eight story building built in it's place it would take away a majority of the sunlight comes through the back of my house. I would hate to lose the natural light that comes through our windows. I have also spoken to a solar company who evaluated my light from the roof I told them about this anticipated project and they said that it wouldn't be worth it for me to get solar since most of the sunlight would be taken away.

I hope you will consider these issues when making your decision of whether or not to move forward with this project.

-Best
Kathleen
(On behalf of Carlene Laughlin)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Fort Point Letter Regarding 2394 Folsom Street
Date: Wednesday, November 29, 2017 3:25:43 PM

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: justincatalana@gmail.com [mailto:justincatalana@gmail.com] **On Behalf Of** Justin Catalana
Sent: Wednesday, November 29, 2017 2:55 PM
To: Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)
Cc: Ronen, Hillary; Jardines, Esmeralda (CPC); Sucre, Richard (CPC)
Subject: Fort Point Letter Regarding 2394 Folsom Street

President Hillis and Commissioners,

Fort Point Beer Company is a San Francisco-based manufacturer that my older brother and I founded in 2014. It is headquartered in the Presidio and currently employs 101 people, a majority of whom live in San Francisco. At our core we are a San Francisco Manufacturer.

A little about myself: I was raised in the Bay Area, and when I was 17, moved to the Bayview to attend San Francisco City College before successfully transferring to the UC system. I am very proud of what we have created right here in our city. This project, which you will be voting on, will allow us to continue to thrive as a local manufacturer.

Along with making beer, we have made community engagement a priority--we have three full-time employees who work on community engagement. We have a strong history of contributing to nonprofits and community minded organizations, and have partnered with close to 85 local nonprofits since 2014. We are committed to increasing our community engagement as we continue to grow.

We are dedicated to our employees. We have a strong track record of offering excellent benefits, and paying above market rate in order to allow for our employees to live in our city. We mainly hire entry-level positions, and train from within. We cover 100% medical and dental for all full-time employees, and will be starting a very progressive maternity and paternity leave program starting 2018.

Maintaining a manufacturing business in San Francisco has a unique set of challenges. We hope to continue to thrive as a local manufacturer by co-locating with Timbuk2. The opportunity to co-locate with another San Francisco-based manufacturer is exciting, it provides a chance to expand our footprint in a market where the cost of business continues to increase. By co-locating, both manufacturing companies benefit from increased financial viability and the City benefits from an increase in manufacturing jobs.

The new space will provide much needed revenue from direct sales which will allow us to continue to grow as a manufacturer in San Francisco. The new location alone will create 3-5 new manufacturing jobs and 12 entry-level food service jobs on-site in the Mission. We are partnering with SFMade to hire all positions from a local talent pool. Plans for the new space include a small, affordable food menu (Attached). No food item is priced higher than \$8. The revenue from food sales will allow Fort Point to supplement the cost of manufacturing and enable us to keep our manufacturing operations in San Francisco.

Last year, Fort Point Beer hired more local employees than any other manufacturing company in San Francisco. We are excited about our growth, and when the possibility of co-locating with Timbuk2 was offered, it was not something we could turn down.

We hope you will approve our application tomorrow so we can continue to grow San Francisco's manufacturing sector.

Thank you,

Justin Catalana

--

--

Justin Catalana | *Founder* | direct. (415) 336-3596

644 Old Mason St., San Francisco, CA 94129
office. (415) 906-4021 | fortpointbeer.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Jardines, Esmeralda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Fort Point Proposed Menu
Date: Wednesday, November 29, 2017 3:25:37 PM
Attachments: [Fort Point Proposed Menu.pdf](#)

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From: justincatalana@gmail.com [mailto:justincatalana@gmail.com] **On Behalf Of** Justin Catalana
Sent: Wednesday, November 29, 2017 2:58 PM
To: Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)
Subject: Fort Point Proposed Menu

Please find the proposed menu attached here.

--

--

Justin Catalana | *Founder* | direct. (415) 336-3596

644 Old Mason St., San Francisco, CA 94129
office. (415) 906-4021 | fortpointbeer.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2017-002768CUA - 984-988 Jackson
Date: Wednesday, November 29, 2017 3:24:40 PM
Attachments: [984-988Jackson_CUA.PDF](#)

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From: Roy Chan [mailto:rchan@chinatowncdc.org]
Sent: Wednesday, November 29, 2017 3:23 PM
To: 'richhillissf@gmail.com'; Richards, Dennis (CPC); 'planning@rodneyfong.com'; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Subject: Re: 2017-002768CUA - 984-988 Jackson

To Planning Commission:

On behalf of Chinatown Community Development Center, please see attached letter regarding 984-988 Jackson Street (2017-002768CUA) for tomorrow's Commission Meeting.

Roy Chan
Community Planning Manager
Chinatown Community Development Center
(415) 984-1447
rchan@chinatowncdc.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2918 Mission St - Revised set for alternative massing
Date: Wednesday, November 29, 2017 3:22:57 PM
Attachments: [171130_Mission_DensityBonus_CUA - Alternative Massing.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

*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
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From: Sucre, Richard (CPC)
Sent: Wednesday, November 29, 2017 1:49 PM
To: CTYPLN - COMMISSION SECRETARY
Cc: Ajello Hoagland, Linda (CPC)
Subject: FW: 2918 Mission St - Revised set for alternative massing

Hi Jonas,

Can you please forward the below email to the Commission? We are preparing a short memo for the Commission's consideration.

Rich

Richard Sucre
Senior Planner/Team Leader, Southeast Quadrant-Current Planning Division
Preservation Technical Specialist

Planning Department|City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9108|Fax: 415-558-6409
Email: richard.sucre@sfgov.org
Web: www.sfplanning.org



From: Phil Choi [<mailto:Phil.Choi@GouldEvans.com>]
Sent: Wednesday, November 29, 2017 12:22 PM
To: Sucre, Richard (CPC); Small, Maia (CPC); Ajello Hoagland, Linda (CPC)
Cc: Robert R. Tillman; Mark H. Loper; Bob Baum
Subject: 2918 Mission St - Revised set for alternative massing

Rich, Maia and Linda,

I have attached the revised package based on the alternative massing scheme for the hearing on 2017/11/30. See below for the summarized project information.

- No change in total building area and residential GSF: we maintain the same 35% bonus area increase as before.
 - No change in the number of units (75 units in total)
 - No change in the unit ratio (40% 2 bedroom unit) – All unit ratios stay the same.
 - No additional waiver (We still have 4 waivers – Building Height, Bulk, Rear Yard and Unit Exposure): Impacted unit number has been changed. See the diagrams in the package.
 - No change in ground level in terms of programs and configuration
-
- Massing facing Osage Alley above the 6th level has been pushed back to provide a better sightline from the Alley
 - The height of mass adjacent to condo building on Osage/25th has been increased to maintain the same building area.
 - Building design focuses on the lower volume of massing on Mission Street while simplifying the upper massing as a background
 - Floor plans, building elevations, diagrams and perspectives have been updated accordingly
 - All other design comments from the meeting with Rich, Maia and Linda have been addressed well

We will bring our presentation slides including a final rendering to the Hearing.
Please take a look at the set and let me know if you have any comments. Thanks.

Phil Choi, AIA, LEED AP
Senior Associate

g o u l d e v a n s

tel: +14155031411;ext=1122
phil.choi@gouldevans.com

95 Brady Street
San Francisco, CA 94103
www.gouldevans.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site
Date: Wednesday, November 29, 2017 3:22:39 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Nancy Yee [mailto:nancymyee@aol.com]
Sent: Wednesday, November 29, 2017 12:47 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: May, Christopher (CPC)
Subject: Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

I am especially concerned for my elderly parents who walk and use these intersections regularly. The logistics of navigating this will greatly impact the safety of our neighborhood for pedestrians and cars alike. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per

unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Nancy Yee
Robert Yee
65 Lupine Avenue
San Francisco, CA 94118

From: [Ionin, Jonas \(CPC\)](#)
To: [Samonsky, Ella \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2750 19th Street
Date: Wednesday, November 29, 2017 11:43:19 AM
Attachments: [Planning Commissioners - 2750 19th Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: jscottweaver@aol.com [mailto:jscottweaver@aol.com]
Sent: Wednesday, November 29, 2017 11:41 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); Moore, Kathrin (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); joel.kopel@sfgov.org; Johnson, Christine (CPC)
Cc: Cohen, Malia (BOS); Chan, Yoyo (BOS); Ionin, Jonas (CPC)
Subject: re: 2750 19th Street

Please see attached re: agenda item 17 for tomorrow's hearing.

J. Scott Weaver
4104 24th Street, #957
San Francisco, CA 94114

(415) 317-0832

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1600 Jackson St - Coalition for San Francisco Neighborhoods (CSFN) resolution
Date: Wednesday, November 29, 2017 11:05:56 AM
Attachments: [CSFN Resolution 1600 Jackson St.pdf](#)

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From: Adam Mayer [mailto:adam.n.mayer@gmail.com]
Sent: Wednesday, November 29, 2017 10:20 AM
To: Rich Hillis; Richards, Dennis (CPC); planning@rodneymong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Rahaim, John (CPC); Joslin, Jeff (CPC); Foster, Nicholas (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)
Subject: 1600 Jackson St - Coalition for San Francisco Neighborhoods (CSFN) resolution

Dear Planning Commissioners,

Please see attached a resolution from the Coalition for San Francisco Neighborhoods (CSFN) in support of the Middle Polk Neighborhood Association's position on the 1600 Jackson Street project.

Regards,
Adam Mayer
MPNA Director of Planning & Design

--

Adam N. Mayer AIA, LEED AP BD+C
adam.n.mayer@gmail.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Small, Maia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: PLEASE POSTPONE DEC 21ST HEARING OF UDG FW: Final Draft and Upcoming Public Meetings for the Urban Design Guidelines
Date: Wednesday, November 29, 2017 11:02:06 AM
Importance: High

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From: Kathleen Courtney [mailto:kcourtney@rhcasf.com]
Sent: Wednesday, November 29, 2017 10:35 AM
To: Joslin, Jeff (CPC); Commission President Rich Hillis
Cc: Secretary, Commissions (CPC); Brask, Anne (CPC); Jamie Cherry RHCA ; Jeff Cheney
Subject: PLEASE POSTPONE DEC 21ST HEARING OF UDG FW: Final Draft and Upcoming Public Meetings for the Urban Design Guidelines
Importance: High

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

Dear Mr. Joslin, Planning Commission President Hillis and Members of the Planning Commission:

The Russian Hill Community Association received the following notice yesterday, November 28th, announcing that the hearing for the Urban Design Guidelines "... is tentatively scheduled to the Planning Commission on **December 21, 2017** for adoption."

It would be funny if it were not so sad to schedule such an important matter during the height of the Holiday season, forcing informed, active, concerned citizens to choose between familial gatherings and civic responsibilities.

With the Planning Department's attempts at community outreach and the neighborhoods' attempts at full and productive participation, it is a shame to see a "check off" approach being scheduled.

The RHCA urges you to postpone the hearing until after the first of the year to allow for a full

and robust discussion of the Urban Design Guidelines. Postponement can either be initiated by the Planning Department or by the Commissioners' request for continuation during the Commissioners Comments section of the Agenda.

Thank you for your consideration,

Kathleen Courtney

Kathleen Courtney
Chair, Housing & Zoning Committee
Russian Hill Community Association
kcourtney@rhcasf.com
(c) 510-928-8243

From: San Francisco Planning Department [mailto:sfplanning@public.govdelivery.com]
Sent: Tuesday, November 28, 2017 11:17 AM
To: kcourtney@rhcasf.com
Subject: Final Draft and Upcoming Public Meetings for the Urban Design Guidelines

Thank you for your continued interest in the Urban Design Guideline project. After the latest round of feedback and in response to public comment at the Planning Commission on May 11th, 2017, the Department is proposing a revised structure to how guidance can be provided for Neighborhood Commercial (NC) districts within the city.

Along with the Urban Design Guidelines, the Department is proposing the creation and adoption of Special Area Guidelines, stand-alone documents that would be developed for designated NC areas, in close partnership with affiliated neighborhood organizations and the public, to help projects be

more intentionally responsive to unique neighborhood characteristics. Special Area Guidelines would supersede the Urban Design Guidelines and would also be mandatory in the approval process.

Along with revising the UDGs in response to public comments, Department staff have been working with two such neighborhood commercial districts, North Beach and Polk Street, to develop the first round of Special Area Guidelines.

The final Draft of the Urban Design Guidelines can be found here:

- [November 22, 2017 Final Draft](#)
- [Response to comments document](#)

The Department staff will hold two public meetings to discuss the final draft of the Urban Design Guidelines:

- Monday, December 4 from 6 - 8 p.m. at San Francisco Planning - [RSVP for the event here](#)
- Tuesday, December 12 from 6 - 8 p.m. at San Francisco Planning - [RSVP for the event here](#)

The project is tentatively scheduled to the Planning Commission on **December 21, 2017** for adoption.

Questions, comments, and suggestions on this effort should be directed to:

Anne Brask

Planner, Designer
San Francisco Planning
anne.brask@sfgov.org

About the Urban Design Guidelines

To learn more about the Urban Design Guidelines and download the current draft, visit our [website](#) at sf-planning.org/urban-design-guidelines.

The proposed Urban Design Guidelines are intended to create a coordinated and consistent design review process and promote a more thoughtful and holistic approach to city building. If you would like members of the Urban Design Guidelines Team to attend an upcoming neighborhood or organization meeting, please contact Anne Brask at anne.brask@sfgov.org.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

Para sa impormasyon sa Tagalog tumawag sa: (415) 575-9121

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From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Comments for Submission regarding Conditional Use Permit Application (2017-010819CUA)
Date: Wednesday, November 29, 2017 10:16:54 AM
Attachments: [Comments for SF Planning Department Proposed SF Slaughterhouse UPC.pdf](#)

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commissions.secretary@sfgov.org
www.sfplanning.org

From: Hope Bohanec [mailto:hope@upc-online.org]
Sent: Wednesday, November 29, 2017 9:46 AM
To: Secretary, Commissions (CPC); Chandler, Mathew (CPC)
Subject: Comments for Submission regarding Conditional Use Permit Application (2017-010819CUA)

United Poultry Concerns, Inc.

P.O. Box 150, Machipongo, Virginia 23405-0150

Phone: 757-678-7875 □ Fax: 757-678-5070

www.upc-online.org □ info@upc-online.org

A PDF is attached of the below comments

November 29, 2017

RE: Saba Live Poultry Conditional Use Permit Application (2017-010819CUA)

Dear San Francisco Planning Department,

United Poultry Concerns (UPC) hereby submits these comments to the San Francisco Planning Department for consideration in regard to the conditional use permit application currently pending for 1526 Wallace Avenue. We regret this comment coming the day before the meeting, but we did not receive timely notice of the hearing and didn't feel we had adequate time to prepare the comments. We are extremely concerned about the potential impacts associated with this proposed slaughterhouse including air emissions, wastewater and water emissions, solid waste management, and animal health and welfare.

Poor air quality is a significant concern as this proposed facility would have increased truck traffic further affecting pollution in the Bayview-Hunters Point area. Animal confinement buildings often emit other air pollutants such as hydrogen sulfide, ammonia, endotoxins, bacteria, yeasts, and molds. Slaughterhouses increase insect and rodent activity in the area as well as noxious odors. Processing plants are also associated with an increased use of dangerous and polluting materials such as disinfecting chemicals, pesticides, and rodenticides.

The recent San Francisco Public Utility Commission (SFPUC) analysis shows that this neighborhood already suffers from adverse environmental circumstances disproportionately compared to San Francisco as a whole. Some issues cited in the study were nuisance odors, traffic density, population of children, resiliency to climate change, and asthma hospitalization. Allowing a slaughterhouse in this neighborhood has the potential to exacerbate all of these issues.

The transportation of chickens to the slaughterhouse is fraught with ethical and health issues. Not

only is there a disease risk to the residents of communities through which they are transported, chickens often go without food or water for days and are exposed to all extremes of weather. Some die from the tremendous physical stress of the transportation to the slaughter facility. Forward-thinking leaders, schools, and communities are moving away from animal products toward healthier, more environmentally sound, animal-free foods. San Francisco should be leading the way to a cleaner, more humane, and more ecologically sustainable future and reject this flawed effort that moves us backward. UPC therefore urges the Department to deny the conditional use permit for this facility due to the significant negative effects on the local community, the environment, and the welfare of animals.

Hope Bohanec
Projects Manager, United Poultry Concerns

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Saba Live (2017-010819CUA) - 1526 Wallace Ave.
Date: Wednesday, November 29, 2017 9:16:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Office 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

commissions.secretary@sfgov.org
www.sfplanning.org

From: Daniel Frattin [mailto:dfrattin@reubenlaw.com]
Sent: Tuesday, November 28, 2017 9:54 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Secretary, Commissions (CPC); Chandler, Mathew (CPC)
Subject: Saba Live (2017-010819CUA) - 1526 Wallace Ave.

Dear Commissioners:

We were recently retained by Saba Live ("Saba") to assist with their November 30th conditional use hearing to establish San Francisco's first and only halal live butcher shop. Saba is a family-owned business that currently operates nine facilities, primarily on the East Coast. Their only West Coast facility, in Oakland, has been operating successfully for about five years. Saba's application to establish a location in the Bayview was accepted into the Community Business Priority Processing Program and was recommended for approval as a routine/consent item by staff. Due to last-minute objections from the Animal Legal Defense Fund and Greenaction, the matter will now be considered on your regular agenda. We are therefore providing supplemental information about Saba's proposed operations.

- Saba is a halal live butcher facility – a small poultry processing facility with direct-to-consumer sales on site. (See <http://www.sabahalal.com/> for more information.) Currently, there is no such facility in San Francisco. According to Islamic law, poultry must be prepared in a specific way and many

consumers – both Muslim and non – prefer to observe the condition of live animals and the manner in which they are killed and prepared for consumption for themselves. Customers from immigrant communities – Asians, Latinos, along with Muslims – make up about 80% of Saba’s Oakland customers. Many travel long distances due to the sparsity of the halal live butchers. Saba’s decision to locate its second California facility in an industrial area in the Bayview is driven both by the limited number of locations in San Francisco where zoning allows this type of operation, along with the anticipated demand from nearby communities that will have easy access by MUNI’s T-Third line. The retail component of the PDR use will drive foot traffic in the area. Approximately 20 to 30 customers patronize the Oakland facility daily and similar numbers are expected here. Many customers purchase in bulk because halal meat is not readily available near their homes, while local customers tend to buy in smaller quantities.

- Saba will hire their 5 to 10 employees locally by advertising in the local newspaper as well as nearby mosques – a practice they use at their successful Oakland facility where nearly all of their employees are local residents.
- At least two similar facilities to Saba Live operate in Chinatown in dense mixed-use environments, but they are not halal and do not allow customers to observe animals being butchered.
- The facility is located in a PDR-2 District in the Bayview. Relatively few of these districts exist in the City, and they are intended to provide a flexible environment for a wide-range of industrial uses, including livestock processing. The use here at 2100 square feet with one to two delivery/service trucks per day is considerably less intense than permitted, and in-line with the City’s goals for growing what remains of its industrial sector. Saba anticipates storing approximately 500 birds on-site to support daily sales of 200-400 birds, with higher numbers during peak holiday sales. There will be no other animals on-site besides poultry.
- Trucking to and from the facility will be typical for a small industrial use.

Poultry will be sourced from Fresno and trucked to the site in a box truck, with 2-4 deliveries per week, and another 3-5 trucks per week to remove waste products. At the busiest times of year, two trucks total are expected to serve the facility per day. This relatively low volume of truck traffic is compatible with the PDR-2 District where “uses may require trucking activity multiple times per day, including trucks with up to 18 wheels or more, and occurring at any time of the day or night.”

- The noise levels associated with this fully enclosed operation will be less than that generated by nearby businesses that include sheet metal fabricators, auto repair, and distribution businesses with substantial volumes of trucks performing pick-ups and deliveries. Noise from the chickens will be minimal, as the animals are stored at the rear of the building with no openings from the exterior. They will be separated from the customer service area by a solid glass wall. The customer service area, in turn, is separated from the street by a steel door and enclosed entry hall.
- The facility’s design, which will be compliant with state and federal regulations, will prevent excessive odors. A state-certified inspector will be present at all times to monitor sanitary conditions and animal health. The facility will also comply the City’s sewer use ordinance, pretreatment and pollution prevention ordinances and solids will be captured before entering the sewer system. The poultry will not be stored for long periods of time, i.e. chickens will be sold within a day or two from delivery. Animal waste will be collected in a tray of shallow water underneath the chicken cage. The trays are then collected and emptied daily into airtight drums that are then disposed of by an offsite vendor, Darling International, that recycles animal waste from food service operations throughout San Francisco. Nothing from the livestock operation goes into the regular garbage. The drains have grease traps and filter before entering the sewer system. Waste from live chickens and animal byproducts will be stored in sealed containers and picked up for processing at an offsite location. Blood is also contained in a special tank where it will be picked up and recycled by Darling International.

We look forward to presenting to you on Thursday. In the meantime, please feel free to contact me directly with questions. Thank you.

Regards,

REUBEN, JUNIUS & ROSE, LLP

Daniel A. Frattin, Partner
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827 Broadway, Suite 205
Oakland, CA 94607



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From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#)
Subject: Fort Point Beer
Date: Tuesday, November 28, 2017 4:11:11 PM
Attachments: [Benefits of Fort Point Beer's Application.msg](#)
[826 Valencia Support Letter for Fort Point Beer.msg](#)
[CUESA Support Letter for Fort Point Beer.msg](#)
[Southern Exposure - letter of support for Fort Point Beer.msg](#)
[SF Film Support Letter for Fort Point Beer.msg](#)
[18 Reasons - Support Letter for Fort Point Beer.msg](#)
[Tipping Point - Support Letter for Fort Point Beer.msg](#)
[Support Letter for Fort Point Beer - from INFORUM.msg](#)
[Community Housing Partnership - Support Letter for Fort Point Beer.msg](#)
[Support Letter for Fort Point Beer \(Heath Ceramics\).msg](#)
[Fort Point Beer Menu.msg](#)
[Timbuk2 Support Letter for Fort Point.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Small, Maia \(CPC\)](#)
Cc: [Joslin, Jeff \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Please postpone the adoption of the Urban Design Guidelines
Date: Tuesday, November 28, 2017 10:27:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: zranits [mailto:zranits@gmail.com]
Sent: Tuesday, November 28, 2017 10:22 AM
To: Ionin, Jonas (CPC)
Cc: Rahaim, John (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Rodney Fong; Richards, Dennis (CPC); Joslin, Jeff (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Johnson, Christine (CPC); Paula Katz; mooreurban@aol.com
Subject: Please postpone the adoption of the Urban Design Guidelines

November 28, 2017

Planning Commissioners, Jeff Joslin, and John Rahaim:

Re: Please postpone the adoption of the Urban Design Guidelines (UDG), just posted on November 22, 2017": http://default.sfplanning.org/plans-and-programs/planning-for-the-city/Urban-Design-Guidelines/Urban%20Design%20Guidelines_FINAL_DRAFT.pdf

Posting radical changes at the height of the holiday season when most people are not paying attention to Actions at City Hall does not show good faith and offer much opportunity for community involvement or even awareness of these alterations.

In the past year, the public has raised a number of issues with these guidelines but, as far as we know, they all have been ignored. In a letter to the Planning Department dated September 25, 2017, the Coalition for San Francisco Neighborhoods (CSFN) outlined many concerns but none of them were addressed and no reply was sent to this letter. Yet worse, you have scheduled the initiation for adoption of these guidelines at the height of the holiday season when the public will be the least engaged.

That is why we urge you to postpone the adoption phase to a later date in 2018 after the issues raised by the public are addressed.

Sincerely,
Mari Eliza, Concerned Citizen

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Bendix, Brittany \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter re: 1555 Union
Date: Tuesday, November 28, 2017 9:17:34 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Monday, November 27, 2017 5:25 PM
To: Ionin, Jonas (CPC)
Subject: Fwd: Letter re: 1555 Union

Hello Jonas,

Can you please forward this to all Planning Commissioners?

Thank you,

Cynthia

We are writing you with concerns regarding 1555 Union Street.

- **Inappropriate environmental determination.** The project has qualified for a Categorical Exemption from further environmental review under CEQA. This determination is wholly inappropriate for a project involving the full-scale demolition of an existing historic building and ground-up construction of a new building. Categorical Exemptions are also quite unusual for hotels.

This project is also likely to be under construction at the same time as three other major projects in the vicinity. The geotechnical analysis for 1555 Union Street found groundwater at 8 feet below ground surface, and this project proposes to excavate below that level to build its underground parking. The environmental analysis for this project should address how to avoid a repetition of the mistake surrounding the Millennium Tower, where not enough was done to take into account the total dewatering impact of all area construction. This level of review is impossible with the granting of a Categorical Exemption.

- **Inadequate environmental study as the basis for granting of a Categorical Exemption.** To take one example: The project's environmental review was inadequate for considering the amount of traffic generated by the hotel. It relies on

traffic and trip generation scenarios that are more than sixteen years old, before the advent of ride-share programs and when the population of San Francisco was more than 10 percent lower than it is currently. The study also classifies hotels completely inappropriately as residential uses.

- **Insufficient grounds for parking reduction**
The hotel is seeking to provide 36% fewer parking spots than are required. The area is not well-served by regional rail, and there is no data to suggest that tourists are willing to use Muni buses to get to and from their hotel. A quick Yelp search for reviews of the current hotel on the property reveals that nearly every reviewer used the on-site parking. Therefore, it is unreasonable to assume that very many hotel guests will forgo car usage once the new, larger hotel is built: many guests will drive as well. A total of 40-120 new cars (between employees and guests) can be expected to be circling the neighborhood every day attempting to park on city streets. The project sponsor's assertion that there will be no parking impacts is not accurate. The variance should be denied.

In its current state, this project should not be granted a Categorical Exemption, and is not ready to be heard at the Planning Commission on November 30.

Thank you,

--

Cynthia Gómez
Research Analyst
UNITE/HERE, Local 2
209 Golden Gate Avenue
San Francisco, CA 94102
cgomez@unitehere2.org
[415.864.8770](tel:415.864.8770), ext. 763

--

Cynthia Gómez
Research Analyst
UNITE/HERE, Local 2
209 Golden Gate Avenue
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[415.864.8770](tel:415.864.8770), ext. 763

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: CUA for 1600 Jackson Street, 365/Whole Foods
Date: Tuesday, November 28, 2017 9:16:45 AM
Attachments: [VNCNC1600 Jackson2.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Marlayne Morgan [<mailto:marlayne16@gmail.com>]
Sent: Tuesday, November 28, 2017 6:32 AM
To: Richards, Dennis (CPC); Rich Hillis; Kathrin Moore; Johnson, Christine (CPC); Koppel, Joel (CPC); RODNEY FONG; Melgar, Myrna (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Jim Warshell; Foster, Nicholas (CPC)
Subject: CUA for 1600 Jackson Street, 365/Whole Foods

Dear President Hillis;

Attached is a letter from the Van Ness Corridor Neighborhood Council, opposing the project sponsor's application for this site.

Regards,
/s/

Marlayne Morgan and Jim Warshell
Co-Chairs

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Litigation initiating RE: 325 29th Avenue
Date: Monday, November 27, 2017 1:53:11 PM
Attachments: [image001.png](#)

FYI

*Jonas P. Ionin,
Director of Commission Affairs*

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From: May, Christopher (CPC)
Sent: Monday, November 27, 2017 1:32 PM
To: Rahaim, John (CPC); Sider, Dan (CPC); Ionin, Jonas (CPC)
Cc: Lindsay, David (CPC)
Subject: FW: Litigation initiating RE: 325 29th Avenue

Gentlemen,

The email chain below is one of several, in response to a Planning Commission decision this past summer to approve a modified project by removing the proposed 4th floor. The project sponsor has now escalated his complaint to the Mayor and Supervisor Fewer, which is why I am bringing it to your attention. If you would like a briefing on this matter I'd be happy to bring you up to speed.

Christopher May, Planner



1650 Mission Street, Suite 400
San Francisco, CA 94103

Phone: (415) 575-9087
Fax: (415) 558-6409

christopher.may@sfgov.org
www.sfplanning.org

From: Kenneth Fukuda [<mailto:fukudak@comcast.net>]
Sent: Monday, November 27, 2017 11:54 AM
To: Lee, Mayor (MYR); Johnson, Christine (CPC); planning@rodneymfong.com; richhillissf@gmail.com;

Fewer, Sandra (BOS); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Hastings, Charlene (TTX); May, Christopher (CPC)
Subject: Litigation initiating RE: 325 29th Avenue

Edwin Lee, Esq. Mayor, San Francisco:

RE: 325 29th Avenue, San Francisco

Dear Mayor Edwin Lee:

I see you at Lake Merced playing golf with members regularly.

Please next time, please let me invite you, as a fellow Democrat, Attorney, Barrister & Solicitor and fellow golfer.

I met several times with Sandra Fewer who made a commitment to us, but refused to allow our appeal to the Board of Appeals.

It will be unproductive to retain an independent attorney to represent Doctor and Colonel Yuo, unless that is your desire.

CITY PLANNING REPORT

As a citizen and city planner, our team spent 5 months preparing an objective, meticulously detailed report revealing the 308 4 story nearby buildings approved in Central Richmond over the past 25-30 years.

For whatever “political” reason, the City Planning Commission chose, inexplicable to ourselves, to reject our tiny 4th floor at a level slightly above our neighbors, well within the neighborhood height limits.

Our architect and ourselves compromised by digging the 1st level 4 feet underground and reduced the upper level to a tiny penthouse set-back 20 feet from the frontage, thereby making the 4th floor invisible to neighbors. As well, we compromised by reducing our north side in order to avoid any possible visual impact on our norther neighbor, Mr. and Mrs. Dyos.

We met with the neighbors more than 5 times. The comments included: “WHY DO **YOU PEOPLE** WANT TO LIVE IN OUR NEIGHBORHOOD?” One neighbor forcefully attacked Dr. Yuo stating: “You are not welcome”. “If you intend to retire here, YOU ARE DEFINITELY NOT WELCOME”. Another neighbor told me: “ You should not move here”.

We received 30 neighborhood positive endorsements. One of the neighbors re-affirmed this vicious neighborhood discrimination.

There were only 4-5 neighbors who objected to our new home.

During all of our neighborhood meetings, a person (for litigation purposes, I cannot name), “You have beautiful wainscoting”. That is simply wrong because the mold in the building, the crumbled (not crumbling) foundation. We obtained a historical review, a soundness report (even though Christopher May stated at the October hearing) that a soundness report was not required.

POLITICS

The Planning Commission simply lopped off the 4th floor without consideration of the fact that it was set back 20 feet and that the ground would be 4 feet underground.

The end result is an UNBUILDABLE BUILDING. There are possibilities to save the project, but we need the Mayor’s help. The Planning staff already agrees that the project is well within the zoning and Residential Design Guidelines.

HUMAN REALITY

My 91 year old mother cannot move to 325 29th Avenue because of this problem. The property has been listed for sale out of desperation, but it cannot be sold because the land and city planning costs

and time frame have been too excessive. We have been forced by the self-serving neighbors, aka NIMBY'S, to attempt to sell the property. Buyers know that the building process will take another 3 years, totaling 6 years from date of application to completion. That is humanly wrong.

PLANNING COMMISSION

In short, the Planning Commission created conditions trapping ourselves as humans trying to improve the neighborhood. As then President, Rodney publicly explained at the October, 2015 hearing that he had no problem with the 4th story. Then, based upon "political" reasons as he personally revealed to me, (i.e. racial discrimination), he reversed himself at the March 2017 Planning Commission hearing.

In March 2017, Commissioner Richards, on the record, for whatever reason, viciously attacked Dr. and Colonel Yuo, my wife, accusing her of atrocities, which established beyond a shadow of doubt, his rancorous attitude. Colonel Yuo has looked forward to returning to San Francisco, but she has been denied by virtue of NIMBY attitudes.

Commissioner Johnson was entirely receptive to our "densification" project, however the Planning Commission "politics" defeated her intelligence.

President Hillis made many malicious remarks.

Professor Moore loves identically modern high-rises, yet she is unwilling to modernize Central Richmond. My City Planning Professor in 1972 and 1973 in Toronto, Dr. Hans Blumenfeld, was her compatriot.

EVOLUTION OF CITY PLANNING IN RECENT DECADES

"The city is not a work of visual art. It cannot be perceived from one point and at one time. Its mental image can evolve only as a sequence of perceptions. In this respect, it is akin to the products not of the "spatial" but of the "temporal" arts, to works of music or literature. But a symphony or a novel is the work of one mind, created in a definite span of time; once completed, it remains unchanged. Not so the city. The polis is the body politic; the *civitas* is the community of its citizens, interacting in cooperation and conflict. The city is a historical process; **change is its very essence**. Generation after generation, individuals and groups build, alter, destroy and replace the artifacts that are the visible city."

THE FACTS

Every single building constructed in Central Richmond during the past 15 years has been 4 stories.

Suddenly, in May, 2017, this current Commission embarrassed itself by ignoring and reversing the Planning Code, Zoning Ordinance and Residential Planning Guidelines. For what planning reason, or simple political power, and sadly discrimination.

Why were the City Planning Code, the Zoning Ordinance and Planning Guidelines rejected
SUMMARILY?

The entire Planning Commission is totally focused upon jamming new citizens South of Market, where there are no neighborhoods. That is irresponsible, wrong and unethical city planning. San Francisco has become a high-rise, increasingly earthquake prone, neighborhood unfriendly city.

We are willing to discuss modification to satisfy the neighbors as soon as possible.

Kenneth Fukuda, M.Sc. (Pl.), Attorney, Barrister & Solicitor

Colonel /Dr. HaeSook Yuo, Psychiatrist

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: 2670 Geary Boulevard - September 7, 2017 Planning Commission
Date: Monday, November 27, 2017 9:52:39 AM
Attachments: [20170905154935.pdf](#)
[20170905155201.pdf](#)
[20170905155426.pdf](#)
[20170905155633.pdf](#)
[20170905160023.pdf](#)
[20170905160224.pdf](#)
[20171122162604.pdf](#)

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commissions.secretary@sfgov.org
www.sfplanning.org

From: Kathy Devincenzi [mailto:krdevincenzi@gmail.com]
Sent: Wednesday, November 22, 2017 6:40 PM
To: Secretary, Commissions (CPC)
Cc: Cyrus Sanandaji; Kabir Seth
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission

To: Commission Secretary

This means that the Association does **not** oppose the version of the project that is on the November 30, 2017 Planning Commission calendar.

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
[\(415\) 221-4700](tel:(415)221-4700)

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

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>
Date: Wed, Nov 22, 2017 at 1:09 PM
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission
To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>
Cc: Cyrus Sanandaji <cyrus@presidiobay.com>, Kabir Seth <Kabir@presidiobay.com>

November 22, 2017

BY E-MAIL to commissions.secretary@sfgov.org

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 22, 2017

Dear President Rich Hillis and Commissioners:

We provide the following clarification. Our Association's written opposition submitted in this matter on September 5, 2017 applied to a previous version of the project which extended above the 80-foot height limit. (See forwarded copy of September 5, 2017 opposition.)

The current version of the project proposed for consideration at the November 30, 2017 Planning Commission hearing is within the 80-foot height limit.

Due to the possibility that the project could again be modified to exceed the 80-foot height limit, the Association's September 5, 2017 written opposition must remain in the official file for this matter and cannot be withdrawn. However, the Association's September 5, 2017 written opposition would only apply if the project was modified to exceed the 80-foot height limit.

Respectfully submitted,
Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
[\(415\) 221-4700](tel:4152214700)

Attachment

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

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>
Date: Tue, Sep 5, 2017 at 2:01 PM
Subject: 2670 Geary Boulevard - September 7, 2017 Planning Commission
To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodneymfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org
Cc: Richard Frisbie <frfibeagle@gmail.com>

To: Mr Jonas Ionin, Commission Secretary
President Rich Hillis and Commissioners

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: September 7, 2017; Item 12

Attached is the submission of the Laurel Heights Improvement Association for the above-described matter.

It consists of a letter and continued Parts 2 through 6 containing supporting Exhibits.

I would be happy to deliver a paper copy to any Commissioner who would like one before the hearing.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.

By: Kathryn Devincenzi, Vice-President

[\(415\) 221-4700](tel:(415)221-4700)

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnnie Phillips \(CPC\)](#) [Deborah Owens \(CPC\)](#) [Joseph Joel \(CPC\)](#) [Helen Katsaris \(CPC\)](#) [Wagner Murray \(CPC\)](#) [Rich Hillis](#) [Saskiya Long](#)
Cc: [Jim Chisholm \(CPC\)](#)
Subject: FW: to mr jonas ionin, planning commission secretary...from edward martin
Date: Monday, November 27, 2017 9:51:22 AM

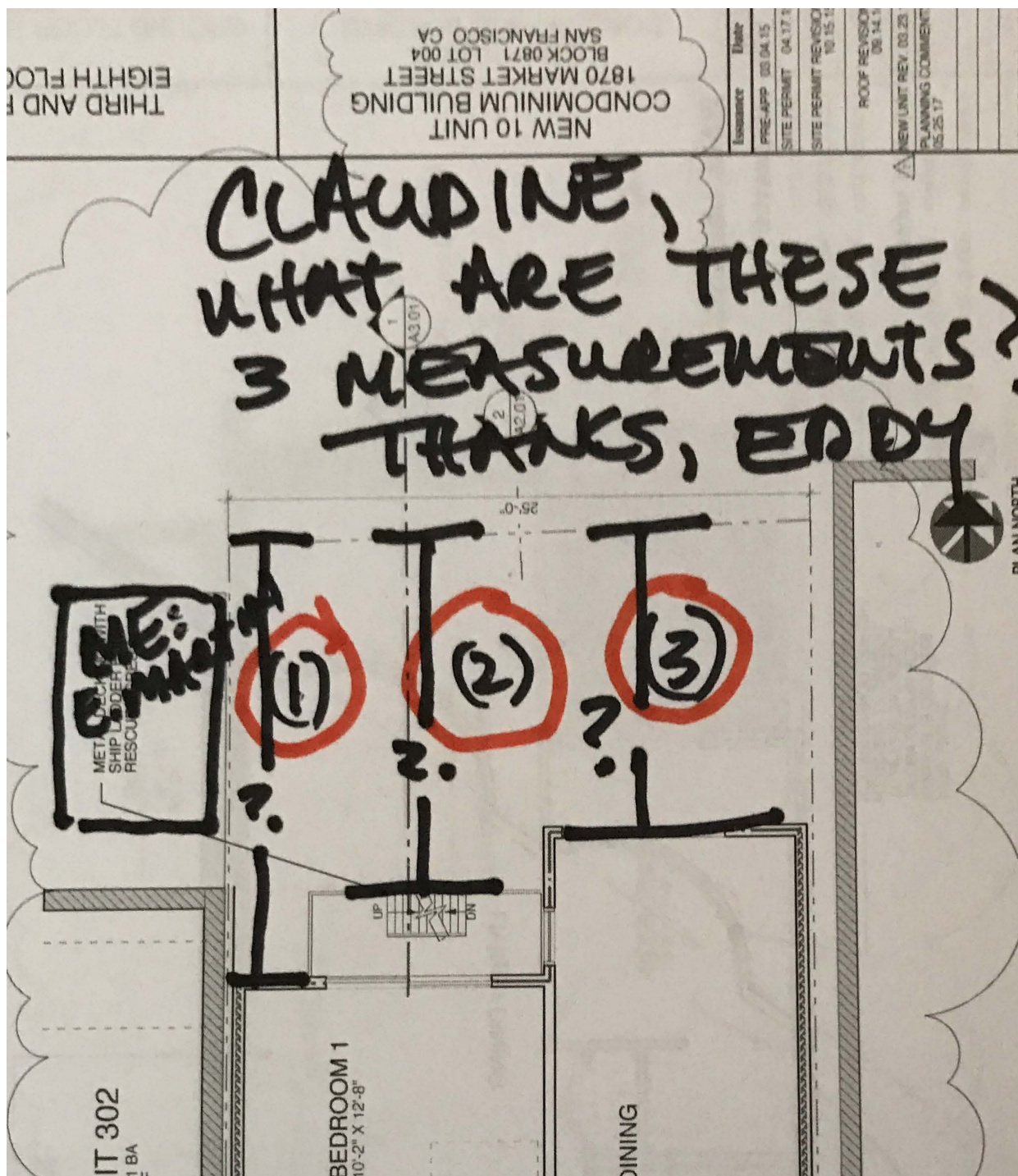
Office of Commission Affairs

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Direct: 415-558-6309/fax: 415-558-6409

commissionsecretary@sf.gov
www.sfdemings.org

From: edward martin [<mailto:eddyemryof@yahoo.com>]
Sent: Monday, November 27, 2017 7:26 AM
To: Secretary, Commissions (CPC)
Subject: to mr jonas ionin, planning commission secretary...from edward martin

dear mr ionin,
hoping you had a good thanksgiving--
i am AGAIN writing to you as well as all of the other members of the sf planning commission at the recommendation of ms claudine asbagh, senior planner-sf, with regard to seeking clarity over some concern & confusion i have about the proposed building at [1870 market street](#)...there remains, as of this date, some substantial discrepancies w/the measurements in the size of the intended rear area of the proposed building plans for [1870 market st](#) as per ms claudine asbagh's references, & w/the project manager, victor quan's measurements...this lack of clarity w/ the building project plan's measurements, creates both concern and confusion regarding a potentially imminent over-obstruction specifically to the opened space of several of the rear units in the adjacent building at [1872-1878 market st](#), one of these being my unit (i believe that in addition to mr quan's application for approval & permit to build an 8 story building project at [1870 market st](#), he is also applying for a permit to demolish an existing 25' 1 story building presently at the rear of the lot, as well as a variance to permit less than the minimally required opened area in the rear of the intended building project)...ms claudine asbagh is well aware & informed of the situation, & altho she said she'd inform you all of the matter as well, again, she also recommended i write to you all about this matter too...mr quan, after supplying substantially lesser measurements, has most recently promised to recheck his measurements, now possibly believing claudine's greater measurements may in fact be accurate afairal, however, to date, he has yet to confirm that this is so, or not...
i've forwarded & attached some of my correspondences with mr quan & ms asbagh, & want to ask if you can please review these, as they should hopefully explain more fully to you all exactly what the situation is...in short, since i have been unsuccessful in obtaining w/out discrepancies the true specifics of what these rear yard measurements are to be, i am hoping & would be much obliged if, in reviewing the matter, one of you may be able to determine what these measurements decisively are to be, & can then in turn, relay this information to me...if the more generous measurements given by claudine are how the plans stand, then all is well (nor i believe would a variance for a less then minimally required rear opened area even be necessary), however, if the measurements are shorter, as originally given by mr quan, then there remains some true concern...i appreciate any of you being able to look into this situation, & if youd care to speak to me regarding this matter, i would welcome your call...thank you for any help you might be able to provide...
sincerely & w/ gratitude,
edward martin
[415.626.2696](tel:415.626.2696)
the discrepancies are as such:
(1) 18.6' vs 22' = 3. 6' difference
&
(3) 13' vs 17.8 = 4.8' difference



From: "Ashgh, Claudine (CPC)" <claudine.ashgh@sfgov.org>

Date: November 15, 2017 at 5:20:39 PM PST

To: edward martin <eddyymysf@yahoo.com>

Subject: RE: hi claudine...from eddy martin...my response to mr quan's shorter rear measurements of 1870 market st proposed building...Fwd: hi victor...measurements request - rear property line to the back of the proposed 1870 market st building...from eddy martin

Hi Eddy,

I'll mention this concern to the commissioners, but if you could, please consider writing an email to them so they have it on record from you. If you go to the planning department's web page, go to public hearings, and the commissioners with their emails are listed. You should also CC the commission secretary.

That is the best way to ensure that your comments are fully conveyed. Thanks for sending this information Eddy.

Claudine

From: edward martin [mailto:eddyymysf@yahoo.com]

Sent: Wednesday, November 15, 2017 4:01 PM

To: Ashgh, Claudine (CPC)

Subject: hi claudine...from eddy martin...my response to mr quan's shorter rear measurements of 1870 market st proposed building...Fwd: hi victor...measurements request - rear property line to the back of the proposed 1870 market st building...from eddy martin

hi claudine ...here is a copy of my response to mr quan's shorter measurements at the rear of the 1870 market st building proposal... best...eddy

Begin forwarded message:

From: edward martin <eddyymysf@yahoo.com>

Date: November 15, 2017 at 3:50:51 PM PST

To: Victor Quan <quan@rocketmail.com>

Subject: Re: hi victor...measurements request - rear property line to the back of the proposed 1870 market st building...from eddy martin

hi mr quan...thank you for these measurements...unfortunately , these measurements are much shorter than they are understood to be by claudine asbagh at the planning dept...please note claudine's remarks regarding my request for these measurements:

On Nov 13, 2017, at 1:08 PM, Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org> wrote:

"Hi Eddy,

Thanks for following up with me.

There are updated plans that I just received from the architect. They have removed those funky fire escape ladders at the rear of the building so there are really only measurements for #3 and #1.

#3 is 17' 8" from the rear.

From scaling in the drawings, it looks like #1 is approximately 22' from the rear property line.

You would want to verify the specific measurement with the project team."

please know that w/these measurements -18.6', NOT 22', & 13'. NOT 17.8'- the opened rear area behind the proposed 1870 building is too short in length & will surely block most of the neighboring open space between my unit A-110 and the rear most unit 110 of the main rear of my building as well as the two units 210 & 310 above...please advise as this intended apparent blockage w/these measurements as they stand do remain a concern...so sorry to harp on this but the time prior to construction and plan approval would be the best time to resolve this concern...please advise...thanks victor...best wishes...eddy martin

Sent from my iPhone

On Nov 15, 2017, at 2:14 PM, Victor Quan <vquan@rocketmail.com> wrote:

Hi Eddy,

The approximate measurements I have are #1 = 18.6 feet, and #3 = 13 feet.

The metal ladder shown in the drawing has been removed, so I didn't include that distance..

Let me know if you have any other questions.

Regards,

Victor

[415-531-8511](tel:415-531-8511)

On Tuesday, November 14, 2017, 12:12:06 PM PST, edward martin <eddynm5f@yahoo.com> wrote:

hi victor...

seeking the specifics of EXACTLY WHAT THESE 3 MEASUREMENTS ARE that are being considered from the rear property line of the project site to the rear walls of their proposed building flrs 2-8 (see pic)...thanks so much for your help...best of luck...w/appreciation...eddy martin

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017
Date: Monday, November 27, 2017 9:45:02 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Michael Coholan [mailto:michael@hilltopllc.com]
Sent: Wednesday, November 22, 2017 2:27 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Johnson, Christine (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: krdevincenzi@gmail.com; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,
Michael Coholan
Homeowner - Wood Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA-2670 Geary Blvd.-Lucky Penny site-Planning Commission Hearing: Nov. 30, 2017
Date: Monday, November 27, 2017 9:43:44 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Roger Miles [mailto:rmiles1600@comcast.net]
Sent: Wednesday, November 22, 2017 4:01 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); 'Rich Hillis'; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: KRDevincenzi@gmail.com; frfbeagle@gmail.com; 2jrinca@comcast.net; May, Christopher (CPC); KRDevincenzi@gmail.com; frfbeagle@gmail.com; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA-2670 Geary Blvd.-Lucky Penny site-Planning Commission Hearing: Nov. 30, 2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

I am pleased to say that the developer has worked with the neighbors regarding the height of the building and the screening of the equipment on the roof.

Maintaining the height of the building so that it does not exceed the 80 foot height limit is what I and my neighbors support.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and

heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Roger D. Miles

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2670 Geary Blvd - Lucky Penny site
Date: Monday, November 27, 2017 9:43:19 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Theresa Cole [<mailto:tcolehome@yahoo.com>]
Sent: Wednesday, November 22, 2017 4:44 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Kathy Devincenzi; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: 2670 Geary Blvd - Lucky Penny site

11/22/2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionian, Commission Secretary

Re: Application #. 2014-002181CUA / 2670 Geary Blvd-Lucky Penny Site / Planning commission hearing Nov 30, 2017

First, we thank the developer for working with our neighborhood on issues pertaining to height and roof screening which directly impacts our neighborhood. We are homeowners on Emerson for the past 16 years.

We see the many changes our City has undergone and we realize there is a need for more housing. We support the plan for more housing at the lucky penny site, but do object to the building being higher than the adjacent Public Storage building. We support the fact that the proposed building would be within the 80 foot height limit and not exceeding the height limit. No higher than the adjacent Public Storage building.

In addition to the height limit, the developers also agreed to work with the neighborhood on the roof screening/wind control measures visible from Emerson, Wood and Lupine. We agreed to have some type of transparent or translucent screening so light can pass through. We also ask that the support for the screening would be at a minimum. The developers also agreed to our request to move the mechanical screening to the south so it will be behind the Public Storage building and not visible by the neighbors.

Of course, another large impact to our neighborhood will be the increase traffic and parking. The Geary/Masonic intersection is already congested and adding this many additional units at this location will exacerbate the issue! We ask the planning commission to evaluate the number of parking units for this project and increase the number available to keep our neighborhood a nice place to live.

Thank you for your consideration.

Theresa Cole & Eric LeBoa
1 Emerson Street
San Francisco, CA 94118

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA-Lucky Penny Site- Planning Commission Hearing Nov. 30, 2017
Date: Monday, November 27, 2017 9:43:08 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Arlene [mailto:arlenefilippi@yahoo.com]
Sent: Wednesday, November 22, 2017 4:50 PM
To: Secretary, Commissions (CPC); Johnson, Christine (CPC); Richards, Dennis (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; planning@rodneymfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Kathy Devincenzi; Richard Frisbie; Jim & Colleen Ryan; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA-Lucky Penny Site- Planning Commission Hearing Nov. 30, 2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard -Lucky Penny Site
Planning Commission Hearing: November 30, 2017

My family and I have lived on Wood Street for over 90 years. Our neighborhood appreciates that the Developer has listened to our concerns and is most cooperative. In particular, on the issue of height, we understand that the proposed building would be within the 80 foot height limit and would be approximately the height of the adjacent building. It is not exceeding the height limit.

We also understand that since the lot is small and of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units. Undoubtedly, this would serve the City's goals for additional housing units. The project would build 18% affordable housing on site, with about 1/3 of the units being two bedroom units.

We have also learned that the Developer has agreed to a condition of approval that (if permitted by applicable building and planning codes), all roof screening and/or wind control measures visible from neighboring streets will be transparent or translucent so that light will be able to pass through the screening.

We do think it unfortunate that more parking spaces will not be made available. Unfortunate, because just a block down from this proposed project is a rather large assisted living complex. Daily, we see visitors circle the neighborhood trying to find parking places so that they can visit with the residents inside this building. Parking is extremely difficult now. We can only imagine the nightmare it will become.

We thank you for your time.

Arlene Filippi

42 Wood Street
San Francisco, CA 94118

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA;2670 Geary Boulevard – Lucky Penny site;Planning Commission Hearing: November 30, 2017
Date: Monday, November 27, 2017 9:36:29 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Farah Anwar [mailto:Farah.Anwar@junotherapeutics.com]
Sent: Sunday, November 26, 2017 5:34 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Kathy Devincenzi; Richard Frisbie; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA;2670 Geary Boulevard – Lucky Penny site;Planning Commission Hearing: November 30, 2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

I do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking(16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

I am happy to hear that the developer has agreed to keep the roof screening and wind control

components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

I ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Farah Anwar | Vice President Clinical Operations

2000 Sierra Point Parkway | 11th floor | Brisbane, California 94005

Mobile: 415-640-3846

www.junotherapeutics.com



From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Castro Merchants for Case No.2017-009207CUA, 500 Church St
Date: Monday, November 27, 2017 9:35:50 AM
Attachments: [MumcLtrPlanningMauerBuelow112617.docx](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Samonsky, Ella (CPC)
Sent: Monday, November 27, 2017 9:09 AM
To: Ionin, Jonas (CPC)
Cc: CTYPLN - COMMISSION SECRETARY
Subject: FW: Castro Merchants for Case No.2017-009207CUA, 500 Church St

Hi Jonas,
Mr. Margary, of the Castro Merchants, has requested that their letter for support for 500 Church be forwarded to the Planning Commission.

Thanks,
Ella

From: CASTRO MERCHANTS [<mailto:info@castromerchants.com>]
Sent: Sunday, November 26, 2017 11:26 AM
To: Samonsky, Ella (CPC)
Cc: Sheehy, Jeff (BOS); Barnes, Bill (BOS); Jones, Justin (BOS); Caltagirone, Gaetano (POL); Michael@mavrikstudio.com; Salome Buelow
Subject: Castro Merchants for Case No.2017-009207CUA, 500 Church St

Ella Samonsky, Staff Planner
S.F. Planning Department
cc: Supervisor Sheehy & staff (Barnes, Jones); Capt. Caltagirone (SFPD-Mission Station); Michael Baytryn (Mavrik Studio); Salome Buelow

Attached is a Letter of SUPPORT from Castro Merchants for the project noted in our Subject Line.

My apologies that this did not reach you in time to be included in Commissioners' packets prior to this coming Thursday's Meeting.
During your opening presentation at Planning Commission on Thursday, please note the support indicated in the attached Letter, and share copies of it with Commissioners thru their Secretary.

A hardcopy of the attached letter is being mailed to you on Monday 11/27, with hardcopies to Ms. Buelow, as well.

Please let us know if there are questions or additional information needed, to record Castro Merchants' SUPPORT for this project.

Thank you for your assistance.

Richard Magary, Castro Merchants Administrator
415-431-2359

Info@CastroMerchants.com

11/26/2017 11:25pst

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Whole foods 365, 1600 Jackson St.
Date: Monday, November 27, 2017 9:35:26 AM
Attachments: [Planning 17.11.26.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: Henry Karnilowicz [mailto:occeexp@aol.com]
Sent: Monday, November 27, 2017 9:13 AM
To: Grob, Carly (CPC)
Cc: Parker.Austin@edwardjones.com; Joslin, Jeff (CPC); Watty, Elizabeth (CPC); Rahaim, John (CPC); Ionin, Jonas (CPC); moe@middelpolk.org; moejamil@gmail.com; stephen@brownieshardware.com
Subject: Whole foods 365, 1600 Jackson St.

Dear Ms. Grob,

Attached is out letter opposing the granting of a Conditional Use for the referenced formula retail.

Kind regards,

[Henry Karnilowicz](#)
[President](#)
[San Francisco Council of District Merchants Associations](#)

[1019 Howard Street](#)
[San Francisco, CA 94103-2806](#)
[415.420.8113 cell](#)
[415.621.7583 fax](#)

From: [Samonsky, Ella \(CPC\)](#)
To: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Castro Merchants for Case No.2017-009207CUA, 500 Church St
Date: Monday, November 27, 2017 9:09:24 AM
Attachments: [MumcLtrPlanningMauerBuelow112617.docx](#)

Hi Jonas,

Mr. Margary, of the Castro Merchants, has requested that their letter for support for 500 Church be forwarded to the Planning Commission.

Thanks,
Ella

From: CASTRO MERCHANTS [mailto:info@castromerchants.com]
Sent: Sunday, November 26, 2017 11:26 AM
To: Samonsky, Ella (CPC)
Cc: Sheehy, Jeff (BOS); Barnes, Bill (BOS); Jones, Justin (BOS); Caltagirone, Gaetano (POL); Michael@mavrikstudio.com; Salome Buelow
Subject: Castro Merchants for Case No.2017-009207CUA, 500 Church St

Ella Samonsky, Staff Planner
S.F. Planning Department
cc: Supervisor Sheehy & staff (Barnes, Jones); Capt. Caltagirone (SFPD-Mission Station); Michael Baytryn (Mavrik Studio); Salome Buelow

Attached is a Letter of SUPPORT from Castro Merchants for the project noted in our Subject Line.

My apologies that this did not reach you in time to be included in Commissioners' packets prior to this coming Thursday's Meeting.
During your opening presentation at Planning Commission on Thursday, please note the support indicated in the attached Letter, and share copies of it with Commissioners thru their Secretary.

A hardcopy of the attached letter is being mailed to you on Monday 11/27, with hardcopies to Ms. Buelow, as well.

Please let us know if there are questions or additional information needed, to record Castro Merchants' SUPPORT for this project.

Thank you for your assistance.

Richard Magary, Castro Merchants Administrator
415-431-2359
Info@CastroMerchants.com
11/26/2017 11:25pst

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis; Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Sav Mor Market Operating Hours - Ref: Conditional Use Authorization Case No. 2017-007658CUA
Date: Monday, November 27, 2017 8:50:19 AM
Attachments: [datauri:file.png](#)

FYI

*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: Ajello Hoagland, Linda (CPC)
Sent: Monday, November 27, 2017 8:28 AM
To: Ionin, Jonas (CPC)
Cc: Sucre, Richard (CPC)
Subject: FW: Sav Mor Market Operating Hours - Ref: Conditional Use Authorization Case No. 2017-007658CUA

Hi Jonas,

Mr. Fleming has asked that this information be forwarded to the Planning Commission.

Regards,
Linda

From: Christopher Fleming [<mailto:cckflmng@pacbell.net>]
Sent: Monday, November 20, 2017 10:47 AM
To: Ajello Hoagland, Linda (CPC); George, Gigi (POL)
Cc: Cohen, Malia (BOS)
Subject: Sav Mor Market Operating Hours - Ref: Conditional Use Authorization Case No. 2017-007658CUA

Hi Ms. Hoagland,

In regard to the referenced Conditional Use Authorization, the Joseph's and their Project Sponsor continually stated at the Public Hearing on 2 November 2017 that their current operating hours were from 6:00 AM to 2:00 AM.

This is in violation of their current lease.

The current lease for Sav Mor Market states, in no uncertain terms, that operating hours are from 8:00 AM to 12:00 AM (See page 3 Section V clause (f)).

F. Hours of Operation. Tenant agrees to operate the business at the premises for the intended use only between the hours of 8:00 a.m. and 12:00 a.m. PST or PDT as the case may be.

Please note this fact and pass along to the Planning Commissioners for their information.

Thank you for your consideration.

Sincerely,
Christopher and Cynthia Fleming
Owners of 4500-4502 3rd Street
"Future Home of the Hacker Hub"

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: 2670 Geary Boulevard - September 7, 2017 Planning Commission
Date: Wednesday, November 22, 2017 1:15:35 PM
Attachments: [20170905154935.pdf](#)
[20170905155201.pdf](#)
[20170905155426.pdf](#)
[20170905155633.pdf](#)
[20170905160023.pdf](#)
[20170905160224.pdf](#)
[20171122162604.pdf](#)

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

commissions.secretary@sfgov.org
www.sfplanning.org

From: Kathy Devincenzi [mailto:krdevincenzi@gmail.com]
Sent: Wednesday, November 22, 2017 1:10 PM
To: Secretary, Commissions (CPC)
Cc: Cyrus Sanandaji; Kabir Seth
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission

November 22, 2017

BY E-MAIL to commissions.secretary@sfgov.org

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 22, 2017

Dear President Rich Hillis and Commissioners:

We provide the following clarification. Our Association's written opposition submitted in this matter on September 5, 2017 applied to a previous version of the project which extended above the 80-foot height limit. (See forwarded copy of September 5, 2017 opposition.)

The current version of the project proposed for consideration at the November 30, 2017 Planning Commission hearing is within the 80-foot height limit.

Due to the possibility that the project could again be modified to exceed the 80-foot height limit, the Association's September 5, 2017 written opposition must remain in the official file for this matter and cannot be withdrawn. However, the Association's September 5, 2017

written opposition would only apply if the project was modified to exceed the 80-foot height limit.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
(415) 221-4700

Attachment

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

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>
Date: Tue, Sep 5, 2017 at 2:01 PM
Subject: 2670 Geary Boulevard - September 7, 2017 Planning Commission
To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodneymfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org
Cc: Richard Frisbie <frfbeagle@gmail.com>

To: Mr Jonas Ionin, Commission Secretary
President Rich Hillis and Commissioners

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: September 7, 2017; Item 12

Attached is the submission of the Laurel Heights Improvement Association for the above-described matter.

It consists of a letter and continued Parts 2 through 6 containing supporting Exhibits.

I would be happy to deliver a paper copy to any Commissioner who would like one before the hearing.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn Devincenzi, Vice-President
[\(415\) 221-4700](tel:(415)221-4700)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan
Date: Wednesday, November 22, 2017 10:16:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Chan,
Please find the correspondence referenced below and forward to the requestor.

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www.sfplanning.org

From: Michael Verity [mailto:mverity@reubenlaw.com]
Sent: Tuesday, November 21, 2017 1:10 PM
To: Secretary, Commissions (CPC)
Subject: RE: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Thank you, Jonas. I very much appreciate your assistance.

While I was able to access the correspondence from August 31, 2017
([http://commissions.sfplanning.org/cpcpackets/20170831_Correspondence1%20\(E-mails\).pdf](http://commissions.sfplanning.org/cpcpackets/20170831_Correspondence1%20(E-mails).pdf)),
YIMBY Action's Executive Director sent the letter as a PDF attachment, which I do not see included in
the correspondence from that meeting. Could the attached document have been uploaded to
another page, or does your office have the attached document on file?

Thank you again for your help.

Best regards,

Mike

REUBEN, JUNIUS & ROSE, LLP

Michael Verity
T. (415) 567-9000
F. (415) 399-9480
mverity@reubenlaw.com
www.reubenlaw.com

SF Office:	Oakland Office:
One Bush Street, Suite 600	827 Broadway, Suite 205
San Francisco, CA 94104	Oakland, CA 94607



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From: Secretary, Commissions (CPC) [<mailto:commissions.secretary@sfgov.org>]
Sent: Tuesday, November 21, 2017 9:18 AM
To: Michael Verity <mverity@reubenlaw.com>; jonas.ionin@sfplanning.org
Subject: RE: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Michael,

You should be able to search our files on-line on the Commission's Agenda page for documents submitted at the hearing, under Supporting and Correspondence Received at the Hearing.

Jonas

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From: Michael Verity [<mailto:mverity@reubenlaw.com>]
Sent: Monday, November 20, 2017 12:16 PM
To: jonas.ionin@sfplanning.org; Secretary, Commissions (CPC)
Subject: Request: YIMBY/SF BARF Letter Opposing Central SoMa Plan

Dear Mr. Ionin:

On behalf of Reuben, Junius & Rose, I would like to request a copy of the letter that the YIMBY/SF BARF group submitted to the San Francisco Planning Commission in either August or September of this year regarding their opposition to the Central SoMa Plan.

Please let me know if you are unable to forward a copy of their letter.

Thank you very much for your time and attention to this matter. Please let me know if you have any questions.

Best regards,

Mike

REUBEN, JUNIUS & ROSE, LLP

Michael Verity
T. (415) 567-9000
F. (415) 399-9480
mverity@reubenlaw.com
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From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: CSFN Letter re UDGs
Date: Wednesday, November 22, 2017 10:15:38 AM
Attachments: [CSFN-UDGs Letter 2017Nov21.pdf](#)

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From: :) [mailto:gumby5@att.net]
Sent: Tuesday, November 21, 2017 9:34 AM
To: Joslin, Jeff (CPC)
Cc: Rahaim, John (CPC); Sanchez, Scott (CPC); Rodgers, AnMarie (CPC); Watty, Elizabeth (CPC); Brask, Anne (CPC); Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; 'Rodney Fong'; Secretary, Commissions (CPC); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS); Board of Supervisors, (BOS); George Wooding
Subject: CSFN Letter re UDGs

Dear Mr. Joslin,
Please see attached letter from the Coalition for San Francisco Neighborhoods (CSFN) on the Urban Design Guidelines (UDGs).
Thank you very much.
Sincerely,
Rose Hillson for George Wooding, President

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: REFLECTIONS ON 2918 MISSION STREET PROJECT
Date: Wednesday, November 22, 2017 10:13:34 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Michael Antonini [mailto:wordweaver21@aol.com]
Sent: Monday, November 20, 2017 2:53 PM
To: richhillissf@yahoo.com; drichards20@outlook.com; planning@rodneymfong.com; Johnson, Christine (CPC); Business.Development@eisb.org; Melgar, Myrna (CPC); Mooreurban@aol.com
Cc: Richards, Dennis (CPC); wordweaver21@aol.com; Ajello Hoagland, Linda (CPC); Ionin, Jonas (CPC); Sucre, Richard (CPC); Rahaim, John (CPC); rrti@pacbell.net; Koppel, Joel (CPC); Moore, Kathrin (CPC)
Subject: REFLECTIONS ON 2918 MISSION STREET PROJECT

Dear President Hillis, Vice President Richards, and Commissioners:

I trust you received my email and attachment concerning 2918 Mission sent on November 13. If you did not receive my comments or if you have questions regarding my reflections, please call me anytime at (415) 533-2829 or (415) 587-8405 or email me at wordweaver21@aol.com. You may also reach me at 110 Broadmoor Drive San Francisco, CA. 94132-2011.

I wish you all a very happy Thanksgiving.

Sincerely,
Mike Antonini

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017
Date: Wednesday, November 22, 2017 10:05:56 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

From: Meg Fitzgerald [mailto:mnfitz@hotmail.com]
Sent: Tuesday, November 21, 2017 2:44 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Johnson, Christine (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: krdevincenzi@gmail.com; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood

Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,
Meg Fitzgerald
Homeowner - Wood Street

From: [Ionin, Jonas \(CPC\)](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Application Number 2014-002181CUA 2670 Geary Boulevard - Lucky Penny site, Planning Commission Hearing: November 30, 2017
Date: Wednesday, November 22, 2017 10:00:44 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Rosemary Bell [mailto:bklynbrn1826@gmail.com]
Sent: Tuesday, November 21, 2017 7:15 PM
To: Secretary, Commissions (CPC); Rich Hillis; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC)
Subject: Re: Application Number 2014-002181CUA 2670 Geary Boulevard - Lucky Penny site, Planning Commission Hearing: November 30, 2017

Greetings,

My wife and I live at 43 Emerson St., a household that is directly impacted by this Lucky Penny building project. I want to go on record that while I am not happy at all with building on this site, I also am a realist; since something will be built there, I want to have a say in what the end result will be.

The developer has worked with us regarding building height which has been held to an 80-foot-tall building. The developer has agreed to a condition of approval that all roof screening and/or wind control measure visible from Emerson St, Wood St. or Lupine Ave, shall be transparent or translucent. This will ensure that light will be able to pass through. This is crucial, as my home is directly shadowed by the monstrosity that is the Public Storage building.

The developers also agreed to our request that the mechanical screen be moved behind the Public Storage building and shall not be visible from the aforementioned streets.

The compromises that have been worked out will allow this project to be completed swiftly.

Respectfully submitted,

Rosemary Bell
Judy Yamamoto
43 Emerson St.

From: [Ionin, Jonas \(CPC\)](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: Lucky Penny
Date: Wednesday, November 22, 2017 10:00:00 AM
Attachments: [Re 2670 Geary Blvd project - Lucky Penny site.msg](#)
[2670 Geary Blvd project - Lucky Penny site.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Comments on Saba Live Poultry conditional use authorization (2017-010819CUA)
Date: Tuesday, November 21, 2017 9:15:28 AM
Attachments: [2017-11-18 Saba Comments FINAL.pdf](#)

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From: Cristina Stella [<mailto:cstella@aldf.org>]
Sent: Monday, November 20, 2017 3:56 PM
To: Secretary, Commissions (CPC); Chandler, Mathew (CPC)
Subject: Comments on Saba Live Poultry conditional use authorization (2017-010819CUA)

Hello,

Attached please find comments from the Animal Legal Defense Fund regarding Saba Live Poultry's conditional use permit application. ALDF submits these comments for the Commissioners' consideration in advance of their November 30, 2017 hearing, at which they are scheduled to vote on the permit.

Hard copies will also be delivered in accordance with the procedures listed at <http://sf-planning.org/hearing-procedures-cpc>.

Thank you,
Cristina

Cristina Stella | Staff Attorney
Animal Legal Defense Fund
(707) 795 2533, ext. 1055
cstella@aldf.org | aldf.org