



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE

Availability of Notice of Preparation of an Environmental Impact Report and Initial Study

Date: February 9, 2018
Case No.: 2015-010013ENV
Project Title: 30 Otis Street Project
Zoning: Downtown General Commercial District (C-3-G); Neighborhood
Commercial Transit (NCT-3)
Van Ness and Market Downtown Residential Special Use District
R-2 and 85/250 85-X Height and Bulk District
Block/Lot: 3505/10, 12, 13, 16, and 18
Project Sponsor: Align Otis, LLC
Jessie Stuart (415) 360-1767
jstuart@alignrealestate.com
Staff Contact: Julie Moore (415) 575-8733
julie.moore@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RECEIVED

FEB 16 2018

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

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's negative declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9041).

Project Description:

The project site is located on the north side of Otis Street at the intersection of Otis Street, 12th Street, and South Van Ness Avenue (U.S. 101), in San Francisco's South of Market (SoMa) neighborhood. The site is comprised of five adjacent lots (Assessor's Parcel Numbers 3505-010, 3505-012, 3505-013, 3505-016, and 3505-018) with frontage along Otis Street, 12th Street, Colusa Place and Chase Court. Five commercial buildings ranging from one to three stories currently occupy the entire extent of the five lots.

The proposed project would merge the five lots into one lot, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity use. The proposed project would include a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, approximately at the corner of Otis and 12th streets. The proposed building would range from 85 to 250 feet tall. The proposed building would be approximately 484,635 sf (or 404,770 gross square feet (gsf) per San Francisco Planning Code), and would include 423 residential units ranging from studios to three-bedroom units; 5,585 sf of ground-

www.sfplanning.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

floor retail space in three separate spaces; 16,600 sf of arts activities space (occupied by the City Ballet School, which currently operates on the site in the 30 Otis Street building) with studios and a theater; and approximately 23,000 sf of open space provided on the ground-floor and residential terraces. The project would expand the existing 15-foot-wide sidewalk on the west side of 12th Street to create a public plaza ranging from 25 to 34 feet wide at the corner of 12th Street and South Van Ness Avenue. The proposed project would provide 71 residential parking spaces and three car-share spaces in two basement levels. The proposed project would include 361 class 1 bicycle parking spaces and 32 class 2 spaces.

The Planning Department has determined that a focused EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The EIR will provide information about potential significant physical environmental effects of the proposed project, focused on historic architectural resources, transportation impacts during construction, and cumulative wind conditions. The EIR will identify possible ways to minimize the significant effects; and will describe and analyze possible alternatives to the proposed project. Other environmental impacts of the proposed project were adequately disclosed in the Market and Octavia Area Plan Final EIR, as documented in the initial study that is attached to the NOP prepared for the project, and are exempt from further environmental review, in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Written comments will be accepted until 5:00 p.m. on **March 12, 2018**. Written comments should be sent to Julie Moore, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to julie.moore@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street (call (415) 575-9107)

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Julie Moore** at (415) 575-8733.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Permit #2017.0202.8536 - 863 Carolina Street, Letter in opposition to Demolition of Historic Cottage and Proposed Project as designed
Date: Friday, February 02, 2018 11:01:54 AM
Attachments: [Letter and materials opposing Permit #2017.0202.8536 - 863 Carolina Street -Julie Jackson-180131.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Julie Jackson [mailto:juliejackson94107@gmail.com]
Sent: Thursday, February 01, 2018 10:36 AM
To: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneymong.com; christine.d.johnson@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Cc: Ajello Hoagland, Linda (CPC)
Subject: RE: Permit #2017.0202.8536 - 863 Carolina Street, Letter in opposition to Demolition of Historic Cottage and Proposed Project as designed

January 31, 2018

To: San Francisco Planning Commissioners

RE: Permit #2017.0202.8536 - 863 Carolina Street
Letter in opposition to Demolition of Historic Cottage and Proposed Project as designed

Dear Planning Commissioners,

I am highly concerned about the demolition of a potential historic resource at 863 Carolina Street, as well as the new project proposed for the property that is significantly out of scale with the surrounding neighborhood.

After reviewing the historic evaluation materials available on the Planning Department website, I was surprised that it does not appear that Hope Chest: The True Story of San Francisco's 1906 Earthquake Refugee Shacks by Jane Frances Cryan (1998) was used as a research source. **863 Carolina Street is specifically referenced in Hope Chest, which is the primary reference book on San Francisco Earthquake Refugee Shack** (see attached). Cryan's extensive research and archives about San Francisco Earthquake Refugee Shacks now belong to the City of San Francisco. This historical collection of documents and photographs are now stored at the San Francisco Public Library History Center.

I urge the Planning Commission to delay review of this CUA for demolition of the structure until a

full analysis, including reference of all available historic information on the potential presence of a potentially historic San Francisco Earthquake Refugee Shack, has been sourced to confirm if there is a historic resource present at 863 Carolina Street.

If further research determines that there is no historic resource present at 863 Carolina Street and the cottage demolition is approved, the Planning Department RDT needs to review this project considering the existing neighborhood context to ensure that a new project is in conformance with the Neighborhood Design Guidelines and recent Planning Commission rulings for similar nearby projects. For instance, as recently as July of 2017 the Planning Commission ruled at a DR Hearing for 891 Carolina Street that a proposed deck at the 5th floor of the residence was not compatible with the surrounding neighborhood and required the removal of the deck for the project to proceed. The project at 863 Carolina Street as currently designed with an almost identical feature to 891 Carolina Street is significantly out of scale and character with the surrounding existing homes and recently approved projects.

Sincerely,

Julie Jackson
Owner, 890 Carolina Street
julie@jacksonliles.com
415-624-5047

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Blackburn writing - Oppose Demolition of 863 Carolina (Case #2017-001990CUA)
Date: Friday, February 02, 2018 11:04:40 AM
Attachments: [Letter to Linda revised.pdf](#)

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

From: John S. Blackburn [<mailto:jsbmswpi@earthlink.net>]
Sent: Thursday, February 01, 2018 1:16 PM
To: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneymong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Subject: Blackburn writing - Oppose Demolition of 863 Carolina (Case #2017-001990CUA)

Commissioners,

Attached is my letter to Linda Ajello Hoagland outlining my opposition to the demolition of the 1906 earthquake shack at 863 Carolina. Thank you in advance for considering my views.

Please don't allow the demolition of this historic treasure - we need to save the remaining earthquake shacks/refugee cottages.

If you need any additional information, please feel free to contact me.

John S. Blackburn
281 Bradford Street, Bernal Heights
San Francisco, CA 94110-6227
home/fax: 415-821-7534
email: jsbmswpi@earthlink.net
Member: Bernal History Project
Project Coordinator - Earthquake Shacks on the Hill and elsewhere

"The refugee shacks are the last tangible evidence of perhaps the most important thing that ever happened in San Francisco." Dell Upton, U.C. Berkeley Professor

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter from the City of Sausalito to the San Francisco Planning Commission
Date: Tuesday, February 20, 2018 11:08:54 AM
Attachments: [ltr to SF PC from Sausalito 2-20-18.pdf](#)

*Jonas P. Ionin,
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From: Lilly Whalen [mailto:LWhalen@sausalito.gov]
Sent: Tuesday, February 20, 2018 10:52 AM
To: Secretary, Commissions (CPC)
Cc: 'richhillissf@gmail.com'; Melgar, Myrna (CPC); 'planning@rodneyfong.com'; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Moore, Julie (CPC)
Subject: Letter from the City of Sausalito to the San Francisco Planning Commission

Dear Commission Secretary Ionin,

Please find attached a letter from the City of Sausalito requesting a continuance of Item F.18 (Alcatraz Ferry Embarkation Project), which is on the San Francisco Planning Commission's agenda for this Thursday, February 22. Please ensure that the letter is sent to all Commissioners.

I understand from our conversation this morning that we should bring 11 hard copies of the letter to distribute to the Commissioners at the appeal hearing on Thursday.

Please let me know if you have any questions.

Very sincerely,
Lilly Whalen
City Clerk/Assistant City Manager
Administration Department
City of Sausalito
420 Litho Street, Sausalito, CA 94965
www.sausalito.gov
Phone: (415) 289-4134
Email: LWhalen@sausalito.gov
Stay informed with Sausalito e-news: [sign up for the Sausalito Currents](#)

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 \(CPC\)](#)
Subject: FW: Invitation to Japan Center 50th Anniversary Ceremony - 3/28 11:00 AM
Date: Friday, March 02, 2018 12:08:32 PM
Attachments: [50th poster-PRINT.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Adam Straus [mailto:adam@strausevents.com]
Sent: Thursday, March 01, 2018 11:37 AM
To: Secretary, Commissions (CPC)
Subject: Invitation to Japan Center 50th Anniversary Ceremony - 3/28 11:00 AM

Dear Planning Commission Secretary:

On Wednesday, March 28, 2018 the Japan Center (Japanese Cultural and Trade Center) will reach a milestone in celebrating the 50th Anniversary of its opening in 1968. This special celebration will begin at 11:00 a.m. in the Japantown Peace Plaza.

On behalf of the Japan Center 50th Anniversary Planning Committee, and in partnership with SF Rec & Parks, we would be honored if the Planning Commission would join in this very special celebration, reflecting back the involvement that the City had in the planning and development of this project.

For more information and to RSVP please email events@japancentersf.com.

We hope you can join us for this special ceremony!

Sincerely,

Adam Straus
Japan Center 50th Anniversary Planning Committee

Straus Events
415-377-2327
www.strausevents.com

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SOMA Plan
Date: Friday, March 02, 2018 12:06:26 PM
Attachments: [CCHO Commission Letter Central SOMA 2-28-2018.pdf](#)
[CCHO Central SOMA Jobs-Housing Fit 2-28-2018.pdf](#)

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From: Council of Community Housing Organizations [mailto:ccho@sfic-409.org]
Sent: Thursday, March 01, 2018 12:24 PM
To: Rich Hillis; Rodney Fong; Dennis Richards; Kathrin Moore; Christine Johnson; Myrna Melgar; Joel Koppel; Secretary, Commissions (CPC); Rahaim, John (CPC)
Cc: Corrette, Moses (BOS); Peter Cohen; fernando@sfic-409.org; Wertheim, Steve (CPC)
Subject: Central SOMA Plan

Dear Commissioners:

Our apologies, but we will probably not be able to attend today's Planning Commission. Attached and below are our comments re the Central SOMA Plan housing allocations and our Jobs-Housing Fit Analysis.

As the Planning Commission begins the process of considering the proposal for Central SOMA, we believe it is very important to evaluate the Jobs-Housing "Fit" – that is, the extent to which the proposed housing, both the total amount and the affordability levels, will match the jobs that the proposed commercial development will create. And, to the extent that this housing need is not met within the Plan, the pressure that this demand will place on existing residents and communities within the South of Market neighborhood.

The Planning Department projects that 7,060 housing units will be built in the Central SOMA Plan Area by 2040 (staff letter to Commission dated Dec 7, 2017). This estimate is based on available soft sites plus state density bonus plus some land dedication from commercial parcels. Some of the 100% affordable housing sites would be located not in the Plan Area, but in the broader South of Market neighborhood, in sites that MOHCD would have to acquire. A breakdown of the Dec 7, 2017 letter estimates:

4,360 market-rate units
1,040 inclusionary units (19% of 5,430 units built by private developers)
1,630 in 100% affordable buildings (approx. 15-20 sites with 80-110 units avg.)
7,060 total units

Planning staff assumes that most of the development in the Plan Area will be commercial development (from email communication with Steve Wertheim 2-23-2018):

6 million sq. ft. office and tech space

1 million sq. ft. PDR/light industrial and arts activities

1.5 million sq. ft. retail, restaurant, and hotel/visitor services

8.5 million square feet of new commercial space

This amount of commercial space would create close to 35,000 new jobs, depending on the future density of office and the split of office and non-office jobs. Using an assumption of 1.27 workers per household, that job creation is equivalent to almost 30,000 total new households.

Putting these two data points side by side – 30,000 new workforce households and 7,060 housing units – reveals a troubling mismatch. The Planning Department’s housing proposal assumes that only about a quarter of the overall housing need created by the Plan will be accommodated by the Plan. The remainder of new workers will be left to find housing either elsewhere in the city or elsewhere in the Bay Area region. Planning staff’s response has been that the city already has a pipeline of 22,000 entitled units throughout the city (or 38,000 if you count the major long-term master plans), that may someday accommodate this need throughout the City.

Even if the Commission agrees that relying on prospective housing development elsewhere in San Francisco and the region to accommodate three-quarters of the workforce households created by the Central SOMA Plan is good policy or that it is realistic that the timing of such housing will be built in relation to the Central SOMA buildout, the realistic likely outcome is that a substantial number of the 30,000 new households will be looking for housing within the existing community of the South of Market area, in proximity to their jobs. With such a dramatic imbalance of housing compared to jobs in the Central SOMA Plan, this will greatly exacerbate SOMA’s displacement crisis and evictions epidemic, as new workers who cannot find new housing will push out existing lower income households.

We, along with the We Are SOMA Coalition, recommend that the plan include strategies and funding priorities to protect existing tenants and acquire vulnerable rent-controlled and SRO buildings for preservation as permanent affordable housing. This preservation strategy should be aimed at SOMA households earning up to 90% of median income (\$72,000-\$104,000/yr). This is not a strategy for accommodating growth but rather to provide stability to the existing community and mitigate the impacts of the tremendous expected job growth.

The situation for low and moderate-wage workers in these new jobs created by the Central SOMA Plan commercial development is especially dire. We can estimate the percentage of these households that are low-income, moderate-income, and higher income with a Jobs-Housing Fit analysis, by comparing the jobs categories to wage data published by the California EDD.

Attached is our Jobs-Housing Fit Analysis for Central SOMA.

Generally, even with an office-heavy mix, up to 55% of the new household growth, or close to 15,000 households, will be in the low to moderate-income categories. Even more will not be able to afford market-rate housing, given today's hyper-expensive SOMA housing market. Planning staff proposes only about 17% of those needed 15,000 affordable units within the Plan Area and in the broader SOMA neighborhood, leaving the Central SOMA Plan short approximately 13,000 affordable units of the need created by the Plan's buildout. *The current pipeline of entitled affordable units FOR THE ENTIRE CITY is only 3,092 affordable units from very-low to moderate-income.*

We recommend that the Plan commit to at least 50% of all housing be affordable for low and moderate-income households up to 120% of median income, in order to achieve a truer "fit" between new worker household incomes and the housing provided through the Plan.

Finding sites to build the Plan's affordable housing is a big challenge, given the incredible rise in land prices. In its research for the City's recent Inclusionary Housing policy update, the Office of the Controller identified a 350% increase in the price of unentitled land over the last five years. This kind of land inflation is likely to be exacerbated by the upzoning of the Central SOMA Plan. Even with its low numbers of committed affordable housing, the Planning Department's estimate of 1,630 affordable units would require the acquisition of 15-20 sites for development.

We recommend a land acquisition and banking strategy in order to get ahead of the land speculation that will be spurred by the upzonings. This can be linked to land dedications as part of any development being able to take advantage of greater heights, density or FAR.

Creating moderate-income housing is also a big challenge, and can be best accommodated through inclusionary policies, as was done when the city's inclusionary housing policy was expanded to include middle-income households. The Plan assumes that the Citywide baseline inclusionary housing percentage will be the only one that will be applicable for the Plan Area, whether or not the site has received an upzoning. The Central SOMA Plan in fact envisions major upzonings, which confer significant value on those sites that can be recaptured for a higher affordable housing requirement. The recently adopted "HomeSF" local density bonus program is a fresh example of how such upzoning/value capture works – the Inclusionary was increased to 30% in exchange for additional height and increased density and other development incentives. Only requiring the standard baseline Inclusionary is otherwise akin to a giveaway of the value being conferred by the City through the Central SOMA Plan. Moreover, while the Plan does not prohibit a fee-out option, the Planning staff's numbers seem to assume that almost all developers will provide onsite units, which is very unrealistic.

We, along with the We Are SOMA Coalition, recommend raising the inclusionary

percentage for those residential developments taking advantage of increased heights and densities. This should be based on financial feasibility and a value capture analysis of the upzoning.

We believe the City's Planning Department should commit to actually analyze the housing impacts, by wage level, by performing a transparent and replicable Jobs-Housing Fit analysis for all new multi-acre projects (and cumulatively for the sum of all projects in the City). We believe this kind of Jobs-Housing-Fit analysis should be a prerequisite for Planning Commission discussions on development and Area Plan approvals. Failing to link commercial development to housing need will continue to exacerbate our jobs-housing imbalance, worsen our housing crisis, and increase pressure on our existing communities.

We look forward to continued dialogue, and would be happy to meet with Commissioners and Planning staff regarding the development of an appropriate Jobs-Housing Fit methodology.

Sincerely,

Peter Cohen and Fernando Martí

Co-directors, Council of Community Housing Organizations

CENTRAL SOMA JOBS-HOUSING FIT		
Total commercial s.f. of the project	8,500,000	s.f.
Worker Density - Office	200	s.f./worker
Worker Density - Restaurant & Retail	368	s.f./worker
Worker Density – PDR/Arts	597	s.f./worker
Total jobs created:	35,751	workers
Workers/Household Assumption:	1.27	workers/HH
Total demand for units:	28,150	households
Very Low-Income Households	5,523	VLI units
	20%	
Low-Income Households	4,321	LI Units
	15%	
Moderate-Income	5,712	Mod Units
	20%	
Total demand for affordable units:	15,548	Afford. units
Affordable housing balance:	55%	
Actual units proposed:	7,060	units
Proposal compared to total demand:	25%	of need
Actual affordable units proposed (38%):	2,670	affordable
Proposal compared to affordable demand:	17%	of need

Council of Community Housing Organizations

Celebrating 40 years as the voice of San Francisco's affordable housing movement

325 Clementina Street, San Francisco 94103

415-882-0901 office

www.sfccho.org

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON@milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Delivery Status Notification (Failure)
Date: Friday, March 02, 2018 12:06:09 PM
Attachments: [image001.png](#)
[SPUR supports Central SoMa \(PC initiation\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kristy Wang [mailto:kwang@spur.org]
Sent: Thursday, March 01, 2018 1:22 PM
To: Secretary, Commissions (CPC)
Subject: Re: Delivery Status Notification (Failure)

If you could forward her the attached letter, that would be great! I'll be saying the same thing verbally today too.

Thanks,
Kristy

Kristy Wang, LEED AP
Community Planning Policy Director
SPUR • Ideas + Action for a Better City
(415) 644-4884
(415) 425-8460 m
kwang@spur.org

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On Thu, Mar 1, 2018 at 10:59 AM, Secretary, Commissions (CPC)
<commissions.secretary@sfgov.org> wrote:
Sorry. I've informed our webmaster. Her email address was posted prematurely, as it has not yet been activated.
If you like you may forward any information for her to me, and I'll see she gets it.

*Jonas P. Ionin,
Director of Commission Affairs*

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

From: Kristy Wang [mailto:kwang@spur.org]
Sent: Thursday, March 01, 2018 10:07 AM
To: Secretary, Commissions (CPC)
Subject: Fwd: Delivery Status Notification (Failure)

Jonas,

Hi, I hope you're well. FYI I copied and pasted Milicent's email from the website, and it doesn't appear to be working.

Best,
Kristy

Kristy Wang, LEED AP
Community Planning Policy Director
SPUR • Ideas + Action for a Better City
[\(415\) 644-4884](tel:(415)644-4884)
[\(415\) 425-8460](tel:(415)425-8460) m
kwang@spur.org

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

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Thu, Mar 1, 2018 at 10:03 AM
Subject: Delivery Status Notification (Failure)
To: kwang@spur.org



Message not delivered

Your message couldn't be delivered to milicent.johnson@sfgov.org because the remote server is misconfigured. See technical details below for more information.

The response from the remote server was:

550 5.4.1 [milicent.johnson@sfgov.org]: Recipient address rejected: Access denied [CY1GCC01FT004.eop-gcc01.prod.protection.outlook.com]

Final-Recipient: rfc822; milicent.johnson@sfgov.org

Action: failed

Status: 5.4.1

Remote-MTA: dns; sfgov-org.mail.protection.outlook.com. (23.103.198.10, the server for the domain sfgov.org.)

Diagnostic-Code: smtp; 550 5.4.1 [milicent.johnson@sfgov.org]: Recipient address rejected: Access denied [CY1GCC01FT004.eop-gcc01.prod.protection.outlook.com]

Last-Attempt-Date: Thu, 01 Mar 2018 10:03:05 -0800 (PST)

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

From: Kristy Wang <kwang@spur.org>

To: richhillissf@gmail.com, myrna.melgar@sfgov.org, planning@rodneymfong.com, milicent.johnson@sfgov.org, "Koppel, Joel (CPC)" <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org, "Richards, Dennis (CPC)" <dennis.richards@sfgov.org>

Cc: Commissions.Secretary@sfgov.org, "Rahaim, John (CPC)" <john.rahaim@sfgov.org>, "Wertheim, Steve (CPC)" <steve.wertheim@sfgov.org>, "Switzky, Joshua (CPC)" <joshua.switzky@sfgov.org>, Mark.Farrell@sfgov.org, "Montejano, Jess (BOS)" <Jess.Montejano@sfgov.org>, "Karunaratne, Kanishka (BOS)" <kanishka.karunaratne@sfgov.org>, "Elliott, Jason (MYR)" <jason.elliott@sfgov.org>, Jane.Kim@sfgov.org, ivy.lee@sfgov.org, Moses.Corrette@sfgov.org, Noelle.Duong@sfgov.org, Gabriel Metcalf <gmetcalf@spur.org>, Adhi Nagraj <anagraj@spur.org>

Bcc:

Date: Thu, 1 Mar 2018 10:03:01 -0800

Subject: SPUR supports Central SoMa initiation and speedy adoption

Dear President Hillis, Vice-President Melgar and Commissioners Fong, Johnson, Koppel, Moore and Richards:

Please see attached letter for SPUR's support for the Central SoMa Plan initiation. We urge you to initiate today and adopt amendments to the General Plan, code and zoning map as soon as possible in order to bring the plan and its many benefits to fruition.

Thank you for your consideration. Let me know if you have any questions.

Best,

Kristy Wang

Kristy Wang, LEED AP
Community Planning Policy Director
SPUR • Ideas + Action for a Better City
[\(415\) 644-4884](tel:(415)644-4884)
[\(415\) 425-8460](tel:(415)425-8460) m
kwang@spur.org

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<----- Message truncated -----

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:milicentjohnsonsf@gmail.com)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: The Coalition for San Francisco Neighborhoods" Opposition to the Proposed City-Wide Implementation of the Urban Design Guidelines
Date: Friday, March 02, 2018 12:05:54 PM
Attachments: [LETTER TO PIANNING COMMISSIONERS, SUPERVISORS and PLANNING ON THE UDGs Rev. 2 \(1\) \(1\) on CSFN Letterhead \(1\) with Signatures \(1\).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

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

From: Richard Frisbie [mailto:frfbeagle@gmail.com]
Sent: Thursday, March 01, 2018 2:27 PM
To: Board of Supervisors, (BOS); Peskin, Aaron (BOS); Supervisor Asha Safai; Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS); Richards, Dennis (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC); Moore, Kathrin (CPC); Milicent A. Johnson - Commissioner; Melgar, Myrna (CPC); Rich Hillis - Commission President; Rodney Fong - Commissioner; Brask, Anne (CPC); Winslow, David (CPC); Joslin, Jeff (CPC); Rahaim, John (CPC); Small, Maia (CPC); Frye, Tim (CPC); George Wooding; Rose Hillson; Kathy Devincenzi; Lisa Fromer; Matt McCabe; Marlayne Morgan; Ozzie Rohm; Paul Webber
Subject: The Coalition for San Francisco Neighborhoods' Opposition to the Proposed City-Wide Implementation of the Urban Design Guidelines

Find attached the Coalition for San Francisco Neighborhoods' reasons for its opposition to the Urban Design Guidelines being implemented on a city-wide basis.
We very much appreciate the many presentations/meetings that the Planning Department have accorded us but have failed to find common ground.
Feel free to contact us if you require expanded input into our position.

Sincerely,

/s
George Wooding, President
Rose Hillson, Chair, Land Use Committee
Kathryn Devincenzi, Member, Land Use Committee
Richard Frisbie,
Lisa Fromer,
Matt McCabe,
Marlayne Morgan,
Ozzie Rohm,
Paul Webber
Maurice Franco

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 FARRELL, SUPERVISOR JANE KIM AND COMMUNITY LEADERS BREAK GROUND ON 100 PERCENT AFFORDABLE HOUSING SITE FOR HOMELESS VETERANS AND LOW-INCOME FAMILIES
Date: Friday, March 02, 2018 10:55:17 AM
Attachments: [3.1.18 Mission Bay Affordable Housing.pdf](#)

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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, March 01, 2018 12:10 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR FARRELL, SUPERVISOR JANE KIM AND COMMUNITY LEADERS BREAK GROUND ON 100 PERCENT AFFORDABLE HOUSING SITE FOR HOMELESS VETERANS AND LOW-INCOME FAMILIES

FOR IMMEDIATE RELEASE:

Thursday, March 1, 2018

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

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

**MAYOR FARRELL, SUPERVISOR JANE KIM AND
COMMUNITY LEADERS BREAK GROUND ON 100 PERCENT
AFFORDABLE HOUSING SITE FOR HOMELESS VETERANS
AND LOW-INCOME FAMILIES**

Upon completion project will be named in honor of late Mayor Edwin M. Lee

San Francisco, CA –Mayor Mark Farrell, Supervisor Jane Kim, the Office of Community Investment and Infrastructure (OCII) Executive Director Nadia Sesay joined public and private partners today to break ground on a new 100 percent affordable housing development at 1150 Third Street in Mission Bay.

During the ceremony Mayor Farrell dedicated the site to former Mayor Edwin Lee, and proclaimed that upon completion, the building will be named after him.

“Today we are doing right by our veteran residents and lending a hand to struggling low-

income families who deserve to call our city home,” said Mayor Mark Farrell. “This project moves us one step closer to bringing chronic veterans homelessness in our city to an end and I can think of no better tribute than to dedicate this new development to Mayor Lee, a man who spent his life uplifting those in need.”

The 1150 Third Street development is a partnership between the Office of Community Investment and Infrastructure, Swords to Plowshare, a nonprofit veteran service agency, and Chinatown Community Development Center (CCDC). Additionally, sf.citi provided philanthropic support to initiate pre-development activities.

“This building will house 62 formerly homeless veterans and 56 low-income families with on-site supportive services,” said Supervisor Kim. “This isn’t by chance or luck - this is the result of vigorous advocacy for increased affordability and strong partnerships between the City and our private and nonprofit allies. I fully commit to continue such partnerships into the future. I would like to applaud Chinatown Community Development Center and Swords to Plowshares for the great work they have done to make this project a reality.”

Slated for completion in November 2019 the development will have 119 affordable rental for formerly homeless veterans and low-income families. The site will also include a large community room, computer lab, teen community space, children’s play space and on-site supportive services for its veteran residents.

“This is an incredible time for San Francisco as Mission Bay continues to be a driving force in creating high functioning, well-designed affordable housing,” said OCII Executive Director Nadia Sesay. “With these new homes our veterans and families will continue to thrive in our city.”

The development is an important next step in the City’s efforts to reduce the number of veterans and families facing homelessness in San Francisco and Mayor Lee’s goal to build and rehabilitate 30,000 housing units in San Francisco by 2020.

“I love our partnership with Swords to Plowshares and it is so heartwarming to have sustainable affordable housing where veterans and families do not have to worry about losing their homes,” said Rev. Norman Fong, Executive Director of CCDC. “What great synergy!”

"We are grateful to the late Mayor Lee who made this plot of land available to Swords to Plowshares and Chinatown Community Development Center," said Michael Blecker, Swords to Plowshares' Executive Director. "Collaborative efforts to ending veteran homelessness have led to a significant reduction in the number of chronically homeless veterans. This project is another critical step to getting our most vulnerable veterans housed."

The Mission Bay Project Area has seen many uses in its past, from warehouses and industrial facilities to the former Southern Pacific Railyard. Today it is one of San Francisco’s newest mixed-use, transit oriented developments, and upon completion will have approximately 6,400 housing units, of which 1800 are affordable. The project at 1150 Third Street in Mission Bay will be OCII’s fourth fully affordable housing project in Mission Bay South, with another 868 affordable units in the pipeline.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Tantamount to Demolition Definition
Date: Monday, March 05, 2018 8:44:36 AM
Attachments: [Scan0142.pdf](#)
[Scan0143.pdf](#)
[Scan0144.pdf](#)
[Scan0145.pdf](#)
[Scan0146.pdf](#)
[Scan0147.pdf](#)

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From: Thomas Schuttish [mailto:schuttishtr@sbcglobal.net]
Sent: Sunday, March 04, 2018 2:22 PM
To: Ionin, Jonas (CPC)
Subject: Fwd: Tantamount to Demolition Definition

Dear Mr. Ionin:

This bounced back from Commissioner Fong's email.

Can you see that he gets it....I think I have had this problem previously and you suggested that I send it to you.

Thanks.

Georgia

Dear Commissioner Fong:

Good afternoon.

Attached at the very bottom are the Noe Valley samples that were analyzed 2+ years ago and apparently the Staff felt that 40% of them should have been Tantamount to Demolition. I wanted to send these again, because some of you were not on the Commission back then. And I wanted to send them as a prelude to the upcoming hearings on both SB827 on March 15th and the joint BIC hearing on April 12th.

As you know there are more projects than these five samples.

Here is the question: What should be the definition of Tantamount to Demolition and can both the Planning Department and Building Department share that definition?

The four page handout from me to you at General Public Comment on March 1st with the blue cover has a suggestion for a descriptive definition. Both the Building Department and the Planning Department could share this definition.

Thank you.
Sincerely,
Georgia Schuttish

Begin forwarded message:

From: <schuttishtr@sbcglobal.net>
Subject: Meeting on Friday, December 18th 11AM regarding Demos/Alterations
Date: December 15, 2015 at 1:12:56 PM PST
To: "Richards Dennis (CPC)" <dennis.richards@sfgov.org>, "Sanchez Scott (CPC)" <scott.sanchez@sfgov.org>, "Duffy Joseph (DBI)" <joseph.duffy@sfgov.org>, "Starr Aaron (CPC)" <aaron.starr@sfgov.org>
Reply-To: <schuttishtr@sbcglobal.net>

Dear Gentlemen:

Commissioner Richards was kind enough to arrange this meeting and suggested that I send you some material beforehand so we can direct our conversation. He suggested that we focus on four projects that are either completed or under construction that I have brought up at the Commission hearings. Here is what I picked out.

Scan 142 and Scan 143: 168 Jersey Street

Scan 144: 865 Duncan Street

Scan 145: 4326 Cesar Chavez Street

Scan 146: 4028 25th Street

If we have any extra time perhaps we can discuss 709 27th Street. It is Scan 147.

Thank you and looking forward to seeing you all on Friday. Have a nice day.

Sincerely,

Georgia

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com))
Cc: [Horn, Jeffrey \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposing 48 Saturn Street: March 8 hearing (2017-005992CUA)
Date: Monday, March 05, 2018 8:49:33 AM

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From: Dirk Aguilar [<mailto:daguilar@gmail.com>]
Sent: Sunday, March 04, 2018 9:35 PM
To: Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); Rodney Fong; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Bill Holtzman; Horn, Jeffrey (CPC); Gary Weiss; Mitch LaPlante
Subject: Opposing 48 Saturn Street: March 8 hearing (2017-005992CUA)

Dear Planning Commission,

I am writing in opposition to the proposed project at 48 Saturn Street.

The previous iteration of this project required a Conditional Use Authorization, because it exceeded the allowable square footage and lot coverage in our Special Use District.

At the 12/21/2017 Conditional Use Hearing you had asked that the project be revised to "a more appropriate building configuration in this zoning district". While the second unit is a welcome change, the current iteration is even worse than the previous one: the square footage was further increased and the new 5th floor is higher than the other buildings on the same street frontage. This is not appropriate for our Special Use District. It demonstrates disregard for it.

I would reconsider my position if the 5th floor were eliminated and the project sponsor increased the amount of open space. Thank you for your attention to this matter.

Best regards,

Dirk Aguilar

30 Ord Street
San Francisco, CA 94114

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com))
Cc: [Horn, Jeffrey \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition to 48 Saturn: Case No. 2017.005992CUA
Date: Monday, March 05, 2018 8:51:04 AM
Attachments: [48SaturnCUA.PC.pdf](#)

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From: CHN IMAP [mailto:gary@corbettheights.org]
Sent: Saturday, March 03, 2018 7:32 PM
To: Secretary, Commissions (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: Opposition to 48 Saturn: Case No. 2017.005992CUA

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: Commission Update for Week of March 5, 2018
Date: Monday, March 05, 2018 9:23:05 AM
Attachments: [Commission Weekly Update 3.5.18.doc](#)

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From: Tsang, Francis
Sent: Monday, March 05, 2018 9:20 AM
To: Tsang, Francis
Subject: Commission Update for Week of March 5, 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: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL AND HEALTH DIRECTOR BARBARA GARCIA ANNOUNCE EXPANSION OF CITY'S CONSERVATORSHIP BEDS
Date: Monday, March 05, 2018 1:23:34 PM
Attachments: [3.5.18 San Francisco Healing Center Opening.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, March 05, 2018 11:05 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL AND HEALTH DIRECTOR BARBARA GARCIA ANNOUNCE EXPANSION OF CITY'S CONSERVATORSHIP BEDS

FOR IMMEDIATE RELEASE:

Monday, March, 5, 2018

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

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

**MAYOR MARK FARRELL AND HEALTH DIRECTOR
BARBARA GARCIA ANNOUNCE EXPANSION OF CITY'S
CONSERVATORSHIP BEDS**

*Public-private partnership doubles in county capacity for residents dealing with serious
mental health challenges*

San Francisco, CA – Mayor Mark Farrell and Health Director Barbara Garcia today announced the opening of the San Francisco Healing Center, a major expansion of services for residents experiencing serious mental illness in the city.

“The mental health problems on our streets are one of the biggest issues facing San Francisco,” said Mayor Farrell. “By more than doubling our conservatorship beds through our San Francisco Healing Center, we can provide real results for those with severe mental illness, along with our residents and businesses”

The new center, located at St. Mary's Medical Center will, add 54 new conservatorship beds to the city's system of mental health care, more than doubling the current number in the

county.

These locked psychiatric beds serve a critical need for clients who are placed on conservatorship and are too ill to live independently but do not require acute hospital care. Expanding the supply of these beds in San Francisco will increase the county's capacity to serve people with serious mental illness.

The clients who will be cared for include people who are gravely disabled due to mental illness or incompetent to stand trial. Currently, these clients can wait for placement in out-of-county facilities, acute care hospitals or jail.

"With this new program, we will be able to bring people home, and to provide treatment to San Franciscans in their own community," said Barbara Garcia, San Francisco Health Director. "This is a first-of-its-kind effort that helps to address some of the pressing needs of our mental health care and hospital systems. This new program is based in a recovery model providing skills and support for those needing stabilizing mental health services."

The San Francisco Healing Center will begin serving clients on March 12. San Francisco found a way to increase services by identifying space in a private hospital to meet the city's needs and combining funding from public and private sources.

The program will be run by Crestwood Behavioral Health. Partners include the City and County of San Francisco, which is funding the program and is responsible for placements and care for the seriously mentally ill.

The San Francisco Department of Public Health (DPH) is the lead agency, project coordinator and will provide program oversight. Dignity Health, the non-profit hospital system, is contributing to the program toward cost of space and renovations at St. Mary's Hospital, where the program is located. UCSF Health contributed \$1 million to the cost of renovation and programming. The San Francisco Healing Center will cost \$5 million per year for DPH to operate 40 beds. An additional 14 beds are available for other providers to purchase for their clients.

"We are pleased to welcome the San Francisco Healing Center to St. Mary's Medical Center," said Lloyd Dean, President and CEO of Dignity Health. "Our partnership with the City and the San Francisco Hospital Council is an important step forward to address the long term issues with mental health. We must work together to support the health and well-being of all San Franciscans."

Conservatorship is a form of civil commitment established by a judge upon finding that an individual is gravely disabled due to serious mental illness and cannot take care of his/her basic needs for food, clothing or shelter. Serious mental illnesses are treatable, and with proper treatment and management, people with these disorders can experience recovery.

"The San Francisco Healing Center shows a collective commitment to recovery and will help those with mental health issues return to productive roles in society," said Patricia Blum, Ph.D., Executive Vice President of Crestwood Behavioral Health. "This supportive process is at the core of everything we do at Crestwood, and we know from decades of experience that it works."

“This center will play a critical role in expanding the safety net of mental health care in San Francisco and enable patients to successfully transition between a hospital setting and their communities,” said Mark Laret, president and chief executive officer of UCSF Health. “We’re proud to support this center, as part of our ongoing partnership with Dignity Health, and look forward to the successes of the patients who will receive care in this facility. This collaboration is a model of health care working at its best to serve the people who need it most.”

The 54 new beds for conserved mentally ill clients at the San Francisco Healing Center will add to the existing 47 such beds at the Mental Health Rehabilitation Center (MHRC) located in the Behavioral Health Center on the campus of Zuckerberg San Francisco General Hospital.

Before the opening of the new beds, clients who needed to be conserved when the MHRC was full were either placed out of county, waited in the hospital or in jail. When clients are served out of county, it is a hardship on them and their loved ones. When clients are waiting in the hospital, it creates a log jam that is felt throughout the system – inpatient psychiatry beds remain full, causing a back-up at psychiatric emergency services. When clients are waiting in jail, they are in an environment that is not conducive to their recovery. With the new beds, the system will have more capacity, patient flow will improve and people will be treated in the most appropriate settings.

The San Francisco Healing Center will provide comprehensive programming for recovery and wellness. The program includes therapeutic care and peer support and a wide variety of evidence-based treatments, recreational activities and a structured daily schedule, designed to support and restore clients to enable them to live more independently in the community. The center will feature 24-hour nursing and psychiatric care, highly trained staff and peer providers, group and individual counseling, medical care, community linkages, family visits, recreational and wellness activities, individual recovery plans and discharge planning.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](mailto:MILICENT_JOHNSON(milicentjohnsonsf@gmail.com))
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 160 Caselli Avenue - Case Number 2016-010185CUA - Submission in Support of Conditional Use and Section 317 Applications
Date: Monday, March 05, 2018 1:25:09 PM
Attachments: [2018-03-05 - Letter to Planning Commission in Support of 160 Caselli Ave Project CUA 317 Applications with Exhibits 1-11.PDF](#)

*Jonas P. Ionin,
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From: Graham, Amanda [<mailto:AGraham@duanemorris.com>]
Sent: Monday, March 05, 2018 11:18 AM
To: richhillissf@gmail.com
Cc: Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Rahaim, John (CPC); Teague, Corey (CPC); Watty, Elizabeth (CPC); Washington, Delvin (CPC); Flores, Veronica (CPC); Wright, Ben/SFB; lee_karen@alumni.gsb.stanford.edu; Patrick Perez; Barkley, Alice
Subject: 160 Caselli Avenue - Case Number 2016-010185CUA - Submission in Support of Conditional Use and Section 317 Applications

Dear Commissioner Hillis,

Attached please find Applicants Ben Wright and Karen Lee's submission in support of their Conditional Use and Section 317 Applications for the project at 160 Caselli Avenue.

Thank you for your consideration of this matter.

Very truly yours,

Amanda Graham
Associate

Duane Morris LLP
Spear Tower
One Market Plaza, Suite 2200
San Francisco, CA 94105-1127
P: +1 415 957 3232
F: +1 415 651 9622
C: +1 484 883 2882

agraham@duanemorris.com
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From: [Ionin, Jonas \(CPC\)](#)
To: [Rodney Fong](#); [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 650 Divisadero - Insufficient on-site affordable housing - Community Letter from Affordable Divis
Date: Tuesday, March 06, 2018 8:55:10 AM
Attachments: [Community Letter to 650 Divisadero - 3-6-2018.pdf](#)

*Jonas P. Ionin,
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From: Gus Hernandez [mailto:gushernandez1@gmail.com]
Sent: Tuesday, March 06, 2018 7:18 AM
To: Patrick Szeto; richhillissf@yahoo.com; Melgar, Myrna (CPC); Secretary, Commissions (CPC); Koppel, Joel (CPC); rodney@waxmuseum.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Board of Supervisors, (BOS)
Subject: 650 Divisadero - Insufficient on-site affordable housing - Community Letter from Affordable Divis

March 6, 2018

To: Patrick Szeto, Developer 650 Divisadero; San Francisco Planning Commission: Rich Hillis, President, Myrna Melgar, Vice President, Commissioners Rodney Fong, Milicent Johnson, Joel Koppel, Kathrin Moore, Dennis Richards
CC: San Francisco Board of Supervisors, Planning Director John Rahaim, Zoning Administrator Scott Sanchez

Mr. Szeto and San Francisco Planning Commission,

Affordable Divis has now waited over two years for a higher affordable housing requirement for 650 Divisadero. When Supervisor Breed refused to rescind her NCT legislation, Affordable Divis responded by holding community meetings and a neighborhood forum in December 2015 to create the Divisadero Community Plan.

In 2014, Mayor Ed Lee pledged to build 30,000 homes, of which [half would be affordable](#). According to the Mayor's Office:

"In 2014, Mayor Lee pledged to construct 30,000 new and rehabilitated homes throughout the City by 2020, **with half available to low, working and middle income San Franciscans**. San Francisco is well on track towards those goals. Since announcing his Housing Plan in January 2014, over 17,100 units have been built or completely rehabilitated, with over 6,100 of those units permanently affordable to low and moderate income San Franciscans."

The Divisadero Community Plan also calls for half of the new housing units on Divisadero Street to be affordable. In the absence of any additional affordable housing requirement for 650 Divisadero, Affordable Divis requests that the project meet the Affordable Housing requirement of the Divisadero

Community Plan.

According to the City's analysis, 650 Divisadero is currently required to build only 13.5% on-site affordable, since the project sponsor filed the first Environmental Application in 2014. 13.5% is equal to just 9 units of low income housing out of 66 units. Affordable Divis proposes the following additional affordable housing requirements for 650 Divisadero, based on the Divisadero Community Plan:

An additional 8 units affordable for low income households (up to 50% AMI) for a total of 17 units; and
An additional 8 units affordable for households 50%-80% AMI; and
An additional 8 units affordable for households 80%-100% AMI

If you can agree to this in writing, Affordable Divis will be ready to support your proposal for 650 Divisadero.

If no additional affordable housing is included for 650 Divisadero above the 9 units already required, then we must oppose this project, since it will not meet the threshold to be necessary or desirable for the neighborhood and for San Francisco.

Thank you,

Affordable Divis Steering Committee

Yayne Abeba, Lisa Awbrey, Maya Chupkov, Charles Dupigny, Gus Hernandez, Richard Kay, Quintin Mecke, Dean Preston, Jennifer Snyder, Tes Welborn, Calvin Welch

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SOMA Neighbors 5-min Video Presentation - Mar 1 Planning Commission Hearing
Date: Tuesday, March 06, 2018 8:56:50 AM
Attachments: [presentation4a.mp4](#)

Please post to our webpage.

*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: Gina Cariaga [mailto:msginac@gmail.com]
Sent: Monday, March 05, 2018 11:05 PM
To: Secretary, Commissions (CPC)
Subject: Fwd: Central SOMA Neighbors 5-min Video Presentation - Mar 1 Planning Commission Hearing

To: Jonas P. Ionian, Planning Commission Secretary

Although addressed to you within the forwarded email, I inadvertently left off your email address when sending this video presentation to the Planning Commissioners last week. I apologize for the omission.

I intended for this video content to be included as part of the record for the March 1 hearing. Please let me know if this is still possible at this time.

Thanks for your attention to this.

Regards,
Gina Cariaga
Central SOMA Neighbors and SFBlu
Phone: 415.889.6624

—Gina

Begin forwarded message:

From: Gina Cariaga <msginac@gmail.com>
Date: March 1, 2018 at 9:33:31 PM PST
To: richhillissf@gmail.com, myrna.melgar@sfgov.org,
planning@rodneymfong.com, joel.koppel@sfgov.org, kathrin.moore@sfgov.org,
dennis.richards@sfgov.org, John.Rahaim@sfgov.org, Jane.Kim@sfgov.org,

"Wertheim, Steve" <steve.wertheim@sfgov.org>

Cc: Jonathan Berk <jonathan.b.berk@gmail.com>, Richard Drury
<richard@lozeaudrury.com>, Doug Chermak <doug@lozeaudrury.com>

**Subject: Central SOMA Neighbors 5-min Video Presentation - Mar 1
Planning Commission Hearing**

To: Commission President Rich Hillis
Planning Commissioners

Jonas P. Ionin, Commission Secretary

John Rahaim, Planning Director
Steve Wertheim, Central SoMa Plan Project Manager

Supervisor Jane Kim

On behalf of Central SOMA Neighbors, I apologize for holding up today's Planning Department hearing due to technical difficulties with our video presentation. This was our first attempt to use a video presentation at City Hall.

I have attached our 5-minute video. It was prepared by the Central SOMA Neighbors Chair, Jonathan Berk. Although I provided hard copy of the presentation slides today at the hearing, the slides only serve to support Jonathan's important narrative.

Thank for your patience today at the hearing, and for your attention to this video presentation.

Sincerely,
Gina Cariaga
631 Folsom Street HOA (SFBlu)
415.889.6624

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: followup to Planning Commission hearing on Housing Element Reporting -- Admin Code Sec10E.4
Date: Tuesday, March 06, 2018 2:47:50 PM

*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: Council of Community Housing Organizations [mailto:ccho@sfic-409.org]
Sent: Friday, March 02, 2018 4:54 PM
To: Ojeda, Teresa (CPC); Rodgers, AnMarie (CPC); Rahaim, John (CPC); Switzky, Joshua (CPC)
Cc: Rich Hillis; Myrna Melgar; drichards20@outlook.com; Buckley, Jeff (MYR); Ionin, Jonas (CPC); Peter Cohen; fernando@sfic-409.org
Subject: followup to Planning Commission hearing on Housing Element Reporting -- Admin Code Sec10E.4

Planning staff and Commissioners

A followup to the hearing a week ago on the Housign Element Reporting to make one suggestion on the "Dashboard."

Planning staff made an excellent presentation, and a key point was that as of 2017Q3 the City should be at about 34% of SF's 8-year RHNA goals for each of the four housing need categories. Having that benchmark incorporated into the Dashboard table would be very helpful for policymakers and the public, to see at each quarterly snapshot how the pace of production is keeping up with the RHNA/Housing Element goals for 2016 thru 2023.

Adding that benchmark percentage as a column in the production table seems an easy addition and will make these quarterly reports most informative.

Thank you for considering. And please contact us with any followup questions.

Regards,
Peter and Fernando

Council of Community Housing Organizations
Celebrating 40 years as the voice of San Francisco's affordable housing movement
325 Clementina Street, San Francisco 94103
[415-882-0901](tel:415-882-0901) office
www.sfccho.org

On Tue, Feb 20, 2018 at 9:00 AM, Council of Community Housing Organizations
<ccho@sfic-409.org> wrote:

Planning folks

Thanks for this HCD reporting information. To be clear, it appears the RHNA reporting for affordable units, and mirrored in the quarterly Dashboard report, includes the RAD and HopeSF rehab units. Please correct us if that is not the case here.

The Dashboard as being proposed to Commission this week seems a reasonable format revision. At least you have pulled the "completed and entitled units" table to the front page, even though it's now a separate table from the "actual production" table. It does not completely subordinate the entitlements trends, which is a key part of the insight provided by this quarterly report.

That said, the other part of our conversation with Planning staff last week is about the frequency and visibility of this information for the Commission and public. The Administrative Code calls for *every case report* to include this pipeline update, and staff indicates that is too logistically onerous. On the other hand, a quarterly posting to the references page on the DCP website leaves this important information effectively out of view and usefulness. What we proposed to Planning staff as a practical compromise is that the latest quarterly dashboard be posted every week as a direct link in the Director's Report of the commission agenda -- so that anyone can easily see it and download it with ease on a regular basis. And then each time the Dashboard information is updated quarterly, not only should the document link be in the Commission agenda but our suggestion is that the Planning Director verbally summarize it for the Commission and the public at that hearing as part of the Director's Report item. This seems a practical alternative to the much more fine-grained Admin Code requirement. We hope the Planning Commission and staff agree.

Thank you again for taking the time to get "into the weeds" on this valuable Dashboard information tool. We look forward to the Commission discussion this Thursday.

Best regards,
Peter and Fernando

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www.sfccho.org

On Fri, Feb 16, 2018 at 4:17 PM, Ojeda, Teresa (CPC) <teresa.ojeda@sfgov.org> wrote:
Hi Peter and Fernando

Attached are our 2015 and 2016 submittals to HCD. These should correspond with column 4 of the first table in the report. Note that the housing element law allows for up to ¼ of the RHNA production goals can be met through rehab, preservation of at-risk units, and acquisition of units. These units as well as projects with five units or more are listed in the report.

The MSEXcel shows housing production for the first three quarters of 2017. These, along with production for the 4th quarter, will be sent on to HCD – using their template - in our 2017 submittal due 1 April 2018. We will include any rehabs, preservation, and acquisitions in 2017 in that report (although I think we've reached the max allowed by law for VLI).

Let me know if you have questions.

Teresa

From: CCHO [mailto:ccho@sfic-409.org]
Sent: Friday, February 16, 2018 10:01 AM
To: Rodgers, AnMarie (CPC); Rahaim, John (CPC); Switzky, Joshua (CPC); Ojeda, Teresa (CPC)
Cc: Rich Hillis; Myrna Melgar; Buckley, Jeff (MYR); Ionin, Jonas (CPC); Peter Cohen; fernando@sfic-409.org; Sanders, Deborah (CPC); Green, Andrea (CPC); drichards20@outlook.com
Subject: Followup to yesterday's meeting Re: Housing Element Reporting -- Admin Code Sec10E.4

Planning folks

Thank you for the meeting yesterday to walk us through your ideas for revising the Residential Pipeline Report (aka the "Dashboard"). It was a good discussion and our suggestions seemed to land well.

Again we just reiterate the importance and the value of seeing these trends in both built and entitled units juxtaposed on the one-page Dashboard report even if those two sets of numbers tracking are to be more clearly distinguished in the revised format.

We do have a formal request to the department as followup--would you please send us the source data used to compile the "actual production" columns of the Dashboard tables. That will be helpful to understand clearly the various types of projects that the production is comprised of. Please send that to us before the Feb 22nd Commission hearing. Thank you.

Best regards,
Peter and Fernando

SF Council of Community Housing Organizations
The voice of San Francisco's affordable housing movement -- 40 years strong
325 Clementina Street, San Francisco 94103
[415-882-0901](tel:415-882-0901)
www.sfccho.org

From: [Council of Community Housing Organizations](#)
Sent: 2/13/2018 8:28 PM
To: [Rodgers, AnMarie \(CPC\)](#); [Sanders, Deborah \(CPC\)](#); [Green, Andrea \(CPC\)](#)
Cc: [Rahaim, John \(CPC\)](#); [Rich Hillis](#); [Myrna Melgar](#); [Buckley, Jeff \(MYR\)](#); [Ionin, Jonas \(CPC\)](#); [Ojeda, Teresa \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Peter Cohen](#); fernando@sfic-409.org
Subject: Re: setting a meeting Re: Housing Element Reporting -- Admin Code Sec10E.4

Planning folks
Thanks for setting the meeting. We'll see you Wednesday (tomorrow) 2:00pm.
Best regards,
Peter and Fernando

On Mon, Feb 12, 2018 at 11:49 AM, Council of Community Housing Organizations <ccho@sfic-409.org> wrote:
Thank you AnMarie. Deborah and Andrea, the best windows for us are Wednesday between 1-4pm or Tuesday after 3:30pm.

Peter and Fernando

Council of Community Housing Organizations

Celebrating 40 years as the voice of San Francisco's affordable housing movement

325 Clementina Street, San Francisco 94103

415-882-0901 office

www.sfccho.org

On Mon, Feb 12, 2018 at 9:23 AM, Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org> wrote:

Good morning Peter & Fernando,

Thank you for sending the Admin Code section. We understand that that is the origin of this report and we will continue to meet the requirements, as outlined. The current format is a product of both the Code Requirements and previous Commissioner requests. The hearing on 2/22 will revisit the Commission's request for how the information is provided while continuing to provide all of the info required by ordinance. A meeting to discuss in more detail is a good idea.

I'm adding Andrea Green and Deborah Sanders to this email so that they can work on scheduling the meeting. The Commission is scheduled to consider a new format at their 2/22 meeting. In other emails about John's schedule, it seems that he may not have availability for meetings until March. (Andrea, can you advise about John's availability?).

Deborah, can you coordinate with Peter and Fernando from CCHO about a meeting with me, them, and ideally Teresa or Josh that would happen before 2/22? If any of the Planning Commissioners (Commissioner Hillis & Commissioner Melgar) included on this email are interested in joining us, please coordinate with their schedules too.

Much appreciated,

AnMarie Rodgers

Director of Citywide Planning

From: Council of Community Housing Organizations [mailto:ccho@sfc-409.org]

Sent: Friday, February 09, 2018 4:37 PM

To: Rahaim, John (CPC); Rodgers, AnMarie (CPC)

Cc: Rich Hillis; Myrna Melgar; Buckley, Jeff (MYR); fernando@sfc-409.org; Peter Cohen

Subject: Fwd: Housing Element Reporting -- Admin Code Sec 10E.4

John and Anmarie

Hi. We've heard a fair amount of buzz about the Residential Pipeline Report (aka the "Dashboard") and would ask that we have a meet with you and interested commissioners next week in advance of the Thursday hearing.

From the staff's report at last week's meeting it sounds like there will be a revised Pipeline Report format being presented to the Commission for approval this coming week. As you know this is a key quarterly snapshot that came from legislation several years ago to establish

more robust and regular reporting on several indicators of housing pipeline performance. That Admin Code section is attached here as quick reference for all on this email group. Changing the format of the Dashboard all of a sudden is a surprise, and potentially a concern for all of us who've been relying on that informative data report.

We much appreciate you finding a time to get together and talk through this together. Any time on Wednesday between 1-4pm is flexible for us. Or Tuesday after 3:30pm.

Best regards,
Peter and Fernando

Council of Community Housing Organizations

Celebrating 40 years as the voice of San Francisco's affordable housing movement

[The entire original message is not included.]

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case 2016-007850ENV - 88 Broadway
Date: Tuesday, March 06, 2018 3:03:08 PM

*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: Dennis Hong [mailto:dennisj.gov88@yahoo.com]
Sent: Tuesday, March 06, 2018 12:51 PM
To: Secretary, Commissions (CPC)
Cc: Delumo, Jenny (CPC); Gibson, Lisa (CPC); Rahaim, John (CPC); Kim, Jane (BOS); Peskin, Aaron (BOS); MayorMarkFarrell (MYR)
Subject: Case 2016-007850ENV - 88 Broadway

Good afternoon Honorable Members of the Planning Commission. I'm sorry I will be unable to attend your 3/8/2018 Commission meeting. My name is Dennis Hong, I'm a San Francisco resident (70+ years), currently retired. I grew up in both North Beach and Chinatown for more than 40+ years. This area between Grant Ave., Broadway and the piers, was part of our stomping grounds. Specifically pier 25 (?) we used to fish off that pier. Sadly the pier is no more there.

Last week I was in receipt of this Projects NOA/IS/MND notice. Since then I had a limited chance to review and comment on this projects NOA / intent to Adopt a MND. Miss Delumo is working on that now. I will be unable to attend this meeting. I hope that I'm not premature with my comments, but after reviewing this document online, I

fully support the Project. Despite the shortage in housing, especially for the "seniors", this is a wonderful and unique project that I believe will help bridge that gap. I hope you too will agree with me and support it. Besides that, this project will make a great transition from the North Beach thru this semi blighted area to the Embarcadero and the water front. In addition to this, it would be nice to put this Project in sync with our late Mayor Edwin Lees' Executive Directive to expedite this process.

I believe the Planning department successfully addressed all the issues the opposition/appellant had and has done another great job with this document. Incidentally, I worked on these type of EIR docs before the computer generation or even the auto typewriters were used. Back then it was the real cut and paste, white outs and etc..

Finally, thank you for the opportunity for me to continue to comment on these DEIR / Projects & the process. Again, I look forward to your support of this project.

Please share this email with the project notes and it's support. Should any one have a question to my email, please feel free to get hold of me at dennisj.gov88@yahoo.com

Best, Dennis Hong

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#); [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 UNITED STATES
Date: Wednesday, March 07, 2018 9:37:12 AM
Attachments: [3.7.18 Sanctuary Lawsuit.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, March 07, 2018 9:30 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON UNITED STATES

FOR IMMEDIATE RELEASE:

Wednesday, March 7, 2018

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

***** STATEMENT *****

**MAYOR MARK FARRELL ON UNITED STATES
ATTORNEY GENERAL'S LAWSUIT**

"This morning, United States Attorney General Jeff Sessions came into our state and attacked our values, our policies and our people. In response to this stunt, I want my message to be clear to Attorney General Sessions: your threats will not change who we are. They will not deter our mission. They will not shake our beliefs.

Like California, San Francisco is a place of Sanctuary. We are a place where everyone can strive to create a brighter future for themselves and their families. Our statutes are in compliance with federal law. If the federal government believes there is a need to detain a criminal, we will honor a criminal warrant, as we always have, and we always will.

We know that this is not about enforcing federal law. This is about attacking communities and residents who do not adhere to the government's fear-based and divisive agenda. This administration believe in States' rights when it is convenient for their cause. They support individual rights when it fits their political agenda.

But we will not be intimidated. No matter how hard the federal administration tries to export

their politics of fear, we will remain a city of love and compassion. We will remain a Sanctuary City.”

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: *** PRESS RELEASE *** MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS HIGHEST LEVELS IN CITY HISTORY
Date: Wednesday, March 07, 2018 3:06:48 PM
Attachments: [3.8.18 Bond Ratings Upgrade.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, March 07, 2018 2:05 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS HIGHEST LEVELS IN CITY HISTORY

FOR IMMEDIATE RELEASE:

Wednesday, March 8, 2018

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

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

**MOODY'S AWARDS SAN FRANCISCO'S BOND RATINGS
HIGHEST LEVELS IN CITY HISTORY**

Credit agency upgrades San Francisco ratings to highest possible levels

San Francisco, CA – Mayor Mark Farrell today announced that Moody's—one of the world's "Big Three" credit agencies—has upgraded San Francisco's bond ratings, resulting in highest credit rating in the City's history.

The credit agency upgraded San Francisco General Obligation bond rating from Aa1 to Aaa, the highest rating in its system. High credit ratings allow the City to issue debt at lower borrowing costs.

"San Francisco is justifiably being recognized for the efforts we have taken to become a national model of responsible fiscal governance," said Mayor Mark Farrell. "We are one of the only major cities in the country to approve comprehensive pension reform and retiree healthcare reform at the ballot box, and our City government has continually passed fiscally sustainable budgets. This ratings increase could not have happened without the collaboration and hard work of the Mayor's Budget Office, the Controller's Office and the Board of Supervisors. Our City has made great strides in recent years, and I am proud to be Mayor for

this historic moment.”

The rating upgrade was attributed to the City’s operating revenue growth, long-term strengthening in the City’s economy, tax base and socioeconomic profile and demonstrated record of sustainable budgeting and financial management practices. Moody’s also cited San Francisco’s role as a regional economic center, effective management of liabilities, as well as the strength of the voter-approved, unlimited property tax pledge securing the bonds.

Under the stewardship of former Mayor Ed Lee, Mayor Farrell and the Board of Supervisors, San Francisco has invested historic levels of funding in the City’s reserves, with rainy day reserves now with a \$449 million balance. This represents a remarkable improvement since the last downturn and a historic high for the City. As Moody’s notes, voter-adopted measures in the past eight years have also served to better manage the City’s key long-term liabilities.

“As Chair of the Budget Committee, I’m proud of our work in balancing the City’s budget, building adequate reserves and planning for San Francisco’s financial future,” said Supervisor Malia Cohen. “Moody’s upgrade is a recognition of the strength of our City’s economy and the budgeting procedures we’ve put in place.”

The City concluded its annual rating meetings with Moody’s, Standard & Poor’s and Fitch in November 2017. In February 2018, the City requested ratings in connection with the upcoming sale of approximately \$76.71 million in general obligation bonds for recreation and park facilities projects and \$174.59 million in general obligation bonds for transportation infrastructure and facilities.

The City expects to sell the bonds in the coming weeks. Today, Standard & Poor’s affirmed the rating on general obligation bonds and other long-term obligations at AA+/AA, respectively, and revised San Francisco’s outlook to positive from stable. The Fitch rating is still pending.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [MILICENT JOHNSON \(milicentjohnsonsf@gmail.com\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter from MPNA - Central SOMA Plan Legislation
Date: Wednesday, March 07, 2018 3:12:59 PM
Attachments: [MPNA - Central Soma Plan Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: chris@middlepolk.org [mailto:chris@middlepolk.org]
Sent: Wednesday, March 07, 2018 1:58 PM
To: Rahaim, John (CPC); Kim, Jane (BOS); Secretary, Commissions (CPC); Wertheim, Steve (CPC)
Cc: Corrette, Moses (BOS)
Subject: Letter from MPNA - Central SOMA Plan Legislation

Please see the attached letter from the Middle Polk Neighborhood Association's regarding specific amendments to the Central SOMA Plan legislation.

Thank you,

-Chris Gembinski
MPNA Chair
916-300-5704

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Executive Directive 18-01 2020 Census: An Accurate, Complete, and Inclusive Count of San Francisco's Population
Date: Thursday, March 08, 2018 8:54:19 AM
Attachments: [Executive Directive 18 01 2020 Census An Accurate Complete and Inclusive Count of San Francisco's Population.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Rahaim, John (CPC)
Sent: Wednesday, March 07, 2018 4:53 PM
To: CTYPLN - SENIOR MANAGERS; Ojeda, Teresa (CPC)
Subject: FW: Executive Directive 18-01 2020 Census: An Accurate, Complete, and Inclusive Count of San Francisco's Population

From: MayorMarkFarrell (MYR)
Sent: Wednesday, March 07, 2018 4:49 PM
To: MYR-ALL Department Heads
Cc: MYR-All Department Head Assistant
Subject: Executive Directive 18-01 2020 Census: An Accurate, Complete, and Inclusive Count of San Francisco's Population

Dear Department Heads:
Please find attached an Executive Directive from Mayor Mark E. Farrell.

Thank you,

Caitlin Jacobson
Special Assistant to the Mayor
1 Dr. Carlton B. Goodlett Place, Room 200
San Francisco, CA
Tel: 415.554.6910

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 88 Broadway PMND Appeal (2016--007850ENV) - Public Comments
Date: Thursday, March 08, 2018 9:53:51 AM
Attachments: [88 Broadway Appeal Comments.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Delumo, Jenny (CPC)
Sent: Wednesday, March 07, 2018 5:07 PM
To: Secretary, Commissions (CPC)
Cc: Silva, Christine (CPC); Fordham, Chelsea (CPC)
Subject: RE: 88 Broadway PMND Appeal (2016--007850ENV) - Public Comments

Hi,

If you have not yet forwarded the PDF I sent earlier to the Planning Commission, and it is not too late. Three additional emails came in and are included in the attached version of the comments.

Regards,

Jenny Delumo
Senior Environmental Planner, Environmental Planning Division

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9146 **Fax:** 415-558-6409
Email: Jenny.Delumo@sfgov.org
Web: www.sfplanning.org



From: Delumo, Jenny (CPC)
Sent: Wednesday, March 07, 2018 2:44 PM
To: Secretary, Commissions (CPC)
Cc: Silva, Christine (CPC); Fordham, Chelsea (CPC)
Subject: 88 Broadway PMND Appeal (2016--007850ENV) - Public Comments

Hello,

A member of the public requested that the Planning Department forward all of the emails recently received in support for the 88 Broadway Project to the Planning Commission. Please see the attached PDF for copies of these comments.

Regards,

Jenny Delumo
Senior Environmental Planner, Environmental Planning Division

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415.575.9146 **Fax:** 415-558-6409

Email: Jenny.Delumo@sfgov.org

Web: www.sfplanning.org



From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2015.012729ENV, 600 Van Ness Avenue
Date: Thursday, March 08, 2018 10:34:24 AM
Attachments: [VNCNC600VN\(b\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Marlayne Morgan [mailto:marlayne16@gmail.com]
Sent: Thursday, March 08, 2018 10:25 AM
To: Rich Hillis; Richards, Dennis (CPC); Kathrin Moore; Koppel, Joel (CPC); RODNEY FONG; Melgar, Myrna (CPC); Ionin, Jonas (CPC); Rahaim, John (CPC); Bendix, Brittany (CPC); Kim, Jane (BOS); Millicent.Johnson@sfgov.org; ames warshell; Gail Baugh; Marlayne Morgan; Robert E. David; Carol Ann Rogers; Chris Schulman; Kathleen Courtney; Adam Mayer; Terry McGuire; Lynne Newhouse Segal; Fiona O'Shea; Eric Lopez; Chris Gembinski; matthew mansfield; Tenny Tsai/USA
Subject: 2015.012729ENV, 600 Van Ness Avenue

Dear President Hillis and Commissioners:

Please see the attached letter in support of 600 Van Ness Avenue.

Regards,

Marlayne Morgan and Jim Warshell
Co-Chairs
Van Ness Corridor Neighborhoods Council