

**From:** [Jardines, Esmeralda \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 701 Valencia Street Additional Public Comment Post Publication  
**Date:** Thursday, March 15, 2018 3:35:52 PM  
**Attachments:** [Public Comment After Publication.pdf](#)

---

Hello Commissions Secretary,

Attached please find the additional public comment that has been received by the Planning Department regarding 701 Valencia Street case no. 2017-004489CUA after the packet was published last week. Hard copies have been printed and will be provided to the Planning Commission at the scheduled hearing.

Thank you,

**Esmeralda Jardines, Senior Planner**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 48 Saturn  
**Date:** Monday, March 19, 2018 9:15:17 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** William Holtzman [mailto:wm@holtzman.com]  
**Sent:** Sunday, March 18, 2018 12:45 PM  
**To:** Amir Afifi  
**Cc:** Horn, Jeffrey (CPC); Jim Shay; Dirk Aguilar; Gary Weiss; Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Melgar, Myrna (CPC); Johnson, Milicent (CPC)  
**Subject:** Re: 48 Saturn

Mr Afifi:

As a representative of the sponsor of 48 Saturn Street, I wanted to thank you for agreeing to meet with us on Thursday night.

I'd like to go on the record and document that several representatives from our community shared its concerns with you on March 15. We asked for some feedback by Saturday, March 17.

It's now Sunday afternoon, March 18, and we have no such communication.

We now have less than four days to galvanize the community in opposition.

*Mr Horn, I'd like this communication to be entered into this case file so the Planning Commission is aware that our neighborhood acted in good faith in an attempt to work with the sponsors and they have not responded to any of our concerns.*

Sincerely,  
William Holtzman  
Board Member  
Corbett Heights Neighbors

*60 Lower Terrace  
San Francisco*

On Mar 17, 2018, at 2:16 PM, Gary Weiss <[gary@corbettheights.org](mailto:gary@corbettheights.org)> wrote:

Amir,

Is it safe to assume that SIA Consulting is refusing to come back with even a response to any of our requests to alter your plan?

If you are in fact planning to come back with a reasonable plan that the neighbors can live with, as stated at our meeting, we must hear back from you this afternoon.

We look forward to hearing from you.

Gary

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Letters of Support for the Drew School conditional use application - March 15, 2018  
**Date:** Monday, March 19, 2018 9:48:47 AM  
**Attachments:** [Seventh-day Adventist Church support letter.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Mohammad Kazerouni [<mailto:mdkazerouni@drewschool.org>]  
**Sent:** Thursday, March 15, 2018 10:46 AM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Ionin, Jonas (CPC); Vellve, Sara (CPC)  
**Cc:** Barkley, Alice; David Frankenberg; Shanagher, Denis F.  
**Subject:** Re: Letters of Support for the Drew School conditional use application - March 15, 2018

Dear Commissioners,

Attached please find one more support letter for Drew School's conditional use application from our neighbor across from us, the Seventh-day Adventist Church.

Warm regards and thank you for your attention,

Mohammad

**Mohammad D. Kazerouni**  
**Director of Finance & Operations**  
**Drew School**  
**2901 California Street ~ San Francisco, CA 94115**  
[mdkazerouni@drewschool.org](mailto:mdkazerouni@drewschool.org)  
**415-430-3737 direct**  
**415-409-3739 main**

On Wed, Mar 14, 2018 at 11:52 AM, Mohammad Kazerouni  
<[mdkazerouni@drewschool.org](mailto:mdkazerouni@drewschool.org)> wrote:  
Dear Commissioners,

Attached please find support letters for Drew School's conditional use application to increase the student body from 280 to 340 from number of our neighbors, merchants, parents and community members. The public hearing for the conditional use hearing will be this Thursday (March 15, 2018).

Warm regards and thank you for your attention,



Mohammad

**Mohammad D. Kazerouni**  
**Director of Finance & Operations**  
**Drew School**  
**2901 California Street ~ San Francisco, CA 94115**  
[mdkazerouni@Drewschool.org](mailto:mdkazerouni@Drewschool.org)  
**415-430-3737 direct**  
**415-409-3739 main**

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Letters of Support for the Drew School conditional use application - March 15, 2018  
**Date:** Monday, March 19, 2018 9:49:08 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Vellve, Sara (CPC)  
**Sent:** Wednesday, March 14, 2018 11:59 AM  
**To:** Mohammad Kazerouni; richhillssf@gmail.com; Richards, Dennis (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); Ionin, Jonas (CPC)  
**Cc:** Barkley, Alice; Shanagher, Denis F.; David Frankenberg  
**Subject:** RE: Letters of Support for the Drew School conditional use application - March 15, 2018

Thanks, Mohammad. I will put the letters in our files.

Commissioners – this item is currently on the Consent Calendar for Thursday. Please let us know if you have any concerns, or questions, that we can address in order to retain the current order in which this item will be heard.

Best,

Sara

**Sara Vellve**

Senior Planner, Current Planning, Northwest Team

**Direct:** 415-558-6263 | **Fax:** 415-558-6409

**SF Planning Department**  
Hours of Operation | [Property Information Map](#) | [Record Requests](#)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
M-Th: 11-5



**From:** Mohammad Kazerouni [<mailto:mdkazerouni@drewschool.org>]

**Sent:** Wednesday, March 14, 2018 11:53 AM

**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); Ionin, Jonas (CPC); Vellve, Sara (CPC)

**Cc:** Barkley, Alice; Shanagher, Denis F.; David Frankenberg

**Subject:** Letters of Support for the Drew School conditional use application - March 15, 2018

Dear Commissioners,

Attached please find support letters for Drew School's conditional use application to increase the student body from 280 to 340 from number of our neighbors, merchants, parents and community members. The public hearing for the conditional use hearing will be this Thursday (March 15, 2018).

Warm regards and thank you for your attention,

Mohammad

**Mohammad D. Kazerouni**  
**Director of Finance & Operations**  
**Drew School**  
**2901 California Street ~ San Francisco, CA 94115**  
[mdkazerouni@drewschool.org](mailto:mdkazerouni@drewschool.org)  
**415-430-3737 direct**  
**415-409-3739 main**

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Letters of Support for the Drew School conditional use application  
**Date:** Monday, March 19, 2018 9:58:33 AM  
**Attachments:** [Scan.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Barkley, Alice [mailto:ASBarkley@duanemorris.com]  
**Sent:** Tuesday, March 13, 2018 7:03 PM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); 'planning@rodneyfong.com'; 'joel.koppel.sfgov.org'; Melgar, Myrna (CPC); Moore, Kathrin (CPC); 'milicent.johnson@sfgov.org'  
**Cc:** Ionin, Jonas (CPC); Vellve, Sara (CPC); mdkazerouni@drewschool.org; Shanagher, Denis F.  
**Subject:** Letters of Support for the Drew School conditional use application

Commissioners,

Attached please find support letters for Drew School's conditional use application to increase the student body from 280 to 340 from Rudolf Muller and from Booker T. Washington. The public hearing for the conditional use hearing will be this Thursday (March 15, 2018). Thank you for your attention.

Alice

**Alice Suet Yee Barkley**  
Of Counsel

Duane Morris LLP  
Spear Tower  
One Market Plaza, Suite 2200  
San Francisco, CA 94105-1127  
**P:** +1 415 957 3116  
**F:** +1 415 358 5593

[asbarkley@duanemorris.com](mailto:asbarkley@duanemorris.com)  
[www.duanemorris.com](http://www.duanemorris.com)

For more information about Duane Morris, please visit <http://www.DuaneMorris.com>

Confidentiality Notice: This electronic mail transmission is privileged and confidential and is intended only for the review of the party to whom it is addressed. If you have received this transmission in error, please immediately return it to the sender. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Central SoMa comment letter  
**Date:** Monday, March 19, 2018 10:00:15 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Mike Ferro [mailto:amferro103@yahoo.com]  
**Sent:** Tuesday, March 13, 2018 12:51 PM  
**To:** richhillissf@gmail.com  
**Cc:** Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Koppel, Joel (CPC); Richards, Dennis (CPC); Wertheim, Steve (CPC); Ionin, Jonas (CPC); Moore, Kathrin (CPC)  
**Subject:** Central SoMa comment letter

Dear President Hillis, Vice President Melgar and Commissioners,

Please find attached a letter advocating for changes in the Central SoMa plan that would allow for housing production along 6th street between Bryant and Brannan.

Thank you for your consideration.

Respectfully,  
Angel Ferro

From: [Jonas Jones \(CPC\)](#)  
To: [Planning@sf.gov](#)  
Cc: [Jonas Jones \(CPC\)](#)  
Subject: FW: Chart on evictions in SF  
Date: Monday, March 10, 2018 10:02:24 AM  
Attachments: [FW: 2279.PNG](#)

Jonas P. Jones  
Director of Commission Affairs

Planning Department/City & County of San Francisco  
1600 Mission Street, Suite 400, San Francisco, CA 94113  
Direct: 415-518-6095 Fax: 415-518-6409

[jonas.jones@sf.gov](mailto:jonas.jones@sf.gov)  
[www.sfparking.org](http://www.sfparking.org)

From: Schut [mailto:schut@stern.nyu.edu]  
Sent: Tuesday, March 13, 2018 10:52 AM  
To: richhillis@yahoo.com; Meigar, Myrna (CPC); mooreurban@aol.com; Kappel, Joel (CPC); Richards, Dennis (CPC); planning@rodneymong.com  
Cc: Secretary, Commissions (CPC); Jones, Jonas (CPC); Rahaim, John (CPC)  
Subject: Chart on evictions in SF

Good morning, Commissioners.

Thank you for your vote last week re: Page Street.

The article that came with this chart said there has been a huge increase in Ellis Act evictions in the past year, which the chart illustrates.

Thank you and have a good day.

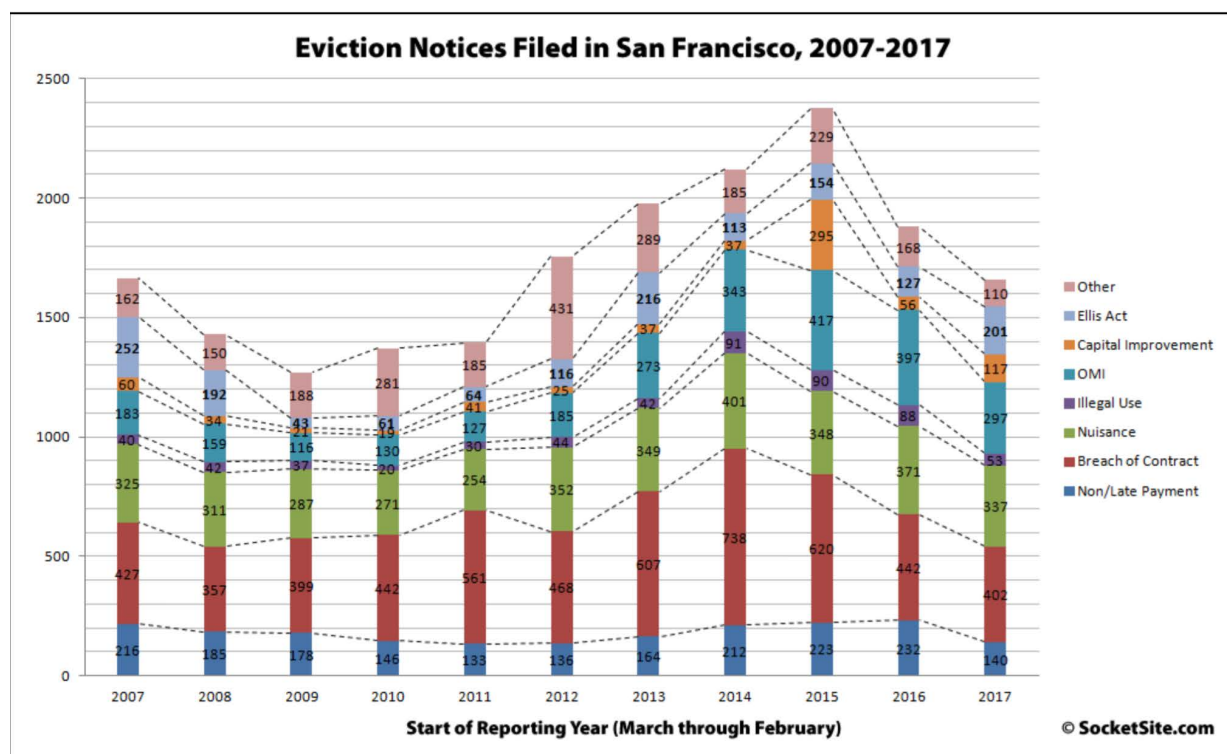
Sincerely,  
Georgia

iPad

10:25 AM  
socketsite.com

44%

March 12, 2018



The number of eviction notices filed with San Francisco's Rent Board dropped 12 percent over the

Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 48 Saturn  
**Date:** Monday, March 19, 2018 10:05:21 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Amir Afifi [mailto:[amir@siaconsult.com](mailto:amir@siaconsult.com)]  
**Sent:** Monday, March 19, 2018 10:04 AM  
**To:** William Holtzman  
**Cc:** Horn, Jeffrey (CPC); Jim Shay; Dirk Aguilar; Gary Weiss; Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Melgar, Myrna (CPC); Johnson, Milicent (CPC); John Kevlin; Reza Khoshnevisan; Ciaran Harty  
**Subject:** Re: 48 Saturn

Hi Bill,

Thank you and 48 Saturn neighbors for meeting me Thursday night.

As promised at the meeting, I shared all your feedback and concerns with the project owner and his counsel and we are waiting for their response and direction.

Rest assured, as far as design effort goes, SIA Consulting team is ready and more than happy to find a solution that is agreeable by all parties involved.

Bets regards,

- Amir Afifi  
415.741.1292 x 104

*This message is covered by the Electronic Communications Privacy Act, Title 18, United States Code, Sections 2510-2521. The information contained in this e-mail and attachments, if any, are intended only for the individual or entity to whom it was addressed. Its contents (including any attachments) are confidential and may contain privileged information. Any views or opinions presented in the e-mail are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.*

---

**From:** William Holtzman <[wm@holtzman.com](mailto:wm@holtzman.com)>  
**Date:** Sunday, March 18, 2018 at 12:45 PM  
**To:** Amir Afifi <[amir@siaconsult.com](mailto:amir@siaconsult.com)>

**Cc:** "Horn, Jeffrey (CPC)" <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>, Jim Shay <[jim@jimshay.com](mailto:jim@jimshay.com)>, Dirk Aguilar <[daguilar@gmail.com](mailto:daguilar@gmail.com)>, Gary Weiss <[gary@corbettheights.org](mailto:gary@corbettheights.org)>, "[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, "[richhillissf@gmail.com](mailto:richhillissf@gmail.com)" <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>, "[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)" <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, "[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "[planning@rodnefong.com](mailto:planning@rodnefong.com)" <[planning@rodnefong.com](mailto:planning@rodnefong.com)>, "[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)" <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>, "[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)" <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>  
**Subject:** Re: 48 Saturn

Mr Afifi:

As a representative of the sponsor of 48 Saturn Street, I wanted to thank you for agreeing to meet with us on Thursday night.

I'd like to go on the record and document that several representatives from our community shared its concerns with you on March 15. We asked for some feedback by Saturday, March 17.

It's now Sunday afternoon, March 18, and we have no such communication.

We now have less than four days to galvanize the community in opposition.

*Mr Horn, I'd like this communication to be entered into this case file so the Planning Commission is aware that our neighborhood acted in good faith in an attempt to work with the sponsors and they have not responded to any of our concerns.*

Sincerely,  
William Holtzman  
Board Member  
Corbett Heights Neighbors

*60 Lower Terrace  
San Francisco*

On Mar 17, 2018, at 2:16 PM, Gary Weiss <[gary@corbettheights.org](mailto:gary@corbettheights.org)> wrote:

Amir,

Is it safe to assume that SIA Consulting is refusing to come back with even a response to any of our requests to alter your plan?

If you are in fact planning to come back with a reasonable plan that the neighbors can



live with, as stated at our meeting, we must hear back from you this afternoon.  
We look forward to hearing from you.

Gary

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** SB827  
**Date:** Monday, March 19, 2018 10:11:43 AM  
**Attachments:** [OPPOSING SB 827 - Item 10 on today's Planning Commission Agenda.msg](#)  
[JPJA's Letter Opposing SB-827.msg](#)

---

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Central SoMa Plan Proposed Community Facilities District  
**Date:** Monday, March 19, 2018 10:12:18 AM  
**Attachments:** [Long-Term Capital Funding for Yerba Buena Gardens.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Pat Schultz Kilduff [mailto:pat@creativity.org]  
**Sent:** Thursday, March 15, 2018 12:12 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Central SoMa Plan Proposed Community Facilities District

Dear Mr. Ionin,

I am writing to request that you share my letter, on behalf of the Children's Creativity Museum, with the members of the Planning Commission. The letter is attached for distribution.

Thank you,

Pat S Kilduff

Pat Schultz Kilduff  
Director External Affairs  
**Children's Creativity Museum**  
415.820.3350| [www.creativity.org](http://www.creativity.org)

**Connect with us!**

--	--	--	--	--

\_\_\_\_\_

\_\_\_\_\_

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: SB 827 maps from today's hearing  
**Date:** Monday, March 19, 2018 10:12:40 AM  
**Attachments:** [image001.png](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

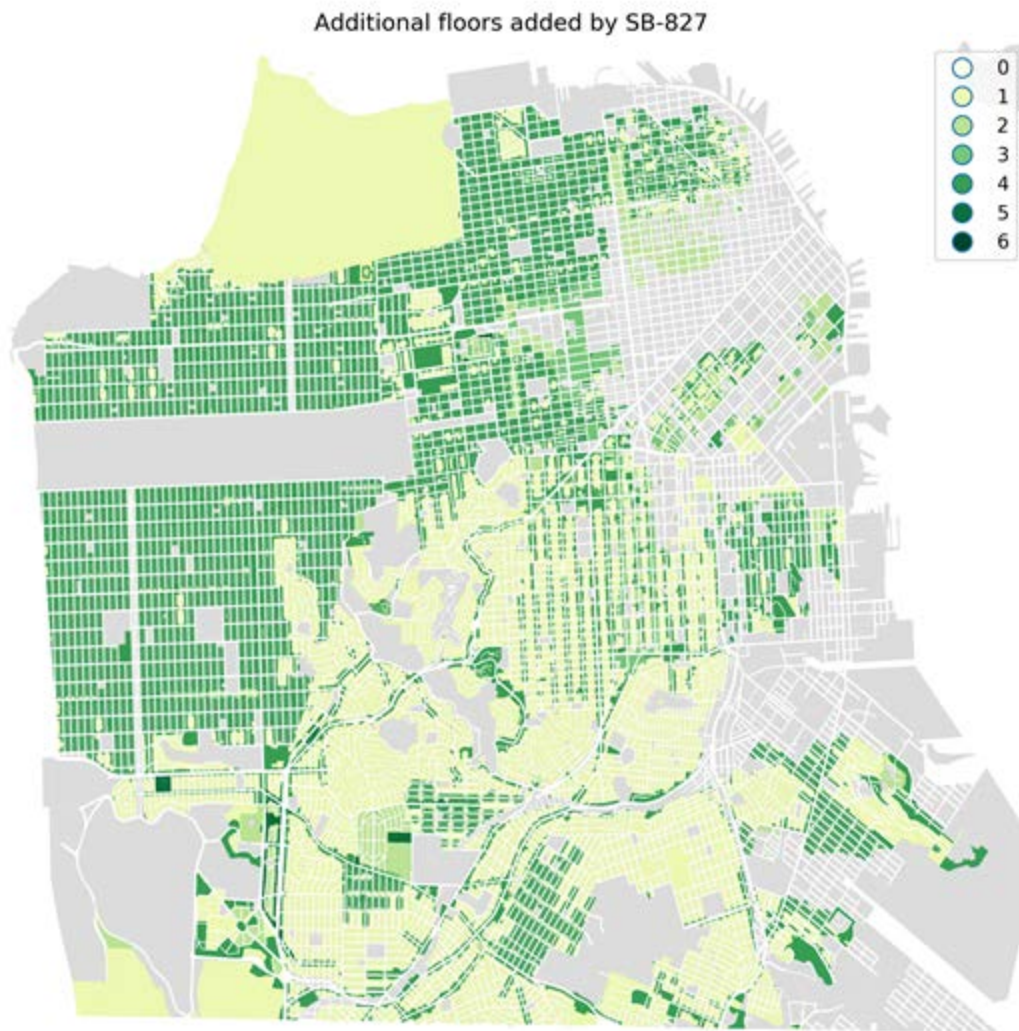
Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Steven Buss [mailto:steven@missionyimby.org]  
**Sent:** Thursday, March 15, 2018 3:33 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Rahaim, John (CPC); Secretary, Commissions (CPC)  
**Subject:** SB 827 maps from today's hearing

I'm sorry I didn't have extra copies of the SB 827 map with me today, I was a little underprepared. Please forward this to Commissioner Johnson, as well. Her email is not yet listed on the planning commission staff page.

Here's the map I showed in today's hearing:



Here's a link to a super-high-resolution version of the above: <https://drive.google.com/open?id=1LgZjqt0ZxwQ0MhfcDqrtQre1F0O63NtQ>

And here is the first map I showed with current zoning: <http://sfzoning.deapthoughts.com/>

I'd be happy to provide the code that I used to generate this map if there is interest.

There are some possible errors in this map:

- 1) Like staff mentioned, there is no reliable data on right-of-way width so I had to approximate it with parcel-to-parcel widths.
- 2) I assumed that everywhere was within the radius of a high quality transit stop, since the map that planning produced showed that nearly all of the county was inside those boundaries and trying to include it would have made producing this map much more difficult.

Cheers,  
Steven Buss

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Wertheim, Steve \(CPC\)](#); [White, Elizabeth \(CPC\)](#)  
**Subject:** FW: URGENT! District 6 Needs YOU Now!  
**Date:** Monday, March 19, 2018 10:14:21 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Gotham Guy [mailto:manhattan.mark@gmail.com]  
**Sent:** Friday, March 16, 2018 1:57 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** URGENT! District 6 Needs YOU Now!

Dear Mr. Ionin,

I have always admired your tenacity, leadership and public service. Like most in my District 6, we are happy having you and your Planning Commission colleagues represent our City. I am reaching out to you on behalf of my fellow Central South of Market residents. They represent renters, homeowners, small business owners, tech/medical folks, PDR [production, distribution and repair] employees/proprietors and regular visitors of all ages and ethnicities. Like most SF residents, we work long hours and have little time to keep up with the City's dynamic politics and convoluted legislative proceedings. Today we are all apprehensive about a runaway train heading directly at us called the Central SoMa Plan [PLAN].

We want to share with you a Reduced-Height Alternative Plan created by a legal team and panel of expert consultants you are likely familiar with. This alternative plan is the result of a legal brief that was initially created for our Central SoMa neighbors. It is called the Mid-Rise Alternative Plan, or Mid-Rise Alternative. We want the Planning Commission to review and adopt our Mid-Rise Alternative Plan instead of the Planning Department's radical High-Rise Plan [PLAN]. Except for a few details, our alternative plan is identical to the Central Corridor Plan which was introduced in 2011.

The Mid-Rise Alternative would allow for a dramatic increase in residential and office development in the area, while still maintaining building heights of 130 feet or less [with some exceptions in the block bounded by I-80 and Folsom, and Second and Third Streets] thus retaining a pedestrian scale, livability, access to light, air and open space, and creating a family-friendly neighborhood.

By contrast, the High-Rise alternative (identified simply as the "Plan" in the DEIR, would create vastly higher building heights of up to 350 feet, which would be out-of-scale with a mixed-use residential neighborhood, casting shadows, blocking views, creating wind tunnels and essentially transforming the neighborhood into a second financial district. As longtime residents of Central SoMa, we urge the Planning Commission to adopt the Mid-Rise Alternative since it protects neighborhood character, while allowing for almost as much job growth and housing as the High-Rise Alternative.

We are dedicated to preserving and enhancing the unique character of Central SoMa and want to preserve and enhance the character of our community with its diversity of buildings and architecture. We want to make Central SoMa a more livable, mixed-use and pedestrian-friendly neighborhood. We don't want to sacrifice livability. Residents need access to light, air, parks, and public open spaces. We want to ensure the area is affordable and accessible, with the right balance of housing, office space and retail.

You might be wondering why we are reaching out to you and not our own District 6 Supervisor Jane Kim. Up until early 2017 she supported our Mid-Rise Alternative Plan [Central Corridor Plan] and adamantly opposed the dramatic height increases proposed in the initial 2013

version and the dramatically-revised 2016 Central SoMa Plan introduced to the public. She often visited our residential building near AT&T Park to address our concerns about the new Warriors project, etc.

After one of our recent gatherings I specifically asked her about her thoughts on Tishman Speyer's proposed 655 Fourth project on the corner of 4<sup>th</sup> and Townsend. She was clearly opposed to its size and scale and assured me it would not happen during her watch. She could still effectively negotiate public benefits packages [affordable housing] with developers and avoid these dramatically disproportionate height increases.

This morning, March 16, 2018, Jane Kim stated her opposition to Senate Bill 827 and told the crowd of prospective mayoral voters, "We are not against housing, this is not the right way to build." Yet she is throwing her District 6 constituents under the bus. We truly feel betrayed.

For those of us who reside within blocks of South of Market's busiest, most congested and chaotic intersections, 4<sup>th</sup>/Townsend, the 655 Fourth project has become the face of what the PLAN will do to our low/mid-rise community. This project includes two massive 400-foot towers and 907 [market-rate > luxury] condominium units. Only 50% of the building's units will receive on-site parking, therefore approximately 450 units will **not** receive on-parking!

I have been witnessing an alarming increase in pedestrian injury accidents at this intersection, particularly during morning and evening weekdays. Seeing cyclists and kids on scooters hurt by buses and ride-sharing vehicles happens often. Once we combine Giants' games, the imminent Warriors' arena, new Uber and Dropbox offices and a USF expansion, it is unsustainable - and that is without the PLAN!

The 'public benefits' packages developers want in exchange for 300-foot and 400-foot height increases, simply doesn't add up. The PLAN, if adopted, would also allow similarly tall structures to populate and flood the blocks bordering this project. Everyone worries that this will become the new normal. My friends in Potrero Hill, for example, are afraid that this will creep into other districts in the City. Suddenly Senator Wiener's legislation gets traction. Aaron, we want to nip it in the bud here, and now.

My neighbors are very much in favor of development and planning for sustainable growth that preserves the character of what this neighborhood is becoming - a mixed-use residential neighborhood where businesses of varied sizes and types can thrive; where people have an opportunity to live in an environmentally sustainable manner; and where the unique existing historic architectural resources are retained and renewed.

However, the type of development outlined in the current Plan will ruin the current transformation of this neighborhood. Rather than developing into high density residential and mixed-use neighborhood stretching from Mission Bay to downtown, the current plan proposes to cut the Central SoMa neighborhood off from the neighborhoods to the south and essentially isolate it.

Ours will create a family-friendly environment with access to light and air. It will create less traffic congestion, and therefore less air pollution and related health effects, and less traffic-related pedestrian injuries. It will allow buildings to exceed 130-feet [within the **block bounded by I-80 and Folsom, and Second and Third Streets** - which is closer to the Transbay Terminal and downtown. It would also encourage public transportation].

The Mid-Rise Alternative allows as much growth as the High-Rise Alternative. The Initial Study for the Central SoMa Plan revealed that the Mid-Rise Alternative is projected to add 52,300 new jobs by 2040, while the High-Rise option is projected to add 56,400 new jobs. The difference in the additional population increments is even smaller, 22,700 versus 23,400 (a 3% difference).

Although the DEIR presents slightly different projections, there is still only a 12-14% difference between the Reduced Height Alternative and the PLAN (population growth of 21,900 versus 25,500; job growth of 55,800 versus 63,600). (DEIR p. VI-2, VI-16, IV-6). Thus, the Mid-Rise Alternative would achieve about 90% of the jobs and housing growth proposed in the PLAN, while maintaining the character of Central SoMa as a mid-rise community with access to light and air, avoiding wind-tunnels, and promoting a more family-friendly environment.

It is important to note that in 2013, when the Plan was known as the Central Corridor Plan, the Planning Department's staff articulated the right reasons for supporting the Mid-Rise Alternative.

**The Central Corridor Plan stated:**

*"While in some areas the Plan proposes to allow buildings to rise above the 85-foot base height (generally to 130 feet), these upper stories would be required to set back by at least 15 feet to maintain the perception of the lower street wall. This scale is also consistent with both the traditional form and character of Central SoMa's significant*



commercial and industrial buildings as well as aligning with the desire for larger floorplate, open floorplan, mid-rise buildings most desired by contemporary new economy companies.

*The predominant character of SoMa as a mid-rise district should be retained, and the presence of high-rises reduced by limiting their distribution and bulk. The South of Market sits at a critical location in the city's landscape. SoMa is a large expanse of flat land at the center of the east side of the City, sitting as an important balance and counterpoint to the dramatic hills that surround it, including the man-made "hill" of the downtown high-rise district, creating a dramatic amphitheater.*

*With relatively low buildings in comparison to the hills and high-rises around it, the South of Market allows expansive and cherished views to extend across it to and from the surrounding hills, districts and the major features of the region beyond.*

*To preserve this essential characteristic and preserve views across the area, height limits taller than 130 feet are generally kept to the portion closer to downtown in the **block bounded by I-80 and Folsom, and Second and Third Streets.***

*Because the number of potential buildings taller than 130 feet is limited to strategic locations adjacent to downtown and the imminent Transbay Terminal, these buildings will be prominent from all directions and serve as local landmarks."*

Everyone agrees that the predominant character of Central SoMa as a midrise district should be retained. The Mid-Rise Alternative creates an urban neighborhood "that has a pleasing, but not overwhelming sense of enclosure and intimacy." Yet, the most recent DEIR eliminates the Mid-Rise Option that was Favored by the Central Corridor Plan.

As stated earlier, several organizations opposed to the Planning Department's radically revised [2016] PLAN, have hired legal experts and consultants to specifically review the DEIR now being used by the Planning Department to fast track their PLAN through City Hall. All these experts concur that the DEIR contains numerous errors and omissions that preclude accurate analysis of the PLAN. Therefore, the DEIR fails as an informational document and fails to impose feasible mitigation measures to reduce the Project's impacts. We also kindly request that the City address these shortcomings in a revised draft environmental impact report ("RDEIR") and recirculate the RDEIR prior to considering approval of the PLAN.

Their studies and analyses are described in detail below. I have highlighted key points using bold and underlined fonts. As I've mentioned earlier, I am a voice and point person for my Central SoMa neighbors, friends and colleagues. I felt it is important to present our concerns and case to you directly. I will explain later why we need your help and how we have been frequently and intentionally misled and misinformed by the Planning Department. Everything I am presenting to you has been done on my own time and dime. I apologize in advance for syntax errors, duplicate details, etc. Please note I will attach all the expert's supporting reports, graphs, tables, etc. in a separate email.

#### **The PLAN would fundamentally transform the Central SoMa area.**

It would quadruple, not triple, the resident population of the area from a current population of 12,000 [realistically it is 10,000] to 37,500 -- an increase of 25,500 additional residents. It would more than double employment in the area from a current level of 45,600 jobs to 109,200 -- an increase of 63,600 additional jobs.

However, in late 2016, without explanation, the City drastically altered the plan, eliminating 11 blocks at the north from Folsom to Market (with a narrow exception from Fifth to Sixth Street). Critically, at the same time the City dropped the Mid-Rise option and included only the High-Rise option in the analysis. The Mid-Rise Option was relegated to a small section at the back of the alternatives analysis of the DEIR and renamed the "Reduced-Height Alternative." The City strategically released the radical new PLAN's DEIR during the holiday rush on December 14, 2016.

SoMa is among the most ethnically and economically diverse neighborhoods in the City. The neighborhood faces extreme environmental challenges. The San Francisco Department of Public Health (DPH) stated in a 2012 report: Central SoMa has some of the poorest air quality in the City. Asthma and chronic obstructive pulmonary disease hospitalizations are approximately twice as high in Central SoMa as in the rest of the City.

#### **Our neighborhood has one of the highest incidences of pedestrian injuries in the City.**

As DPH stated, "The incidence of severe injuries and deaths related to collisions between vehicles and pedestrians, cyclists, and other vehicles is amongst the highest in the City. The situation for pedestrians is especially troubling, as the average annual number of

pedestrian injuries and fatalities per 100 road miles is six times higher in Central SoMa compared to the City as a whole.

**Central SoMa has had a severe lack of open space and parks.**

The same DPH report stated: The Central SoMa area has a poor public infrastructure, with few public health facilities, parks and open space. While Central SoMa is a robust, ethnically and economically diverse community, it also faces serious challenges in terms of a lack of open space, high levels of pollution, pedestrian safety and extreme traffic congestion. Solving these problems is the key to making the neighborhood livable and family friendly.

Very little of this critical baseline information is included in the DEIR, making the document inadequate as a public information document.

City Staff Refused to Grant an Extension of the Comment Period Despite Massive Project Revisions and Two Federal Holidays. For years City staff led the public to believe that the project was as described in the Initial Study. The 2013 Central Corridor plan document strongly favored the Mid-Rise Alternative over the High-Rise Alternative, and described a project extending all the way to Market Street.

Yet on December 14, 2016, the City released the DEIR for a short 60-day comment period, for the first time unveiling the very different Project in the DEIR. CEQA does not countenance such "bait-and-switch" tactics which serve only to confuse and mislead the public and short-circuit the public process embodied in CEQA.

**The PLAN will have Significant Adverse Traffic Impacts that are not Disclosed or Analyzed in the DEIR.**

The Plan will place thousands of cars each day into an area that already has unacceptable levels of traffic congestion. At rush hour, traffic is at a standstill in the Plan area.

The Plan will add over 63,000 new jobs and 25,000 new residents to the area - more than doubling the number of jobs and tripling the number of residents in the area. While many of these workers and residents may take public transit, there can be no dispute that many will drive cars, thereby adding to already unacceptable levels of traffic. The DEIR skims this obvious fact and makes the weak conclusion that the Plan will have less than significant traffic impacts. This conclusion simply fails the straight-face test. Anyone who has spent any time on roadways in this area will recognize that tripling the population of the area will have significant traffic impacts.

[Newer studies project the population will quadruple.]

The PLAN will also allow similarly tall, dense structures to be built within blocks of it. Once we combine Giants' games, the new Golden State Warriors' Arena traffic, new Uber and Dropbox offices and the nearby University of San Francisco expansion, it is unsustainable.

**The Traffic Analysis Fails to Analyze Cumulative Impacts.**

**Air Quality Baseline Analysis is Inadequate because it uses an erroneous baseline.**

The DEIR fails to disclose that the San Francisco Department of Public Health has determined Plan area has among the worst air quality in the City, due primarily to extreme traffic congestion. Asthma and chronic obstructive pulmonary disease hospitalizations are approximately twice as high in Central SoMa as in the rest of the City. Almost the entire Plan area is in an Air Pollution Exposure Zone (APEZ), meaning that airborne cancer risks exceed 100 per million.

**The DEIR Contains Inadequate Air Pollution Mitigation and Alternatives.** DEIR Improperly Relies on Deferred Air Mitigation. CEQA requires mitigation measures to be clearly set forth in the EIR so that the public may analyze them and their adequacy.

**The Plan will have Significant Adverse Visual Impacts that are not Disclosed or Analyzed in the DEIR.**

The Plan will have significant adverse visual impacts because it conflicts with height and bulk prevailing in the area. The PLAN is inconsistent with the Urban Design Element of the General Plan, which states that [Policy 3.5] Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development; and [Policy 3.6] Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction. The Plan allows buildings of 350 feet or more in an area that the City admits is a mid-rise neighborhood. This is not only inconsistent with the General Plan, but also with the Plan's own Goal to "Reinforce the character of Central SoMa as a mid-rise district with tangible 'urban rooms.'"

**The Central Corridor Plan also stated:**

"The mid-rise heights set by the plan provide for the same, and in some cases even more, density that would be provided with taller buildings. The large floor-plates possible on

large development sites, combined with heights ranging from 8 to 12 stories, enables a significant amount of density. Conversely, the combination of necessary bulk limitations, tower separation requirements for high rise buildings and the realities of designing elegant tall buildings that maximize light, air and views to both tenants and the neighborhood, limits the amount of incremental additional development possible with a tower prototype. For instance, on a 100,000 square foot site, a mid-rise building at 130 feet in height would yield more development space than two 200-foot towers constructed above an 85-foot base on the same site.”

Having made these statements in the Central Corridor Plan, the City cannot not simply “un-ringing the bell.” The DEIR’s conclusion that the Plan has no significant visual impacts is arbitrary and capricious and ignore the conflicts with the General Plan. By allowing very tall buildings throughout the Plan area, the Plan conflicts with the Urban Design Element, and creates a significant aesthetic impact on the neighborhood.

This impact must be disclosed and mitigated in a revised DEIR. The most obvious was to reduce this impact is for the City to adopt the Reduced Height (Mid-Rise) alternatives.

**The Plan will have Significant Adverse Growth-Inducing Impacts that are Inadequately Analyzed in the DEIR.**

CEQA Guidelines Section 15126.2(d). While growth inducing impacts of a project need not be labeled as adverse, the secondary impacts of growth (e.g., traffic, air pollution, etc.) may be significant and adverse. In such cases, the secondary impacts of growth inducement must be disclosed as significant secondary or indirect impacts of the project.

The analysis required is similar in some respects to the analysis required to analyze impacts associated with population and housing.

**The DEIR’s Analysis of Population, Employment and Housing Impacts is Inadequate.**

The additional of 25,000 new residents and 63,000 jobs will certainly increase need for a full range of services including schools, day care, police, fire, medical, etc.

**The Plan will have Significant Adverse Open Space Impacts that are not Disclosed or Analyzed in the DEIR.**

The DEIR admits that the Plan area suffers from an extreme lack of open space. South Park is the only Rec and Park property in the Plan area. (DEIR, p. II-31). However, the Plan creates little open space. Worse, it degrades existing open space areas by casting shadows on existing parks and POPOS throughout the Plan area, in violation of the General Plan.

**The Plan will have Significant Adverse Shadow Impacts that are not Disclosed or Analyzed in the DEIR.**

The DEIR erroneously concludes that the Plan does not have significant shadow impacts. (DEIR, p. IV.H-21). This finding ignores the PLAN’s inconsistency with the General Plan. The DEIR admits that the PLAN will create new shadows on several parks under the jurisdiction of the Recreation and Park Department, including South Park, Victoria Manalo Draves Park and Gene Friend Recreation Center, as well as several public open spaces. (DEIR, p. III-11).

For example, the DEIR admits that the Plan will create new shadows on the only Rec & Park property in the Plan area, South Park, and “could increase shadow on portions of South Park during early morning and late afternoon hours from the spring equinox to the fall equinox (March through September). (DEIR, p. IV.H-35). In other words, **the Plan will cast shadows on South Park for half of the year!**

Given these conflicts with the General Plan, the DEIR’s finding that the Plan has no significant shadow impacts is arbitrary and capricious. The Reduced Height Alternative would reduce this impact and is feasible and would achieve all project goals.

**The Plan will have Significant Adverse Pedestrian Safety Impacts that are not Disclosed or Analyzed in the DEIR.**

The Plan would quadruple/triple the population and number of jobs in the Plan area, adding 25,000 new residents and 63,000 new jobs. This increase alone will increase the number of vehicles and pedestrians in the area, directly increasing the number of conflicts leading to pedestrian safety issues (accidents).

**The DEIR fails to analyze the already severe pedestrian safety problem in the area that forms the CEQA baseline.**

The neighborhood has one of the highest incidences of pedestrian injuries in the City. As DPH stated, “The incidence of severe injuries and deaths related to collisions between vehicles and pedestrians, cyclists, and other vehicles is amongst the highest in the City. The situation for pedestrians is especially troubling, as the average annual number of pedestrian injuries and fatalities per 100 road miles is six times higher in the Plan area compared to the City as a whole. Tripling/quadrupling the number of pedestrians and

increasing the number of vehicles will clearly increase pedestrian injuries.

**The Plan will have Significant Adverse Displacement Impacts that are not Disclosed or Analyzed in the DEIR.**

The Plan is likely to result in the displacement of large numbers of low and moderate-income residents of the Plan area. These residents will be forced to move elsewhere, perhaps replacing short current commutes with long commutes to distant suburbs. This is an environmental impact that must be analyzed under CEQA.

**The DEIR Fails to Adequately Mitigate Significant Adverse Impacts to Public Transit.**

The DEIR admits that the Plan would have significant and unavoidable impacts to public transit, and that "substantial increase in transit demand that would not be accommodated by local transit capacity." (DEIR, p. IV.D-43). Despite admitting this impact, the DEIR improperly defers mitigation.

**DEIR Fails to Adequately Analyze Cumulative Impacts.**

The DEIR has a patently inadequate cumulative impact section because it fails to consider the Plan's impacts together with 70-100 other significant projects currently underway and in the pipeline, including the new Warriors Arena, USF expansion, new Uber and Dropbox offices, etc. Clearly, the Plan's impacts will be much more significant when viewed together with these other projects. Cumulatively considerable' means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." Cumulative impact analysis is necessary because the full environmental impact of a proposed project cannot be gauged in a vacuum. One of the most important environmental lessons that has been learned is that environmental damage often occurs incrementally from a variety of small sources. These sources appear insignificant when considered individually but assume threatening dimensions when considered collectively with other sources with which they interact.

**The DEIR alternatives analysis is legally deficient.**

It fails to acknowledge that the Reduced Height Alternative is the environmentally superior alternative. The Reduced Height Alternative would reduce almost all the PLAN's significant impacts while still achieving all the Plan's objectives. It is therefore the environmentally superior alternative. "An EIR's discussion of alternatives must contain analysis sufficient to allow informed decision making and include "detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project."

**One of CEQA's fundamental requirements is that the DEIR must identify the "environmentally superior alternative," and require implementation of that alternative unless it is infeasible.**

A "feasible" alternative is one that is capable of being accomplished in a successful manner within a reasonable period while considering economic, environmental, legal, social and technological factors. The lead agency is required to select the environmentally preferable alternative unless it is infeasible. As explained by the Supreme Court, an environmentally superior alternative may not be rejected simply because it is more expensive or less profitable:

*"The fact that an alternative may be more expensive or less profitable is not sufficient to show that the alternative is financially infeasible. What is required is evidence that the additional costs or lost profitability are sufficiently severe as to render it impractical to proceed with the project."*

Therefore, **a revised Draft EIR must be produced and recirculated for public comment.** The current DEIR is so fundamentally and basically inadequate, that recirculation of a new draft EIR will be required to allow the public to meaningfully review and comment on the proposed project.

**The revised draft EIR should identify the Reduced Height (Mid-Rise) Alternative as the environmentally superior alternative and consider it the equivalent of the current PLAN which was done in the Central Corridor Plan.**

Most of us in Central SoMa have been strategically kept in the dark for years. It is a concerted effort by the Planning Department and the developers who will profit the most from the PLAN.

Beginning in 2013 and accelerating in 2016, the Planning Department has not been reasonably notifying us about key hearings, community outreach meetings, etc. For the past month the PLAN's Project Manager, Steve Wertheim, has said a key Planning Commission Hearing is scheduled for Thursday, March 29, 2018. He emailed everyone on his official Central SoMa Plan newsletter this past Wednesday, March 14, 2018 to tell us that the Planning Commission could legally act on the Central Soma Plan as soon as March 29, 2018. He followed it up the

next day with the following email message:

*"Correction: In yesterday's email we noted that the Planning Commission could legally act on the Central SoMa Plan as soon as March 29th. That was a mistake - they cannot act until they certify the Environmental Impact Report, which could not occur before April 12, 2018. We apologize for the mistake. But importantly, there will not be a hearing on Central SoMa at the Planning Commission on March 29th. This is important to note for those of you who received the written notice where it conveys that the hearing would occur on March 29th or thereafter.*

*Also, related to the Environmental Impact Report, the expected release date of the Response to Comments is March 28th. We will make sure to send out an email as soon as the information is available." Respectfully, Steve*

Inaccurate information and omitted details like Steve's above has happened for years with regularity. **Developers also employ the same savvy strategies.** When Tishman Speyer had a 3-month window to invite us to a public/community informational meeting for their 655 Fourth project, they chose Tuesday, December 19, 2017 at 6:00 PM. They notified us about this meeting on 12/12/2017 via postcard. They could have held it in October instead of one week before the holiday hiatus. They had a window of times to choose from: 6:00PM - 9:00 PM. They opted for the peak evening commute. The meeting was poorly attended, but this was NOT an isolated event.

"Public participation is an essential part of the CEQA process." By dramatically altering the Central Corridor Plan after years of public review, and suddenly presenting the radically new Central SoMa Plan mid-December and refusing to extend the public comment period, the City has and continues to mislead and silence the public.

Jonas, thank you for your time and consideration. Please help those of us who reside in this PLAN's path and don't have the voice and influence to change its outcome. Share this with your colleagues on the Planning Commission. It is urgent we reach them directly and consider adopting our Mid-Rise Alternative Plan for all the reasons I outlined above. Please feel free to contact me anytime. My name is Mark Solo. My mobile is 415-272-8872 and email [manhattan.mark@gmail.com](mailto:manhattan.mark@gmail.com).

Sincerely,

**Mark Solo**

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** 650 Divis  
**Date:** Monday, March 19, 2018 10:15:53 AM  
**Attachments:** [I Oppose 650 Divisadero.msg](#)  
[650 Divisadero Hearing .msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[650 Divis.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[Inquiry.msg](#)  
[To Planning Commission and BOS Opposing proposed project for 650 Divisadero.msg](#)  
[650 Divisadero Oppose.msg](#)  
[Please Oppose 650 Divisadero Not Enough On-Site Affordable Housing.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)  
[I Oppose 650 Divisadero.msg](#)

---

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Opposition to 48 Saturn - Corbett Heights Neighbors  
**Date:** Monday, March 19, 2018 10:17:00 AM  
**Attachments:** [48 Saturn to PC.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Gary Weiss [mailto:[gary@corbettheights.org](mailto:gary@corbettheights.org)]  
**Sent:** Sunday, March 18, 2018 7:09 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** Opposition to 48 Saturn - Corbett Heights Neighbors

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** FW: Commission Update for Week of March 19, 2018  
**Date:** Monday, March 19, 2018 11:03:17 AM  
**Attachments:** [Commission Weekly Update 3.19.18.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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tsang, Francis  
**Sent:** Monday, March 19, 2018 10:38 AM  
**To:** Tsang, Francis  
**Subject:** Commission Update for Week of March 19, 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](mailto:francis.tsang@sfgov.org)



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: I Oppose 650 Divisadero  
**Date:** Monday, March 19, 2018 11:35:43 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Lisa Awbrey [<mailto:weegreenmea@yahoo.com>]  
Sent: Monday, March 19, 2018 11:26 AM  
To: richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Board of Supervisors, (BOS); [affordabledivis@gmail.com](mailto:affordabledivis@gmail.com)  
Subject: I Oppose 650 Divisadero

Dear Planning Commission,

I am opposed to the project at 650 Divisadero as proposed for the following reasons:

- 9 units of low-income housing out of 66 is not enough.
- This project started at 16 units before Divisadero was rezoned, and while it gained 50 units, there was no increase in the rate of required on-site affordable housing.
- San Francisco has already approved more than 200% of the market rate housing goal for 2022.
- This project is therefore neither necessary nor desirable.

As a Conditional Use project, the project developer must demonstrate that the project is necessary or desirable to get approval from the Planning Commission. The project as proposed: does not meet the community's affordable housing requirements, does not meet current zoning requirements for Divisadero, exceeds bulk limits exceeds 10,000 square feet, and requires a rear yard variance for not meeting the setback requirement for rear yards.

Please do not grant this project approval when it clearly does not respect our community's needs or current guidelines for development.

Thank you,  
Lisa Awbrey

Sent from my iPad

**From:** [Bintliff, Jacob \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Rahaim, John \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#)  
**Subject:** For publication: Inclusionary Housing Study for Divisadero and Fillmore NCTs  
**Date:** Monday, March 19, 2018 12:46:05 PM  
**Attachments:** [20180322\\_Inclusionary Housing Study DivisaderoFillmoreNCTs\\_Final Report 3.19.18.pdf](#)  
[20180322\\_DivisaderoFillmoreNCTsStudyMemo.pdf](#)

---

Hi Jonas et al,

Per Christine's direction last week, may I please request that you **email the attached final report to Commissioners, and upload to the 3/22 agenda page as a Correspondence** at your earliest convenience? Meanwhile, I will go ahead and send to some interested parties who have inquired.

Here is some draft language for the email to Commissioners explaining what this is:

--

Please find the attached economic feasibility study of inclusionary housing requirements for the Divisadero and Fillmore NCTs that will be presented at the Planning Commission hearing this week as an informational item. The report is issued by the Office of the Controller in collaboration with Planning Department staff, as required per Section 415 of the Planning Code for areas that received significant rezonings in recent years. This is the same report that is referenced in the cover memo (also attached) that was included in your packets for this item. Please feel free to contact Jacob Bintliff ([jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org); 415-575-9170) with any questions regarding this item.

Thank you!

**Jacob Bintliff, MCP**  
Senior Planner

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9170 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: For publication: Inclusionary Housing Study for Divisadero and Fillmore NCTs  
**Date:** Monday, March 19, 2018 1:00:25 PM  
**Attachments:** [20180322\\_Inclusionary Housing Study DivisaderoFillmoreNCTs\\_Final Report 3.19.18.pdf](#)  
[20180322\\_DivisaderoFillmoreNCTsStudyMemo.pdf](#)  
**Importance:** High

---

See below:

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Bintliff, Jacob (CPC)  
**Sent:** Monday, March 19, 2018 12:46 PM  
**To:** CTYPLN - COMMISSION SECRETARY  
**Cc:** Rahaim, John (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC)  
**Subject:** For publication: Inclusionary Housing Study for Divisadero and Fillmore NCTs

Hi Jonas et al,

Per Christine's direction last week, may I please request that you **email the attached final report to Commissioners, and upload to the 3/22 agenda page as a Correspondence** at your earliest convenience? Meanwhile, I will go ahead and send to some interested parties who have inquired.

Here is some draft language for the email to Commissioners explaining what this is:

--

Please find the attached economic feasibility study of inclusionary housing requirements for the Divisadero and Fillmore NCTs that will be presented at the Planning Commission hearing this week as an informational item. The report is issued by the Office of the Controller in collaboration with Planning Department staff, as required per Section 415 of the Planning Code for areas that received significant rezonings in recent years. This is the same report that is referenced in the cover memo (also attached) that was included in your packets for this item. Please feel free to contact Jacob Bintliff ([jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org); 415-575-9170) with any questions regarding this item.

Thank you!

**Jacob Bintliff, MCP**  
Senior Planner

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9170 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Li, Michael \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Electronic Transmittal - 429 Beale Street CPE  
**Date:** Monday, March 19, 2018 1:23:38 PM

---

Jonas,

Here's the website link for the 429 Beale Street CPE. Please distribute this link to the Planning Commissioners.

<http://sf-planning.org/community-plan-exemptions>

The entitlement hearing is scheduled for THU 3/29. I'll provide paper copies for their packets by Thursday morning.

Thank you.

**Michael Li**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9107 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Electronic Transmittal - 429 Beale Street CPE  
**Date:** Monday, March 19, 2018 1:28:31 PM  
**Importance:** High

---

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Li, Michael (CPC)  
**Sent:** Monday, March 19, 2018 1:24 PM  
**To:** CTYPLN - COMMISSION SECRETARY  
**Subject:** Electronic Transmittal - 429 Beale Street CPE

Jonas,

Here's the website link for the 429 Beale Street CPE. Please distribute this link to the Planning Commissioners.

<http://sf-planning.org/community-plan-exemptions>

The entitlement hearing is scheduled for THU 3/29. I'll provide paper copies for their packets by Thursday morning.

Thank you.

**Michael Li**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9107 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 792 Capp St. (Case 2017-001283CUA) - Thursday March 22, Proposed for Continuance May 3  
**Date:** Monday, March 19, 2018 2:49:10 PM  
**Attachments:** [20180322\\_cal.pdf](#)

---

Please post the minutes from December and all others that have been adopted.

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Davian Contreras [mailto:[dvncontreras@gmail.com](mailto:dvncontreras@gmail.com)]  
**Sent:** Monday, March 19, 2018 2:41 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC)  
**Cc:** Christensen, Michael (CPC); Spike Kahn; [erick@calle24sf.org](mailto:erick@calle24sf.org); [savecappstreet@gmail.com](mailto:savecappstreet@gmail.com)  
**Subject:** 792 Capp St. (Case 2017-001283CUA) - Thursday March 22, Proposed for Continuance May 3

Hello President Rich Hillis, Vice-President Myrna Melgar, and the entire SF Planning Commission,

my name is Davian Contreras and I am writing in regards to **Case 2017-001283CUA** (proposed demolition of 792 Capp street).

I understand that this is now proposed for continuance for **May 3, 2018**.

Last week I reach out to project planner Michael Christensen and he informed me that the Planning Commission plans to "*hear the item on [Thursday March 22, 2018] but not be able to take a final action since no packet was published and no Motion document has been drafted for [The Planning Commission] to adopt*".

Why is this being proposed for continuance, and if it is not approved for continuance, will you be able to and/or plan to vote on this project without a packet or motion document?

I am reaching out on behalf of several neighbors and community members who are planning to attend the hearing to voice their united disapproval of the project and urge you all to reject it. Many of them have work, school, and family obligations that make it difficult to attend multiple hearings during normal business/school hours.

Also, the meeting minutes from the second meeting on December 21, 2017 are still not available. When can we expect to have them available for public review?

Thank you for your time and assistance. I look forward to hearing from you soon!

Best,

Davian Contreras

[\(415\) 377-1675](tel:(415)377-1675)

[dvncontreras@gmail.com](mailto:dvncontreras@gmail.com)



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Bendix, Brittany \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Cc:** [Bendix, Brittany \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Commission Members, re.600 Van Ness  
**Date:** Tuesday, March 20, 2018 1:10:08 PM  
**Attachments:** [600 Van Ness-Hearing 3-2018.docx](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Midge Wilson [mailto:[wilsonmma@aol.com](mailto:wilsonmma@aol.com)]  
**Sent:** Tuesday, March 20, 2018 1:07 PM  
**To:** Secretary, Commissions (CPC); [wilsonmma@aol.com](mailto:wilsonmma@aol.com)  
**Subject:** Commission Members, re.600 Van Ness

Dear Commission Members,

Enclosed is our letter re. 600 Van Ness. Please let me know if you have any questions.

Thank you.

Midge Wilson

---

Midge Wilson, Executive Director  
Bay Area Women's & Children's Center  
318 Leavenworth Street, SF, CA 94102  
[www.bawcc.org](http://www.bawcc.org) 415/370-5595 (cell)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: CASE #2015-012729CUA  
**Date:** Tuesday, March 20, 2018 1:11:32 PM  
**Attachments:** [SFPlanningCommission.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Berman, Barbara [mailto:[bermanb@sfusd.edu](mailto:bermanb@sfusd.edu)]  
**Sent:** Monday, March 19, 2018 9:48 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** CASE #2015-012729CUA

Attached please find a letter in support of the 600 Van Ness Project.

Dr. Barbara Berman  
Principal  
Tenderloin Community School  
San Francisco Unified School District  
**627 Turk Street**  
**San Francisco, CA 94102**  
**School Phone [\(415\) 749-3567](tel:4157493567)**  
[BermanB@sfusd.edu](mailto:BermanB@sfusd.edu)  
Fax [415-749-3643](tel:4157493643)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Mayes Oyster House 2016-010348CUA LPN Position  
**Date:** Tuesday, March 20, 2018 1:13:12 PM  
**Attachments:** [1233PolkLPNLetterMarch22.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Chris Schulman [mailto:chris.schulman@gmail.com]  
**Sent:** Tuesday, March 20, 2018 1:11 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Cc:** Perry, Andrew (CPC); Jeremy Paul  
**Subject:** Mayes Oyster House 2016-010348CUA LPN Position

Dear President Hillis and Honorable Commissioners,

Please see the attached letter articulating the Lower Polk Neighbors position on Mayes Oyster House case No. 2016-01348CUA.

Best,

Chris Schulman

cc: Andrew Perry, Planner  
Commission Secretary  
Jeremy Paul, Mayes Representative

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.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: \*\*\* STATEMENT \*\*\* MAYOR MARK FARRELL ON WOMEN'S HISTORY MONTH  
**Date:** Tuesday, March 20, 2018 2:46:56 PM  
**Attachments:** [3.20.18 Women's History Month.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Tuesday, March 20, 2018 1:22 PM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR MARK FARRELL ON WOMEN'S HISTORY MONTH

**FOR IMMEDIATE RELEASE:**

Tuesday, March 20, 2018

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

**\*\*\* STATEMENT \*\*\***

**MAYOR MARK FARRELL ON WOMEN'S HISTORY MONTH**

“From the pioneering leadership of Dianne Feinstein to the innovative accomplishments of architect Julia Morgan to the moving beauty of poet Maya Angelou, San Francisco has always been a great City because of the amazing contributions of our women residents—a legacy we proudly celebrate.

However, outside of this City, these are troubling times for women. We have a President who has shown an appalling lack of respect for women and a federal administration that continues to attack female health and reproductive rights.

In San Francisco, we will continue to uphold our City's values of equality. We will always be a place where everyone is supported, regardless of their gender. I am proud to have authored equal pay measures for our female workforce and look forward to addressing critical equity issues in the coming months.

This evening I will recognize eight women whose contributions to this City have made San Francisco a better place for all. They are visionary leaders and fearless trailblazers and their groundbreaking work is a reason why the nation looks to San Francisco—and not Washington

D.C.—for ideas that inspire real, positive change in this country.”

*The eight women receiving Certificates of Honor from Mayor Farrell in recognition of Women’s History Month:*

*Anita Lee, wife of former Mayor Edwin M. Lee*

*Avantika Shastri, Legal Director for the San Francisco Immigrant Legal Defense Collaborative*

*Laura Victoria Sanchez, Esq., Director of CARACEN SF’s Immigration Legal Program*

*Marisela Esparza, San Francisco Immigrant Legal and Education Network*

*Mary Jung, San Francisco Democratic County Central Committee*

*Maxine Wilson, Chief Operating Officer, Boys and Girls Club*

*Nadia Sesay, Executive Director, Office of Community Investment and Infrastructure*

*Tomiquia Moss, Executive Director, Hamilton Families*

###

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Milicent \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Ikezoe, Paolo \(CPC\)](#)  
**Subject:** FW: OPPOSING SB 827 and SB 828  
**Date:** Wednesday, March 21, 2018 9:12:04 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Ashley Wessinger [<mailto:awessinger@sfmca.org>]  
Sent: Tuesday, March 20, 2018 8:34 PM  
To: MayorMarkFarrell (MYR); senator.wiener@senate.ca.gov; Kim, Jane (BOS); Tang, Katy (BOS); Safai, Ahsha (BOS); Yee, Norman (BOS); Stefani, Catherine (BOS); Cohen, Malia (BOS); Sanfra.Fewer@sfgov.org; Breed, London (BOS); Peskin, Aaron (BOS); SheehyStaff (BOS); Ronen, Hillary; Board of Supervisors, (BOS); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); andrew@tefarch.com; aaron.hyland.hpc@gmail.com; ellen.hpc@ellenjohnckconsulting.com; RSEJohns@yahoo.com; dianematsuda@hotmail.com; jonathan.pearlman.hpc@gmail.com; Rodgers, AnMarie (CPC); gswooding@gmail.com; Quizon, Dyanna (BOS); Miller Hall, Ellie (BOS)  
Subject: OPPOSING SB 827 and SB 828

Honorable Mayor Farrell,

I am formally express my strong opposition to Senator Wiener's new proposed legislation, SB-827 and SB-828.

These two bills are aimed at addressing the State's housing shortage. On close analysis, this legislation would implement a draconian and overly simplistic approach to a very complex problem. Among other things, their "one size fits all" approach fails to address the disparate needs of so many cities that have very different realities, such as age, topography, infrastructure needs, density, architectural style, natural resources, and migration history.

I find the most glaring defects in these bills to be:

1. Both bills require a major shift from local to state control, which would essentially eliminate zoning, urban planning, building ordinances, general plan elements, parking requirements, residential density, and floor area ratio controls.
  2. SB-827 would more than double allowable building heights. Worse, if we consider the State Density Bonus, building heights would increase from 40 feet to a range of 75 to 105 feet. So metropolitan areas, with more extensive transit services, would suffer the greatest impact. Indeed, according to our Planning Department, this legislation would up-zone 96% of the City. Almost three-quarters (72%) of our city is currently zoned RH-1 or RH-2. These residential parcels would receive the most dramatic up-zoning when combining height and density changes.
  3. These bills contain no provisions -- or worse still, no funding -- for the present or the projected, much-needed improvements to the cities' infrastructures, such as roads, water, sewer, and schools.
- As you well know, San Francisco's present infrastructure struggles, and often fails, to meet the needs of its

residents, and vast sums are already needed to update it. Senator Wiener's legislation would horribly exacerbate that problem.

4. SB-827 would potentially ruin our opportunity to have a robust public transportation system. As demonstrated here and in Los Angeles and Portland, simply building high-density housing near public transit has not generated increased ridership; instead, ridership has declined in the face of housing developments built near public transit. There is no reason to believe that SB-827 would magically change this result. Rather, the proper blend of housing with sizable attractive public spaces, retail, and service- businesses near transit stops has proven to generate increased ridership, as demonstrated in European and Asian cities.

5. Senator Wiener's legislation contains no provisions to enforce development over all income levels, particularly mid-cost housing. You well know that low and mid- income housing is essential to keep families in our City and to create and maintain the needed supply of teachers, firefighters, police, and trade workers within our city boundaries.

6. This legislation could pave the way for increased speculation in housing, resulting in an effective decrease in available housing stock. Because of the presence of so many non-resident real estate owners and speculators, cities like San Francisco, LA and San Diego do not play by the simple rule of supply and demand. In San Francisco, a substantial amount of housing stock sits empty for prolonged periods of time, with no incentives for property owners to get them occupied.

7. SB-828 would significantly increase our city's RHNA. Currently, San Francisco meets, or surpasses, its RHNA for market rate housing. But doubling the RHNA number would trigger SB-35 avoiding CEQA compliance, design review, neighborhood notification, and neighborhood input on all developments.

In summary, we urge you to take a stance against both of these bills. We ask that you do whatever you can to ensure this legislation does not become law.

Sincerely,

Ashley Wessinger

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Automatic reply: SOMAPlan nice job at the Commission Meeting 3.1.2018  
**Date:** Wednesday, March 21, 2018 9:12:35 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Dennis Hong [mailto:dennisj.gov88@yahoo.com]  
**Sent:** Tuesday, March 20, 2018 6:02 PM  
**To:** Wertheim, Steve (CPC)  
**Cc:** Kim, Jane (BOS); Gibson, Lisa (CPC); Rahaim, John (CPC); Secretary, Commissions (CPC)  
**Subject:** Re: Automatic reply: SOMAPlan nice job at the Commission Meeting 3.1.2018

Good evening Steve, sorry for the typos and rambling comments in my recent emails. Thanks for responding to this email. I think at today's Board of Supervisors meeting 3/20/2018 - some possible new legislation being introduced by Supervisor Jane Kim referencing expediting the housing issue and then some (?). Then there has been a lot of chat on NextDoor, specific my ND district 7, newspaper, online and etc. with this housing including expediting the process. So I too am caught up in the housing process. With that said it looks like you and the Planning staff are on board and I hope the Central SoMa Plan gets approved. It's long over due. Not to sure how the SB827 will work along with the other state bills out there and how the City amendments will work - inclusionary issues. Some how I feel; Can't they



all be merged and or massaged as one SB827 or one City legislation with amendments that will work? Granted it is confusing out there with these housing issues and all the different players working toward a common goal.

Having said that, as I see it this SoMa Plan is wonderful, it helps get everyone on the same page. Act's sort of like master plan and marries well with the other adjacent plans out there. Realize, it is hard to please everyone, but this Plan helps everyone. The planning department has done another fine job with this document.

In closing, thank you for letting me review and comment on this Document. I'm sorry if this latest email comment is out of line for the Planning Commission next meeting (3/22/2018 item #12) or 3/29/2018 and the process. These are my personal comments along with my previous comments on this Document. If anyone has any question to this email, please feel free to contact me at [dennisj.gov88@yahoo.com](mailto:dennisj.gov88@yahoo.com) I would like to hear any feed back good or bad you may have. I fully support this Central SoMa Plan.

Best, Dennis

On Tuesday, March 20, 2018 4:08 PM, "Wertheim, Steve (CPC)" <[steve.wertheim@sfgov.org](mailto:steve.wertheim@sfgov.org)> wrote:

Dennis,

Got your voicemail. If you feel the need to write another letter to the Planning Commission, you are welcome to. We already appreciate your support for this project.

-Steve

**Steve Wertheim, Principal Planner**  
**Citywide Policy & Analysis**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.558.6612 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*Please note that I am out of the office on Fridays*

---

**From:** Wertheim, Steve (CPC)  
**Sent:** Monday, March 05, 2018 11:13 AM  
**To:** Dennis Hong  
**Subject:** Re: Automatic reply: SOMAPlan nice job at the Commission Meeting 3.1.2018

Thanks, Dennis. Happy to keep moving the Central SoMa Plan forward. We appreciate your support.

-Steve

Steve Wertheim, Principal Planner  
Citywide Policy & Analysis  
San Francisco Planning Department  
1650 Mission St. Suite 400 San Francisco, CA 94103  
Direct: 415.558.6612 | [www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Dennis Hong <[dennisj.gov88@yahoo.com](mailto:dennisj.gov88@yahoo.com)>  
**Sent:** Friday, March 2, 2018 10:53:34 AM  
**To:** Wertheim, Steve (CPC)  
**Subject:** Re: Automatic reply: SOMAPlan nice job at the Commission Meeting 3.1.2018

Stevev, a well deserved break.

Dennis

On Friday, March 2, 2018 10:51 AM, "Wertheim, Steve (CPC)" <[steve.wertheim@sfgov.org](mailto:steve.wertheim@sfgov.org)> wrote:

I am out of the office, returning Monday. I will reply as soon as possible.

-Steve

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 600 Van Ness - 3/22 - PMND Appeal  
**Date:** Wednesday, March 21, 2018 10:31:24 AM

---

Commissioners,  
Please be advised:

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Bendix, Brittany (CPC)  
**Sent:** Wednesday, March 21, 2018 10:18 AM  
**To:** CTYPLN - COMMISSION SECRETARY  
**Cc:** Lindsay, David (CPC); Horner, Justin (CPC)  
**Subject:** 600 Van Ness - 3/22 - PMND Appeal

Hi Jonas,

I've been informed that the PMND for 600 Van Ness Avenue has been appealed. This means we can't move forward with the hearing for 600 Van Ness Ave tomorrow. At this point, I'm waiting on EP to determine how far out we need to continue it or if it should be continued indefinitely. I just wanted to let you know sooner than later.

Thank you,

**Brittany Bendix, Senior Planner**  
**Northwest Team, Current Planning**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9114 **Fax:** 415-558-6409  
**Email:** [brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)

**From:** [Switzky, Joshua \(CPC\)](#)  
**To:** [richhillissf@gmail.com](#); [Richards, Dennis \(CPC\)](#); [planning@rodneyfong.com](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [millicentjohnsonsf@gmail.com](#)  
**Cc:** [Rahaim, John \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Wertheim, Steve \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Memo on Central SoMa Housing and Plan Context  
**Date:** Wednesday, March 21, 2018 11:52:25 AM  
**Attachments:** [CentralSoMa\\_HousingMemo\\_21Mar2018.pdf](#)

---

Hello Commissioners,

Attached please find a memo on the Central SoMa Plan regarding housing in the Plan and the broader planning context for the Plan. This content will be presented and discussed at tomorrow's (3/22) informational hearing on Central SoMa.

We look forward to the discussion tomorrow.

Cheers

Josh

Joshua Switzky  
Land Use & Housing Policy Program Manager  
Citywide Planning  
415.575.6815  
[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)

**From:** [Jonin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 48 Saturn  
**Date:** Thursday, March 22, 2018 9:22:02 AM

---

FYI

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Gary Weiss [<mailto:gary@corbettheights.org>]  
**Sent:** Wednesday, March 21, 2018 12:36 PM  
**To:** John Kevlin  
**Cc:** Amir Afifi; Ionin, Jonas (CPC); Washington, Delvin (CPC); Jim Shay; Dirk Aguilar; Horn, Jeffrey (CPC); Bill Holtzman; Reza Khoshnevisan; Harty, Ciaran  
**Subject:** Re: 48 Saturn

Gary Weiss here. Yes, I think it's better than rushing the signing of an agreement, and definitely better than annoying the commissioners who may not have had time to review the new drawings.

On Mar 21, 2018, at 12:31 PM, John Kevlin <[jkevin@reubenlaw.com](mailto:jkevin@reubenlaw.com)> wrote:

Hey Jeff,

On behalf of the project sponsor, I am requesting a continuance for the 48 Saturn Street project tomorrow. I think we'll be ready as soon as next week so if there's availability then we'd like that date, but otherwise the soonest you can get us on the calendar. I just spoke with Gary Weiss (cc'ed here) and he is in agreement with the continuance but I'll let him independently verify. Thanks.

John

---

**From:** Gary Weiss [<mailto:gary@corbettheights.org>]  
**Sent:** Tuesday, March 20, 2018 2:43 PM  
**To:** Amir Afifi  
**Cc:** Jim Shay; Dirk Aguilar; Horn, Jeffrey (CPC); Bill Holtzman; Reza Khoshnevisan; Harty, Ciaran; John Kevlin  
**Subject:** Re: 48 Saturn

Amir and All,  
It turns out that the roof deck is not as much of an issue. If, as you say you will use "retractable skylight, operable hatch, or open to sky stairs which allows roof access with no penthouse.", then if you would just spell that out and what you told me yesterday, we can meet with Jeff Horn and sign off on this.  
Thanks very much,  
Gary Weiss  
415-279-5570

On Mar 20, 2018, at 11:27 AM, Amir Afifi <[amir@siaconsult.com](mailto:amir@siaconsult.com)> wrote:

These are design solutions we applied before. Let me check with the owner to get his feedback so I can be specific about the solution we can provide here. But I am sure either of them have minimal visual presence on the roof.

Best regards,

- Amir Afifi

---

**From:** Gary Weiss <[gary@corbettheights.org](mailto:gary@corbettheights.org)>  
**Sent:** Tuesday, March 20, 2018 11:10:52 AM  
**To:** Amir Afifi  
**Cc:** Jim Shay; Dirk Aguilar; Bill Holtzman  
**Subject:** Re: 48 Saturn

Since roof deck access for gathering/partying access could be a deal killer, I'd like to make sure what this entails. Can you be more specific?

On Mar 20, 2018, at 11:05 AM, Amir Afifi <[amir@siaconsult.com](mailto:amir@siaconsult.com)> wrote:

Sure, there are solutions like, retractable skylight, operable hatch, or open to sky stairs which allows roof access with no penthouse.

---

**From:** Gary Weiss <[gary@corbettheights.org](mailto:gary@corbettheights.org)>  
**Sent:** Tuesday, March 20, 2018 10:58:42 AM  
**To:** Amir Afifi  
**Subject:** Re: 48 Saturn

### Please explain #3

On Mar 20, 2018, at 10:56 AM, Amir Afifi <[amir@siaconsult.com](mailto:amir@siaconsult.com)> wrote:

Good morning Gary,

Sorry to miss your call last night.

I am out of office today, but I have shared your email with the team (they were cced in your email as well) and I'll get back to you as soon as I hear back from them, but here is my feedback to your questions;

- 1- There won't be elevator penthouse sticking out on roof.
- 2- As you know, rear yard open space area in our design is already small and only available to one of the units. Having an roof deck area accessible to top unit would be an essential amenity for future residents.
- 3- We can definitely provide roof deck access solution that avoids penthouse.

I'll get back to you all as soon as I have an update.

Best regards,

- Amir

---

**From:** Gary Weiss <[gary@corbetheights.org](mailto:gary@corbetheights.org)>

**Sent:** Monday, March 19, 2018 7:44:07 PM

**To:** Amir Afifi

**Cc:** Horn, Jeffrey (CPC); Bill Holtzman; Jim Shay; Dirk Aguilar; John Kevlin; Ciaran Harty; Reza Khoshnevisan

**Subject:** Re: 48 Saturn

Amir and All,

I left you a voicemail about 6:45 this evening.

We have a few other questions:

- When we met on Thursday, you mentioned that the elevator stopped on the 3rd floor so as to avoid having an elevator penthouse on the roof. Does it now stop on the 2nd floor, or is there no elevator at all?

- What else is on the roof of the building? Will there be a stairway penthouse? And, as you might imagine, a roof deck would definitely not be acceptable to any of the neighbors.

We're getting close.

Gary

> On Mar 19, 2018, at 9:58 AM, Amir Afifi <[amir@siaconsult.com](mailto:amir@siaconsult.com)> wrote:

>

> Hi Gary & Jim,

>

> Thank you for organizing and hosting the meeting.

> As promised, I forwarded all your feedback and concerns to the project sponsor and I am waiting for their response and direction to proceed forward.

> Please note, SIA Consulting team involvement on this project is limited to architectural and structural design and any decision making beyond that should be made by the project sponsor.

>

> I'll get back to you and the neighbors as soon as I have an update from project owner.

>

> Best regards and thank you again for your time,

>

> - Amir Afifi

> 415.741.1292 x 104

>

> This message is covered by the Electronic Communications Privacy Act, Title 18, United States Code, Sections 2510-2521. The information contained in this e-mail and attachments, if any, are intended only for the individual or entity to whom it was addressed. Its contents (including any attachments) are confidential and may contain privileged information. Any views or opinions presented in the e-mail are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient you must not use, disclose, disseminate, copy or print its contents. If you receive this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message.

>

> On 3/17/18, 2:16 PM, "Gary Weiss" <[gary@corbetheights.org](mailto:gary@corbetheights.org)> wrote:

>

> Amir,

> Is it safe to assume that SIA Consulting is refusing to come back with even a response to any of our requests to alter your plan?

> If you are in fact planning to come back with a reasonable plan that the neighbors can live with, as stated at our meeting, we must hear back from you this afternoon.

> We look forward to hearing from you.

> Gary

>

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2015-012729CUA (600 Van Ness)  
**Date:** Thursday, March 22, 2018 10:37:50 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Allyson Bravmann [mailto:[allyson.bravmann@gmail.com](mailto:allyson.bravmann@gmail.com)]  
**Sent:** Thursday, March 22, 2018 10:16 AM  
**To:** Bendix, Brittany (CPC); Secretary, Commissions (CPC)  
**Subject:** Case No. 2015-012729CUA (600 Van Ness)

Dear Commissioners,  
I am a parent of a student at Tenderloin Community School, and I am writing to support the proposed development at 600 Van Ness.

The developer began meeting with TCS staff and parents before even designing the building, and took our concerns into consideration throughout the process. I have read the staff report by Ms. Bendix, including the shadow study and design for Elm Street. Our students spend a minimum of half an hour a day on our outdoor playgrounds (we have no indoor gym) so it is vital that the building not add shade, which the proposal does not. The proposal adds safety and beautification elements to the alley on Elm Street, which benefit the students in our preschool and those coming in by school bus.

We recognize that few TCS families will be able to afford even the BMI units in the proposed building, but having a good neighbor is important too. The developer clearly saw what happened with Marshall Elementary and Maximus and didn't want to repeat that fight. Neither do the families at TCS.

Finally, since backyards seem to be a determining factor in planning decisions these days, 600 Van Ness is literally in Tenderloin Community School's backyard — and we are saying yes. Should anyone come forward to challenge the proposal, please know they have not discussed their concerns with us.

Thank you,  
Allyson Eddy Bravmann



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2015-012729CUA (Vaness)  
**Date:** Thursday, March 22, 2018 10:38:05 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: S. Montemayor [<mailto:msbflowerpop@gmail.com>]  
Sent: Thursday, March 22, 2018 8:52 AM  
To: Bendix, Brittany (CPC); Secretary, Commissions (CPC)  
Subject: Case No. 2015-012729CUA (Vaness)

I am a member of the Tenderloin Community School, as part of the community, I am supporting the 600 Vaness project. I hope that the developers would increased 2 bedroom units that can provide more housing for families.

Sincerely,  
Shiela Montemayor

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2015-012729CIA (600 Vaness)  
**Date:** Thursday, March 22, 2018 10:38:14 AM

---

Jonas P. Ionin,  
Director of Commission Affairs

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: S. Montemayor [<mailto:msbflowerpop@gmail.com>]  
Sent: Thursday, March 22, 2018 8:37 AM  
To: [britanny.bendix@sfgov.org](mailto:britanny.bendix@sfgov.org); Secretary, Commissions (CPC)  
Subject: Case No. 2015-012729CIA (600 Vaness)

I am a member of Tenderloin Community School, as a part of the community I am supporting the 600 Vaness project. I hope that the developers would increased 2 bedroom units that can provide more housing for families.

Sincerely,  
Shiela Montemayor

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Small, Maia \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: March 23 Agenda Item 15 Comments on 2016-000162CWP DRAFT URBAN DESIGN GUIDELINES  
**Date:** Thursday, March 22, 2018 10:38:23 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Bruce Bowen [mailto:bruce.r.bowen@gmail.com]  
**Sent:** Wednesday, March 21, 2018 5:24 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); mooreurban@aol.com; Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** March 23 Agenda Item 15 Comments on 2016-000162CWP DRAFT URBAN DESIGN GUIDELINES

Commissioners

On behalf of the Planning and Land Use Committee of the Dolores Heights Improvement Club, I would like to provide the following comments on the Planning Department's Draft Urban Design Guidelines (UDGs).

We object to the Department's recommendation that the Department should "begin the Residential Design Guidelines outreach and revision process".

We believe that making wholesale changes to the existing RDG design principles, guidelines, format or drawings is a mistake. The RDGs have enabled San Francisco's residential neighborhoods to evolve - ensuring that new designs harmonize with the existing style, scale, and character of a block and neighborhood. Therefore, we recommend that the Planning Department develop guideline and drawing additions to the existing RDGs, in the current format, to supplement the existing RDG document. We cannot allow the RDGs to be turned into the UDGs because the RDGs are the only thing standing between preserving the character of San Francisco's low density neighborhoods and replacing it with a series of near-identical huge glass boxes, as would be the tendency if the standards and principles of the UDGs were allowed to drive a new set of RDGs.

We are afraid that a wholesale replacement, under the guise of an unconstrained "revision" of the RDGs, with its bland general statements that mirror the UDGs, and with photos instead of useful drawings, will open the door for review of low density residential projects in any way the Department Staff sees fit; we have learned Staff's preference is for modern architecture instead of preservation, and maximizing the site, regardless of context.

We request that you please direct the Department Staff to maintain the current RDG's design principles, guidelines, format and drawings and limit the revision process to adding guidelines and drawings within the current format. In this way you will preserve for us all a tool that will more fully implement the stated purpose of these Guidelines.

Thank you

Bruce Bowen  
Chair, Planning and Land Use Committee  
Dolores Heights Improvement Club

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Case No. 2015-012729CUA (600 Van Ness)  
**Date:** Thursday, March 22, 2018 10:38:34 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Kelly Walsh [<mailto:kwalsh36@gmail.com>]  
**Sent:** Wednesday, March 21, 2018 4:23 PM  
**To:** Bendix, Brittany (CPC); Secretary, Commissions (CPC)  
**Subject:** Case No. 2015-012729CUA (600 Van Ness)

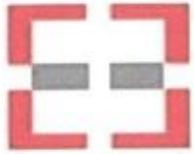
Hi Ms. Bendix,

I'm a member of the Tenderloin Community School community and am writing you in support of [600 Van Ness](#). We've appreciated that the developer has met with our community through the design process, and that they increased 2 bedroom units which can provide housing for families.

I hope this project will be approved and that family units will be maintained.

Best,

Kelly



# BOOKER T WASHINGTON

## COMMUNITY SERVICE CENTER

800 Presidio Avenue  
San Francisco, CA 94112

415.928.6596 office  
415.885-3382 fax  
info@btwcsc.org  
www.btwcsc.org

3/1/18

Planning Commission  
1650 Mission, 4<sup>th</sup> Floor  
San Francisco, CA 94103

### BOARD OF DIRECTORS

Laurence D. Griffin  
President

Phillip Stone  
Treasurer

Carlos Reed  
Vice President

Andrea Patton-Housley  
Secretary

Farah Makras  
Jimi Harris  
Eric Safire  
Shelley Bradford Bell  
Stephanie Tomao  
Adam Goldenberg  
Gail Jackson-McCray  
Julian Davis

Patricia Scott  
Executive Director

Dear Mr. Hillis,

Booker T Washington Community Service Center supports Drew School's request to increase its student body from 280 to 340 students. We have had a cooperative and supportive relationship with Drew for the many years that I have been executive director (14 years) at Booker T.

We serve many low-income African American youth that come to us poorly served by SFUSD and need extensive tutoring and remedial academic support. Those providing this support are Drew students. Our youth depend on them and, quite frankly, we could use more students from Drew.

I have served as a board member for independent schools such as Drew. Increased student enrollment has a direct impact on the salaries and benefits that in turn impact the quality and satisfaction of staff. While Drew has increased salaries 4% to 7% over each of the past four years, additional students will allow the school to implement further increases that are so direly needed.

Drew is truly an asset to our community and 60 more students will help Drew and Booker T. Please approve this conditional use permit.

Sincerely,

Pat Scott

**RECEIVED**

**MAR 16 2018**

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

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF THE ATTORNEY GENERAL

1000 ...  
...  
...

...  
...  
...

...  
...  
...

...  
...  
...

...  
...  
...

...  
...  
...

RECEIVED

MAR 18 2018

CITY & COUNTY OF DISTRICT OF COLUMBIA  
PLANNING DEPARTMENT