

From: [Ionin, Jonas \(CPC\)](#)
To: [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 February 26, 2018
Date: Monday, February 26, 2018 11:56:59 AM
Attachments: [Commission Weekly Update 2.26.18.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Tsang, Francis
Sent: Monday, February 26, 2018 10:01 AM
To: Tsang, Francis
Subject: Commission Update for Week of February 26, 2018

Good morning.

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.

Francis

Francis Tsang

Deputy Chief of Staff
Office of Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [Ionin, Jonas \(CPC\)](#)
To: [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 MARK FARRELL, MERCY-RELATED CALIFORNIA, AND SUPERVISOR MALIA COHEN BREAK GROUND ON HISTORIC SUNNYDALE MIXED-INCOME DEVELOPMENT
Date: Monday, February 26, 2018 11:57:57 AM
Attachments: [2.22.18 Sunnydale Ground Breaking.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, February 22, 2018 2:57 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL, MERCY-RELATED CALIFORNIA, AND SUPERVISOR MALIA COHEN BREAK GROUND ON HISTORIC SUNNYDALE MIXED-INCOME DEVELOPMENT

FOR IMMEDIATE RELEASE:

Thursday, February 22, 2018

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

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

**MAYOR MARK FARRELL, MERCY-RELATED CALIFORNIA,
AND SUPERVISOR MALIA COHEN BREAK GROUND ON
HISTORIC SUNNYDALE MIXED-INCOME DEVELOPMENT**

San Francisco, CA— Mayor Mark Farrell, Supervisor Malia Cohen, Mercy-Related, and community members broke ground today on the phased redevelopment of the Sunnydale public housing sites, part of the City's HOPE SF neighborhood transformation initiative that is being implemented by the Mayor's Office of Housing and Community Development.

Once completed, the re-envisioned Sunnydale community will be a mixed-income, service-enriched community, affordable to more than 1,500 low-income and middle-class families, and developed according to the non-displacement principles of the City's HOPE SF initiative. HOPE SF represents a comprehensive commitment to replace and transform San Francisco's public housing communities into vibrant, mixed-income communities without displacement of existing residents. In addition to Sunnydale, HOPE SF includes the redevelopment of Potrero Hill, Alice Griffith and Hunters View communities, each well under way.

“The commitment to the families of Sunnydale shows that San Francisco is delivering on our promise to ensure all of our residents, especially our low-income families, share in the

prosperity of our City,” said Mayor Farrell. “After years of hard work by Mayor Lee, community partners and city leaders, today we take a significant step in providing affordable, inclusive, and high quality homes to existing families in Sunnydale. This is an historic rebuild of vibrant mixed-income communities without displacement of residents.”

Backed by significant local funding, including the \$310 million affordable housing bond passed by voters in 2015, HOPE SF gives residents first priority in placement of new units and replaces 1:1 each former public housing unit, ensuring the stability of long-term communities.

“Today, we stand tall for the generations of Sunnydale residents who have waited on unfulfilled promises for decades,” said Supervisor Malia Cohen. “Beautiful, safe, inclusive homes for our most underserved communities have transformative long-term impacts on all children, families and neighborhoods. This is an incredible and promising moment for the future of our City.”

“Generations and generations of families have waited for this day, telling me: ‘it’s not going to happen,’” said long-time Sunnydale resident community leader Ruth Jackson. “But today we have given our families hope where little existed, and life where there was constant strife.”

Today’s ground-breaking in Sunnydale marks the commencement of the development of new roadways, sidewalks, transit connections, and utilities in a regular street grid pattern that will reconnect the communities with their surrounding neighborhoods for the first time. Additionally, Sunnydale will include significant new space for retail and supportive social services, as well as a state-of-the-art community and recreation center.

“From our perspective, partnering with residents to transform Sunnydale is first and foremost an investment in people,” says Doug Shoemaker, President of Mercy Housing California. “Beyond just developing new homes, we see one of our principal roles as helping the City and residents of Sunnydale achieve fundamental aspirations—educate our children, keep our families safe, and share in the economic prosperity that surrounds Sunnydale.”

“Sunnydale HOPE SF continues our longstanding commitment to mixed income housing and the creation of a true neighborhood, with services and amenities for all,” said Related California CEO William Witte.

HOPE SF is a community-driven partnership with residents and city agencies leading the transformation of the City’s most distressed public housing communities. The San Francisco Housing Authority is an anchor partner supporting the development and resident engagement processes.

“This is no longer the ‘swamps’ of Sunnydale or ‘*that* part of the Valley’. This is our community, our San Francisco. Today we move forward and stand united as residents, community leaders, developers, and city partners in repairing a historic wrong of public policy,” said Theo Miller, HOPE SF Director.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR MARK FARRELL ON PRESIDENT TRUMP'S THREAT AGAINST CALIFORNIA SANCTUARY CITIES
Date: Monday, February 26, 2018 11:58:30 AM
Attachments: [2.22.18 President Trump's Threat Against Sanctuary Cities.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, February 22, 2018 1:49 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON PRESIDENT TRUMP'S THREAT AGAINST CALIFORNIA SANCTUARY CITIES

FOR IMMEDIATE RELEASE:

Thursday, February 22, 2018

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

***** STATEMENT *****

**MAYOR MARK FARRELL ON PRESIDENT TRUMP'S
THREAT AGAINST CALIFORNIA SANCTUARY CITIES**

"If President Trump believes threatening Sanctuary Cities with federal action will somehow coerce us into betraying the trust and cooperation of our immigrant communities, he is sorely mistaken.

The Supreme Court and other federal courts have ruled that enforcement of immigration laws in this country are the responsibility of the federal government and not local jurisdictions.

San Francisco is and always will be a Sanctuary City. We are a Sanctuary City because we know our city is safer when law-abiding residents, regardless of immigration status, are active members of our community.

The President's declaration to abdicate the federal government's obligation is more of the same from this administration, once again choosing politics over public safety."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Tam, Tina \(CPC\)](#)
Subject: FW: Children's Day School 601 Dolores
Date: Monday, February 26, 2018 12:33:13 PM

FYI

Jonas P. Ionin,
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-----Original Message-----

From: Robert Bathrick [<mailto:bobbsf@mac.com>]
Sent: Sunday, February 25, 2018 8:47 PM
To: Secretary, Commissions (CPC)
Subject: Children's Day School 601 Dolores

Dear San Francisco Planning Commission,

I am writing today to alert the Commission to an ongoing issue regarding student pick up and drop off at Children's Day School (CDS) at 601 Dolores St.

The CUA materials on City websites show that pick up and drop off of students was supposed to occur at 333 Dolores (their other school) and not at 601 Dolores. The neighbors around 601 Dolores were told this exact same information when the building was converted into a school, by school officials.

Since the time 601 Dolores was converted into a school, pick up and drop off of students has slowly and steadily increased, causing congestion and frustration in the neighborhood. A conversation on the website Nextdoor.com, which has included neighbors, and school administrator, Molly Huffman, have been had: Ms. Huffman says she does not recollect any such agreement about pick-up and drop-off being at 33 Dolores, and instead, I'm told, CDS has petitioned the city for a white zone in front of the school.

I am writing to request that their petition for a white zone, if it has already been filed, be denied. The basis for my request is the school's lack of vigilance to keep its word to the neighborhood, or follow the CUA. A white zone will just shift the problem from 19th St. to Dolores St.; neighbors will still be upset, and CDS will not be held accountable to its own promises, or what the CUA says.

Now, perhaps I have misunderstood the language in the CUA, and if I have, my apologies. If that is the case, I would appreciate it if you could forward the document that correctly states the pick up and drop off situation at 601 Dolores St.

Also, if there will be a public meeting about this case, I would greatly appreciate it if you could keep me abreast of when that meeting will be.

Thank you for your time and attention to this matter.

Best,

Bob Bathrick
84 Cumberland St.

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: MPNA Opposition Letter & Graphic Exhibits for 1600 Jackson St CUA
Date: Monday, February 26, 2018 12:34:47 PM
Attachments: [MPNA_1600_Jackson_St_-_Exhibits.pdf](#)
[20180226_MPNA_1600_Jackson_St_Letter.pdf](#)

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From: Adam Mayer [mailto:adam.n.mayer@gmail.com]
Sent: Sunday, February 25, 2018 6:18 PM
To: Foster, Nicholas (CPC)
Cc: Rahaim, John (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Chris Gembinski
Subject: MPNA Opposition Letter & Graphic Exhibits for 1600 Jackson St CUA

Dear Mr. Foster,

Please see attached a PDF of graphic exhibits and accompanying letter explaining why the Middle Polk Neighborhood Association opposes the proposed conditional use authorization for the Whole Foods 365 proposal at 1600 Jackson Street.

Regards,
Adam Mayer
MPNA Director of Planning & Design

--

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 799 Castro Stret
Date: Monday, February 26, 2018 12:35:36 PM

*Jonas P. Ionin,
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From: Patrick Demasco [mailto:pdemasco@gmail.com]
Sent: Friday, February 23, 2018 10:33 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Tran, Nancy (CPC)
Subject: 799 Castro Stret

Dear Commissioners:

I am a neighbor of the proposed project at 799 Castro Street, which is on your agenda today for a second hearing. I would like to see a project built according to current building codes with no need for variance. Given that the property is already overdeveloped for its RH-2 neighborhood, its nonconformity should not be exacerbated to the neighborhood's detriment. Alternatively, 799 Castro Street could easily be remodeled in its existing envelope.

Thank you for your consideration.

Sincerely,
Patrick and Karen Demasco
771 Castro Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 799 Castro proposal
Date: Monday, February 26, 2018 12:35:35 PM

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

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From: Pete Seubert [mailto:pseubert@yahoo.com]
Sent: Thursday, February 22, 2018 2:03 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Tran, Nancy (CPC)
Subject: 799 Castro proposal

Dear Commissioners,

We are neighbors to the proposed development at 799 Castro and would like to offer the following comments on the revised plans via email, as we will be unable to attend the hearing tonight.

We appreciate the reduction in height and elimination of the roof deck as well as the increased set back from the street. The Italianette style is a vast improvement over the harsh modern design originally proposed and the building would now blend much more seamlessly with the surrounding neighborhood.

Our remaining comments/concerns would be:

The house is still an overly large size, is the variance to encroach into the back yard really necessary for a house this large?

We hope the previously proposed modern design and the roof deck are now eliminated from consideration by the developer.

We appreciate the efforts to make this a more attractive and reasonably sized design that better fits the neighborhood it will reside in.

Sincerely,

Peter Seubert, Kimberly Higgins and Jeremy Zhang

801-803 Castro HOA

From: [Tam, Tina \(CPC\)](#)
To: [Secretary, Commissions \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Berger, Chaska \(CPC\)](#); [Chen, Josephine \(CPC\)](#)
Subject: RE: Children's Day School 601 Dolores
Date: Monday, February 26, 2018 1:00:34 PM

Hi Robert,

Thank you for your email. We have already opened an enforcement case and sent a Notice of Complaint to the school. We will be looking into the Conditions of Approval and working with the school to address the student drop off and pick up situation. Chaska is the assigned Enforcement Planning and is cc'd on this email.

Should you have any additional information, please let us know.

Tina Tam
Principal Planner
Code Enforcement Manager and Internship Coordinator

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6325 Fax: 415-558-6409
Email: tina.tam@sfgov.org
Web: www.sfplanning.org

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

From: Robert Bathrick [<mailto:bobbsf@mac.com>]
Sent: Sunday, February 25, 2018 8:47 PM
To: Secretary, Commissions (CPC)
Subject: Children's Day School 601 Dolores

Dear San Francisco Planning Commission,

I am writing today to alert the Commission to an ongoing issue regarding student pick up and drop off at Children's Day School (CDS) at 601 Dolores St.

The CUA materials on City websites show that pick up and drop off of students was supposed to occur at 333 Dolores (their other school) and not at 601 Dolores. The neighbors around 601 Dolores were told this exact same information when the building was converted into a school, by school officials.

Since the time 601 Dolores was converted into a school, pick up and drop off of students has slowly and steadily increased, causing congestion and frustration in the neighborhood. A conversation on the website Nextdoor.com, which has included neighbors, and school administrator, Molly Huffman, have been had: Ms. Huffman says she does not recollect any such agreement about pick-up and drop-off being at 33 Dolores, and instead, I'm told, CDS has petitioned the city for a white zone in front of the school.

I am writing to request that their petition for a white zone, if it has already been filed, be denied. The basis for my request is the school's lack of vigilance to keep its word to the neighborhood, or follow the CUA. A white zone will just shift the problem from 19th St. to Dolores St.; neighbors will still be upset, and CDS will not be held accountable to its own promises, or what the CUA says.

Now, perhaps I have misunderstood the language in the CUA, and if I have, my apologies. If that is the case, I would appreciate it if you could forward the document that correctly states the pick up and drop off situation at 601 Dolores St.

Also, if there will be a public meeting about this case, I would greatly appreciate it if you could keep me abreast of

when that meeting will be.

Thank you for your time and attention to this matter.

Best,
Bob Bathrick
84 Cumberland St.

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1600 Jackson St Whole Foods 365 CU Application
Date: Monday, February 26, 2018 2:01:47 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Robert Bluhm [<mailto:robertbluhm84@yahoo.com>]
Sent: Monday, February 26, 2018 1:08 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: 1600 Jackson St Whole Foods 365 CU Application

February 26, 2018

Dear San Francisco Planning Commissioners:

I am writing to express strong support for the Whole Foods 365 project proposed for 1600 Jackson St. A mid-sized grocery store of this type is needed to serve the surrounding community and multiple surveys have indicated overwhelming support. The existing options for my family and many neighbors are inadequate, requiring a significant walk or a drive for access. The closest store, Real Foods on Polk, is not competitive with WF365 in terms of price, quality or variety.

I believe a WF365 would bring to life a longstanding vacancy and significantly increase foot traffic to the overall benefit of Polk St.

As I understand it, a CU approval is required because Whole Foods is a chain, and that a non-chain grocery would be able to proceed as-of-right. Therefore the CU should specifically address why a Whole Foods is “necessary and desirable” with respect to its “chain” aspects (and not whether a hypothetical housing project would be better). The WF365 pricing and stability is superior to many of the upscale non-chain grocery stores in San Francisco. Community meeting space will be available on the facility’s 2nd floor. Whole Foods has also committed well beyond the call of duty to working with other nearby vendors such as Cheese Plus and the Jug Shop to minimize several product or service overlaps.

No other non-formula grocery has made a proposal. The strong desirability of housing is undeniable but that is not mandated for this site, is not the proposal at hand, and should not be part of a determination whether or not to approve this project. As the capital investment of this project is relatively modest, approval of WF365 would not at all preclude a future mixed-use project, if down the road a developer finds that advantageous.

As seen in the recent failure to secure a grocery in Hayes Valley, it is a major challenge to attract a mid-sized quality grocery, chain or non-chain, and this superb opportunity, clearly supported by the community, should be seized upon without any further delay.

Thank you for your consideration.

Robert and Claudia Bluhm
74 Macondray Ln
SF 94133

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [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 MARK FARRELL INVITES SAN FRANCISCO RESIDENTS TO "OPEN DOOR CHATS"
Date: Monday, February 26, 2018 2:14:31 PM
Attachments: [2.26.18 Open Door Chats.pdf](#)

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

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From: MayorsPressOffice, MYR (MYR)
Sent: Monday, February 26, 2018 2:01 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL INVITES SAN FRANCISCO RESIDENTS TO "OPEN DOOR CHATS"

FOR IMMEDIATE RELEASE:

Monday, February 26, 2018

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

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

**MAYOR MARK FARRELL INVITES SAN FRANCISCO
RESIDENTS TO "OPEN DOOR CHATS"**

Mayor to meet with residents, hear their feedback and discuss the issues

San Francisco, CA – Mayor Mark Farrell today invited San Francisco residents to participate in twice-monthly "Open Door Chats" to converse with the Mayor on the issues that are most important to them.

"I believe the Mayor's Office should be transparent, open and accessible to all San Francisco residents", said Mayor Farrell. "During my time as Mayor I want to get to the heart of the issues and I want my work to be guided by what is impacting the lives of our residents on a day-to-day basis".

"Open Door Chats" will start this Friday and continue on the first and third Fridays of every

month from 8:30 a.m. to 12:00 p.m. Residents will be able to go to City Hall and sit down with the Mayor for a 10 minute appointment. Each meeting will be chosen through a lottery process and will be scheduled based on the constituent's time preferences. San Francisco residents can schedule a chat with Mayor Farrell at: <http://bit.ly/mayorfarrell>

###

From: [Rahaim, John \(CPC\)](#)
To: [CTYPLN - CITY PLANNING EVERYONE](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL INVITES SAN FRANCISCO RESIDENTS TO "OPEN DOOR CHATS"
Date: Monday, February 26, 2018 2:19:03 PM
Attachments: [2.26.18 Open Door Chats.pdf](#)

FYI

From: MayorsPressOffice, MYR (MYR)
Sent: Monday, February 26, 2018 2:06 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL INVITES SAN FRANCISCO RESIDENTS TO "OPEN DOOR CHATS"

FOR IMMEDIATE RELEASE:

Monday, February 26, 2018

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

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

**MAYOR MARK FARRELL INVITES SAN FRANCISCO
RESIDENTS TO "OPEN DOOR CHATS"**

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###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Weissglass, David \(CPC\)](#)
Subject: FW: 668-678 Page St. Condo Conversion Application
Date: Monday, February 26, 2018 3:55:09 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Anna Hill [mailto:delivery@spaces.hightailmail.com]
Sent: Monday, February 26, 2018 3:25 PM
To: Secretary, Commissions (CPC)
Subject: Re: 668-678 Page St. Condo Conversion Application



Anna Hill

shared [24 files](#)



Anna Hill

24 files

At the direction of Scott Emblidge, I attach an electronic copy of Mr. Emblidge's 2/26/18 letter to the S.F. Planning

Dept. along with Exhibits A through W. Thank you. Anna Hill, assistant to Scott Emblidge (hill@mosconelaw.com)

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From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2901 California Street (Drew School) - Case No. 2017-010105CUA - Application for Conditional Use Authorization to Increase Enrollment Cap
Date: Tuesday, February 27, 2018 9:43:07 AM
Attachments: [2018-02-26 - Letter from D. Shanagher to Planning Commission re Drew School-2901 California Conditional Use Authorization Hearing.PDF](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Graham, Amanda [mailto:AGraham@duanemorris.com]
Sent: Monday, February 26, 2018 5:10 PM
To: richhillissf@gmail.com
Cc: Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Teague, Corey (CPC); Secretary, Commissions (CPC); Vellve, Sara (CPC); mdkazerouni@drewschool.org; Shanagher, Denis F.; Barkley, Alice
Subject: 2901 California Street (Drew School) - Case No. 2017-010105CUA - Application for Conditional Use Authorization to Increase Enrollment Cap

Dear Commissioner Hillis,

Attached please find Applicant Drew School's submission in support of its Application for Conditional Use for the project located at 2901 California Street (Block 1029, Lot 98). The Application seeks to increase the student enrollment cap. This matter is scheduled for a hearing on **March 15, 2018**.

Thank you for your consideration of this matter.

Very truly yours,

Amanda Graham
Associate

Duane Morris LLP
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From: [Ionin, Jonas \(CPC\)](#)
To: [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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR MARK FARRELL ON PROPOSED REPEAL OF FEDERAL CLEAN POWER PLAN
Date: Tuesday, February 27, 2018 12:51:10 PM
Attachments: [2.27.18 Clean Power Plan Repeal.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, February 27, 2018 12:17 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON PROPOSED REPEAL OF FEDERAL CLEAN POWER PLAN

FOR IMMEDIATE RELEASE:

Tuesday, February 27, 2018

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

***** STATEMENT *****

**MAYOR MARK FARRELL ON PROPOSED REPEAL OF
FEDERAL CLEAN POWER PLAN**

“The proposal to repeal the Clean Power Plan is the federal administration’s latest act in a long series of misguided assaults against the environment. This is not a trivial matter—the proposed repeal would delay our national transition to cleaner energy and could result in thousands of premature deaths and hospitalizations from exposure to pollution.

Clean energy is the only future for our planet. The health of people across the globe and right here in San Francisco depend on taking aggressive action on climate change.

San Francisco as a climate leader is boldly committed to reaching 100 percent renewable electricity by 2030. We will continue to serve as an example that environmental stewardship and economic growth can go hand-in-hand. I join leaders from every sector and over 230 U.S. mayors in opposing the proposed repeal.”

Note: A rally and press conference with Mayor Farrell, Tom Steyer, environmental, health, youth, and elected officials and leaders is scheduled for tomorrow, February 28, 2018, at 11

AM on the Civic Center Plaza facing steps of San Francisco City Hall.

The event will also be livestreamed on YouTube by SFGovTV at <https://youtu.be/bhxkixs-xmE>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Request for Continuance from Supervisor Cohen re: Case No. 2016-011486CUA
Date: Wednesday, February 28, 2018 9:06:19 AM
Attachments: [2.27.18 - 1713 Yosemite Continuance.pdf](#)

*Jonas P. Ionin,
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From: Cohen, Malia (BOS)
Sent: Tuesday, February 27, 2018 7:21 PM
To: Richards, Dennis (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); 'planning@rodneyfong.com'; 'richhillissf@yahoo.com'; 'mooreurban@aol.com'
Cc: Rahaim, John (CPC); Secretary, Commissions (CPC); Christensen, Michael (CPC); Chicuata, Brittni (BOS)
Subject: Request for Continuance from Supervisor Cohen re: Case No. 2016-011486CUA

February 27, 2018

Richard Hillis
President
San Francisco Planning Commission
Commission Chambers, City Hall, Room 400

Re: Request for Continuance for Case No. 2016-011486CUA

President Hillis and Members of the Planning Commission:

I respectfully request that you continue Case No. 2016-011486CUA on the March 1, 2018 agenda until mid-April 2018. This item is related to the Request for Conditional Use Authorization of a project at 1713 Yosemite Avenue.

This item was originally discussed by the Bayview CAC at the April 5, May 3, and June 7, 2017 meetings. At those meetings, the project was presented by project sponsors Jeff Burris and Craig Lipton. Members of the CAC and the audience asked questions about the amount of community outreach the sponsors had conducted and the appropriateness of this project for the area. Ultimately, the Bayview CAC voted unanimously not to support the project. Since these meetings, my office has received no communication from the project sponsor, nor have I been given any indication that the sponsor has pursued the recommended and necessary community engagement. Therefore, I respectfully ask the Commission to consider the continuance of this application.

Thank you for your consideration.

Sincerely,



Malia Cohen
Member, Board of Supervisors

cc: John Rahaim

Always at your service,
Malia Cohen
Member, Board of Supervisors, District 10
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-7670 | Fax: (415) 554-7674
malia.cohen@sfgov.org | www.sfbos.org

From: [Ionin, Jonas \(CPC\)](#)
To: [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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL AND SUPERVISOR JANE KIM INTRODUCE LEGISLATION TO CREATE THOUSANDS OF NEW JOBS AND HOMES IN CENTRAL SOMA DISTRICT
Date: Wednesday, February 28, 2018 10:55:55 AM
Attachments: [2.28.18 Central SOMA Plan.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, February 28, 2018 10:24 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL AND SUPERVISOR JANE KIM INTRODUCE LEGISLATION TO CREATE THOUSANDS OF NEW JOBS AND HOMES IN CENTRAL SOMA DISTRICT

FOR IMMEDIATE RELEASE:

Wednesday, February 28, 2018

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

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

**MAYOR MARK FARRELL AND SUPERVISOR JANE KIM
INTRODUCE LEGISLATION TO CREATE THOUSANDS OF
NEW JOBS AND HOMES IN CENTRAL SOMA DISTRICT**

San Francisco, CA – Mayor Mark Farrell and Supervisor Jane Kim today introduced the Central SoMa Plan, a legislative package that will create 40,000 jobs and add 7,000 new housing units to the neighborhood south of Market Street.

“We are putting forth a bold and vision for this neighborhood—one that will include lasting benefits for current and future residents,” said Mayor Farrell. “If we want San Francisco to continue to flourish as a city, we need to plan our growth in a responsible, sustainable fashion. The Central SoMa Plan will establish a community where our residents and families can work, live, shop and play.”

Of the 7,000 new housing units created under the plan, more than 33 percent will be permanently affordable and the legislation will generate \$500 million for local and regional transit improvements.

Additionally, the Central SoMa Plan will create multiple acres of new and rehabilitated parks and recreation open spaces and will include funding for investments in air quality improvements and green energy programs. It will result in \$2 billion in public benefits for the neighborhood while generating \$1 billion in revenue for the City's General Fund.

"I am very proud that the Central SoMa plan sets a new standard for the City with 33 percent affordability throughout and zero loss of any existing arts or manufacturing jobs," said Supervisor Jane Kim. "It will be the first new area plan with an eco-district that implements Vision Zero from its inception, designed with robust community benefits such as parks and recreational open spaces for our entire city to enjoy for decades to come."

The Central SoMa Plan, which has been under development and community discussion for the last six years, incorporates the neighborhood between 2nd Street and Sixth Street, and from Townsend Street to Market Street. The vision of the plan is to create an economically, socially and environmentally sustainable neighborhood that benefits local residents.

"The Central SoMa Plan is the result of more than six years of collaborative public engagement," said John Rahaim, Director of the San Francisco Planning Department. "Our approach to this process established a dialogue that allowed us, through the community's collective insight, to respect the history and successes of the neighborhood without compromising the prosperity of future generations. I believe this plan will serve as a model for accommodating growth and providing public benefits while still achieving social, economic and environmental sustainability."

The Central SoMa Plan will be initiated at the Planning Commission on March 1, with additional hearings scheduled throughout March. The Board of Supervisors will review the plan at the Land Use Committee in April, and the full Board is scheduled to hear the plan this summer.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SOMA letters
Date: Thursday, March 01, 2018 11:01:15 AM
Attachments: [Hillis Central SOMA ltr.pdf](#)
[Melgar Central SOMA ltr.pdf](#)
[Fong Central SOMA ltr.pdf](#)
[Johnson Central SOMA ltr.pdf](#)
[Koppel Central SOMA ltr.pdf](#)
[Moore Central SOMA ltr.pdf](#)
[Richards Central SOMA ltr.pdf](#)

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From: mike@sfbctc.org [mailto:mike@sfbctc.org]
Sent: Thursday, March 01, 2018 10:11 AM
To: Secretary, Commissions (CPC)
Subject: Central SOMA letters

Mr. Ionin,

I have sent the attached letters individually to each of the Planning Commissioners listed on the Commission website by the email addresses listed for them there.

Mike Theriault

From: [Ionin, Jonas \(CPC\)](#)
To: [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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL, ASSEMBLYMEMBER PHIL TING AND SUPERVISOR SANDRA LEE FEWER ANNOUNCE FUNDING EFFORTS TO PROVIDE UNIVERSAL REPRESENTATION FOR DETAINED NORTHERN CALIFORNIA IMMIGRANTS
Date: Thursday, March 01, 2018 10:50:58 AM
Attachments: [3.1.18 Immigration Funding.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, March 01, 2018 9:50 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL, ASSEMBLYMEMBER PHIL TING AND SUPERVISOR SANDRA LEE FEWER ANNOUNCE FUNDING EFFORTS TO PROVIDE UNIVERSAL REPRESENTATION FOR DETAINED NORTHERN CALIFORNIA IMMIGRANTS

FOR IMMEDIATE RELEASE:

Thursday, March 1, 2018

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

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

**MAYOR MARK FARRELL, ASSEMBLYMEMBER PHIL TING
AND SUPERVISOR SANDRA LEE FEWER ANNOUNCE
FUNDING EFFORTS TO PROVIDE UNIVERSAL
REPRESENTATION FOR DETAINED NORTHERN
CALIFORNIA IMMIGRANTS**

San Francisco, CA – Mayor Mark Farrell, Assemblymember Phil Ting and Supervisor Sandra Lee Fewer today announced funding efforts to provide universal legal representation for all detained immigrants facing deportation in Northern California.

“As the Mayor of San Francisco, I will not back down from fighting against the spiteful and oppressive policies of the federal administration,” said Mayor Farrell. “San Francisco and the State of California must work together to keep our hardworking families from being heartlessly broken apart by these destructive policies. We will stand up together to protect our residents when they are being attacked.”

Mayor Farrell and Assemblymember Ting are partnering together to advocate for \$7 million in state funding, which will pay for legal representation for every immigrant currently detained in Northern California. A majority of detained immigrants go before a judge without legal representation.

“It’s great to see that the \$45 million allocated in last year’s state budget strengthened legal services for immigrants throughout our state,” said Assemblymember Ting. “I know the need continues to be great, and I look forward to the City’s input as we put together another state spending plan in the coming months.”

With immigrants facing unprecedented harassment from the Trump Administration, Mayor Farrell, in partnership with Supervisor Fewer, is also increasing funding support for community based organizations that are on the front line serving local residents.

“We will always support our immigrant communities who came to this country in search of a better life,” said Supervisor Fewer. “Their day-to-day lives have been filled with fear, simply because this President wants to score cheap political points. We will not step aside and allow this to happen. We are standing up, fighting back, and putting our money where our values are.”

“We refuse to stand by and let families get ripped apart because of a cruel and backwards-thinking Federal Administration,” said Supervisor Hillary Ronen. “The more they attack our San Francisco communities, the harder we will fight to protect them. And we will win. By expanding access to legal representation to all immigrants, we are keep immigrant families safe and we are standing against bigotry and xenophobia. We will not be bullied into submission.”

The City will spend an additional \$3.5 million annually on legal defense services, bringing the total annual amount to \$11.1 million. That represents a 236 percent increase from spending levels two year prior.

Of the \$3.5 million in additional funding, \$2.5 million will be allocated toward the San Francisco Immigration Legal Defense Collaborative (SFILDC) and the San Francisco Immigrant Legal and Education Network (SFILEN).

"When we stand together, we are powerful," said Laura Victoria Sanchez, Director for the CARECEN SF's Immigration Legal Program, which is part of both the SFILEN and SFILDC. "Our 21 partners through SFILEN and SFILDC are at the front lines of responding to these attacks on our immigrant communities. We welcome this additional support to defend the legal rights of our community."

An additional \$1 million will go toward the budget of the Public Defender's Office.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SOMA Plan/s2011.1356M, 2011.1356T, 2011.1356Z meeting for March 1, 2018
Date: Thursday, March 01, 2018 9:11:18 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Dennis Hong [mailto:dennisj.gov88@yahoo.com]
Sent: Wednesday, February 28, 2018 2:46 PM
To: Dennis Hong; Secretary, Commissions (CPC)
Cc: Wertheim, Steve (CPC); Kim, Jane (BOS); Gibson, Lisa (CPC); Rahaim, John (CPC)
Subject: Re: Central SOMA Plan/s2011.1356M, 2011.1356T, 2011.1356Z meeting for March 1, 2018

Hello folks, please delete the last part of this email. It was not intended to be part of this SOMA email. Sorry.

Dennis

On Wednesday, February 28, 2018 2:41 PM, Dennis Hong <dennisj.gov88@yahoo.com> wrote:

Dear Honorable Planning Commissioners,

My name is Dennis Hong and a resident of this city for 70+ years. Thank you for the opportunity to review and comment on these three above - Plans. I'm in full support of these Plan's. I have reviewed these document/s and do not see any need to change it. The Central SOMA Plan document has been in the works for

a while now and it looks like the Plan/s have also gained support from the community. As usual The Planning Department has done another great job with this process/Document.

With all that said, can I have your support come this Thursday, March 1, 2018 to Initiate this plan/s and to schedule a public meeting soon so it can be implemented?

I also feel that this straight forward Document/Plan/s will help the City/Planners, the Sponsors/Developers in expediting their Project thru the process and without further delays. In addition to this it helps educate both the community and opponents understand all the who's, what's and why's.

Finally, in my opinion our city is losing way too projects to other Cities because our process is too timely. In addition to this I also feel this Document will help guide with the EIR process.

As usual, if anyone has any question/s to my rambling email, please feel free to contact me at dennisj.gov88@yahoo.com with your question/s. Hope this helps, look forward to tomorrows meeting.

Best, Dennis

Another one of the SF Planning Departments _____ and an important Plan which can help guide the City, Sponsor/Developers thru the Planning process to help expedite their plans/project in a timely fashion.

ejprojects and hope it works. I'm a long time resident of this wonderful City 70+ years.

I'm in full support of this project! Years ago, my dad had a business partner that he worked with in the Mission District. As a young lad I used to take Muni from Chinatown/North Beach all the way to 16th and Mission-weekly to visit his business partner. I sort of miss those old trips. To kill some time, I would venture outside that 16th and Mission business shop to take advantage of the Mission District. OK with that said here are my rambling comments and views to this project:

1. The sponsor and design team did an excellent job by extending the roof to include a wonderful roof garden. It looks like the sponsor has met with the community to address some the CEQA issues. Even though most of them have been Mitigated. A lot of emphasizes was

placed on the use of the "best practice". All too often this does not work well and needs better monitoring with; pedestrian and vehicle traffic control, construction dust, debris and etc.. It's a difficult one and has been done with great success.

2. In the final plan/s can the city, developer and BART work possibly on adding any additional protection over the entry and exits to the two BART stations to protect it from the weather. Now would be a perfect time to do this since the Northeast BART Plaza would be disrupted during the construction of this project? Only that BART mentions all too often the weather and the homeless seem to play havoc and it does a lot of damage to the exterior escalators in the open areas. The design of an overhead (canopy-?) can also be designed to secure it after hours, vs securing it at the bottom.

3. Part of this already congested Mission district could face major issues during construction: A. Traffic and pedestrian safety controls need to be enforced both during construction and after the project is finished. B. What parking provisions will be provided for the construction workers? C. These two BART stations get used a lot and must be considered during construction-protecting the commuters and etc.. D. Vision 0 and bike lanes should be considered. E. How are the construction staging areas being implemented and controlled - staging of equipment, materials and etc..

4. Both the SF Planning Department and the Sponsor has done a great job with this document (DEIR).

5. Additional attention needs to focus on protection and needs of the nearby elementary school. Especially

during construction working hours. All too often the "Best Practices do not work well". The demo will create possibly wind blown dust in to the play yards and nearby restaurants. Construction vehicles with the already congested traffic needs traffic control officers, signs, toxic dust from the demo needs to be controlled. 6.

Communications and meetings with the neighborhood would go a long way and will be time worth spent. Informing the neighborhood residents, the school, business' with the project time lines, what is happening and etc..A POC Person of Contact with a number would help. (Bi-lingual would go a long way)

7. CEQA does not require a "Visual Simulation" but add's to the credibility of what is expected. This projects figures does a great job with this presentation.

8. Assuming that the garage entry and exit is off Capp Street - Are there and additional traffic controls (speed humps, raised pathways) for the near by School Playground and can the drawings show this entry/exit more clearly if it is off of Capp Street?

9. What provisions are there for any displaced and return of any residents and merchants if displaced for this project.

10. Can there be a chart that shows what is required of the sponsor for housing and what the sponsor is proving?

11. Could the developer/sponsor provide a few more three and four bedroom units than proposed? At a quick glance of the drawings/charts; there are eleven each three bedrooms and two four bedroom units vs the description/s one four bedroom under Residential on

page 2-31.

Again, just minor details. What is a "micro unit"?

12. As I see it, affordable housing should include more families units - minimum of three and four bedrooms, this is a good step towards the Mayors housing plan but needs a few more.

13. Will any of the comments made at the Planning Commission's meeting of June 9th, 2016 be included in the RTC to the DEIR, as these were excellent comments?

14. In addition to this project and other on going major projects at the same as this project is under construction, can these project time lines (dates) be added to Table 4.A-1 - page 4.A-5?

15. Who will maintain the streetscape, trees?

16. Will some of the selected plant material/trees survive - i.e some of the Palms in the city are not doing well and are causing root issues to the sidewalks?

17. The roof gardens take full advantage of the excellent weather in this Mission area. - Nice job with the proposed roof gardens.

18. Architecturally speaking, a nice job with the design, colors and materials of this project.

With all that said, I realize some of these issues may had already been vented at various meetings but I think these issues still needs to be included in the final EIR as a RTC. Please require the RTC to consider these concerns. I look forward to the RTC document. Thanks again for providing me the opportunity to submit

comments on this DEIR. If you have any questions regarding these comments you may contact me at dennisj.gov88@yahoo.com

Sincerely, Dennis

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Tran, Nancy \(CPC\)](#)
Subject: FW: Letter of support
Date: Wednesday, February 28, 2018 2:31:33 PM
Attachments: [Patel Letter of Support 2.28.18.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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Direct: 415-558-6309|Fax: 415-558-6409

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From: Fernando Aguilar [mailto:fnaguilar@creativeartscharter.org]
Sent: Wednesday, February 28, 2018 1:42 PM
To: Secretary, Commissions (CPC); Small, Maia (CPC); Washington, Delvin (CPC); Tran, Nancy (CPC); priti@pjtarch.com; Tushar Patel
Subject: Letter of support

Hello,

Please find the attached Letter of Support for the Patel Family. Do not hesitate to contact me if you have questions and/or concerns.

Thanks,
Fernando

--

Fernando Aguilar
Director

Creative Arts Charter School

1601 Turk Street, San Francisco, CA 94115
www.creativeartscharter.org
(415) 749-3509

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Delumo, Jenny \(CPC\)](#)
Subject: FW: Case Number 2016-007850ENV - 88 Broadway and 735 Davis Street Project - Appeal of Preliminary Mitigated Negative Declaration
Date: Wednesday, February 28, 2018 2:28:05 PM
Attachments: [SF-#633438-v1-88 Broadway - Response to Appeal of Preliminary Mitigatedpdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Smith, Diana [mailto:dsmith@lubinolson.com]
Sent: Wednesday, February 28, 2018 2:13 PM
To: Secretary, Commissions (CPC)
Cc: Olson, Charles; Lee, Carolyn; Delumo, Jenny (CPC); 'mmiller@jsco.net'; dlusty@jsco.net; mdebor@bridgehousing.com
Subject: Case Number 2016-007850ENV - 88 Broadway and 735 Davis Street Project - Appeal of Preliminary Mitigated Negative Declaration

Hello,

On behalf of Charles Olson, please find the Response to Appeal of Preliminary Mitigated Negative Declaration regarding 88 Broadway and 735 Davis Street Project attached.

Sincerely,
Diana



Diana Smith | Legal Assistant | **LUBIN OLSON**

Lubin Olson & Niewiadomski LLP | The Transamerica Pyramid | 600 Montgomery Street, 14th Floor | San Francisco, CA 94111
Phone: (415) 981-0550 | Facsimile: (415) 981-4343 | www.lubinolson.com | Email: dsmith@lubinolson.com

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richard@lozeaudrury.com

By Email and Overnight Mail

February 21, 2018

Commission President Rich Hillis
Planning Commissioners
c/o Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
richhillissf@yahoo.com; dennis.richards@sfgov.org; joel.koppel@sfgov.org;
myrna.melgar@sfgov.org; kathrin.moore@sfgov.org; planning@rodneyfong.com;
Commissions.Secretary@sfgov.org

RECEIVED

FEB 22 2018

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

RE: Application for Organized Opposition Presentation by Central SoMa
Neighbors on Central SoMa Plan DEIR SCH NO. 2013042070
Planning Commission Hearing of March 1, 2018

Dear President Hillis, Planning Commissioners, and Commission Secretary Ionin:

I am again writing on behalf of the Central SoMa Neighbors (CSN) to request an Organized Opposition presentation concerning Initiation of the Central SoMa Plan, scheduled to be considered at the Planning Commission's meeting of March 1, 2018 at 1:00 p.m. If granted, the organized opposition presentation will represent the testimony of CSN. The speakers will be San Francisco residents, Jason DeWilers, Gina Cariaga, and myself (Richard Drury). Please note that these names are updated from those I submitted in a letter dated February 16, 2018. CSN has presented extensive written comments on the Central SoMa Plan and the Environmental Impact Report prepared for the Plan. We hope to have the opportunity to summarize our position in an Organized Opposition presentation on March 1, 2018. Thank you.

Sincerely,

Richard Toshiki Drury
LOZEAU | DRURY LLP
Counsel for Central SoMa Neighbors and SFBlu

RECEIVED

FEB 28 2018

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

February 28, 2018

CHARLES R. OLSON
Direct Dial: (415) 955-5020
E-mail: colson@lubinolson.com

Rich Hillis, President, and Members of the Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: Case Number 2016-007850ENV
88 Broadway and 735 Davis Street Project
Appeal of Preliminary Mitigated Negative Declaration**

Dear President Hillis and Commission Members:

This firm represents BRIDGE Housing Corporation and the John Stewart Company, the project sponsors of the referenced affordable housing project, on whose behalf we write in opposition to the appeal of the Planning Department's Notice of Intent to Adopt a Mitigated Negative Declaration (the "MND") filed by Marc Bruno on November 27, 2017. The Planning Commission should reject the appeal and adopt the MND because, based on the entire record before the Commission, including the Initial Study and the MND, there is no substantial evidence creating a fair argument that the proposed project will cause a significant effect on the environment requiring the preparation of an environmental impact report.

In fact, Mr. Bruno's one page appeal contains no substantial evidence whatsoever. CEQA Guidelines Section 15384 defines "substantial evidence" as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated on facts, and expert opinion supported by facts."

Mr. Bruno's statement that he believes that the loss of 180 parking spaces at the project site will cause significant traffic impacts that cannot be mitigated is simply speculation and unsubstantiated opinion. It ignores the thorough analysis of traffic impacts and VMT contained in the MND. *See* MND, Transportation and Circulation, pages 74-105. Furthermore, it ignores the CEQA provisions and well-established case law that mandate that parking impacts do not need to be analyzed for urban infill projects located near mass transit, such as the proposed project. *See* Public Resource Code Section 21099(d)(1) ("Aesthetic and parking impacts of a

residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.”); *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656 (affirming the City of San Francisco’s approach that parking shortfalls relative to demand are not considered significant environmental impacts in the urban context of San Francisco).

Mr. Bruno also erroneously states that the MND does not analyze the cumulative impacts of the proposed project and other development projects in the vicinity such as the project proposed on Seawall Lots 323 and 324. This is not true. The MND analyzes the cumulative impacts of this project and other relevant projects in each environmental impact section, for example, on pages 56-57 (land use), pages 60-61 (population and housing), pages 73-74 (cultural resources), pages 96-105 (transportation and circulation), pages 128-129 (noise), pages 145-146 (air quality), page 166 (greenhouse gas emissions), page 170 (public services), pages 172-173 (biological resources), page 180 (geological resources), page 187 (hydrology and water quality), page 195 (hazards and hazardous materials), and page 196 (mineral and energy resources) of the MND.

Likewise, Mr. Bruno’s challenge to the Planning Department’s reliance on SF-CHAMP for traffic modeling is of no avail. Trips generated by nearby proposed hotel projects are analyzed in the cumulative traffic analysis as shown at pages 96-105 of the MND. Transportation Networked Companies (“TNCs”) are an emerging area of study, and the TNCs Today report serves mainly to provide a broad range of descriptive information about TNC trips and does not identify the extent to which TNCs affect congestion, transit demand, and land use requirements, amongst others. SF-CHAMP remains a viable model for transportation analysis.

Similarly, the cumulative impacts from construction of the proposed project and other nearby projects are analyzed at pages 89-90, 100-101 (construction traffic), and pages 107-115, 121-129 (construction noise) of the MND, despite Mr. Bruno’s assertion to the contrary. Furthermore, construction impacts are temporary in nature and do not constitute permanent physical impacts on the environment.

Because there is no substantial evidence in the record creating a fair argument that the proposed project with incorporated mitigation measures will have a significant effect on the environment, we respectfully request that the Commission reject this appeal so that this much needed affordable housing can be built.

Sincerely,

Carolyn Fee on behalf of Charles R. Olson

Charles R. Olson

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