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SAN FRANCISCO FIRE FIGHTERS
- Local 798 -

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514

TELEPHONE (415) 621-7103 • FAX (415) 621-1578

WWW.SFFDLOCAL798.ORG

March 14, 2018

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

RE: Supporting Approval of Project - 430 Main Street

Dear Commissioners,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply.

The San Francisco Fire Fighters Union represents members who work in the nearby fire houses and the fire boat house. This project would add to the neighborhood and potentially increase housing supply which will give our members the chance to live within walking distance to work.

As a Firefighter, air quality and its impacts on health are at the forefront of my concerns. I have also seen the extensive air quality studies and see no public safety issues with the buildings impact on its neighbors.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Tom O'Connor
President of the San Francisco Fire Fighters Union 798

cc:

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

RECEIVED

MAR 20 2018

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

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: ACTION: Plz put in 3/22/2018 PC Minutes Verbatim As Submitted Today (per Sunshine 67.16)
Date: Friday, March 23, 2018 12:23:30 PM

For the minutes.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: :) [mailto:gumby5@att.net]
Sent: Thursday, March 22, 2018 7:47 PM
To: Secretary, Commissions (CPC)
Subject: ACTION: Plz put in 3/22/2018 PC Minutes Verbatim As Submitted Today (per Sunshine 67.16)

Dear Mr. Ionin. Per subject line. Thank you. – Rose

**VAGUE UDGs ORCHESTRATE FUTURE CHANGES TO
PLANNING CODE (PCODE) AS THEY VIOLATE THEM TODAY**

**PCOMMISSION = ENFORCERS OF PCODE, WHY THEN PASS
UDGs TODAY THAT DON'T FOLLOW PCODE & IS ILLEGAL?**

**UDG IDEAS CRAFTED TO CHANGE EXISTING/FUTURE DESIGN
GUIDELINES & MUCH OF PCODE TO ALIGN.**

**TO FIX ILLEGALITY OF UDGs NOT FOLLOWING PCODE TODAY,
AMENDMENTS TO PCODE TO LEGITIMIZE ITS EXISTENCE WILL
COME BEFORE THE COMMISSION & BOARD OF SUPERVISORS
TO REMEDY.**

**UDGs = WRITTEN AS A FORCE OF LAW WITHOUT THE REVIEW
OF LAW**

**WITHOUT HAVING THE PCODE AMENDMENTS IN HAND,
THOUGH PLANNING STATED MURKY UDGs SUPPOSED TO**

**GIVE GREATER CERTAINTY TO NEIGHBORHOODS BUT
CONTRARY, CAN'T MAKE FULLY INFORMED DECISION TO
PASS TODAY.**

**IF COMMISSION & PLANNERS REVIEW PROJECTS BASED ON
FLAWED & ILLEGAL UDGs, ANYTHING IN IT NOT FOLLOWING
PCODE NEEDS TO BE REJECTED OR YOU'LL HAVE MADE
ILLEGAL LAND USE DECISIONS.**

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Commission Update for Week of March 26, 2018
Date: Monday, March 26, 2018 12:13:50 PM
Attachments: [Commission Weekly Update 3.26.18.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Tsang, Francis
Sent: Monday, March 26, 2018 8:57 AM
To: Tsang, Francis
Subject: Commission Update for Week of March 26, 2018

Good morning.

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

Francis

Francis Tsang

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

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposing Whole Foods 365 Store on Polk and Jackson
Date: Monday, March 26, 2018 12:23:41 PM

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

From: Body Harmony [<mailto:bharmony@mindspring.com>]
Sent: Sunday, March 25, 2018 10:00 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Peskin, Aaron (BOS)
Subject: Opposing Whole Foods 365 Store on Polk and Jackson

To Whom It May Concern,

I strongly oppose the Whole Foods 365/AMAZON store on Polk and Jackson. This will create transportation and parking nightmares only adding to the current terrible situation the city has created with bus depots and The Van Ness Project taking up more parking spaces. Bus number 27 and 12 currently have terminals on the block and tend to back up as it is already ! It is not uncommon for there to be 2 #27 Bryants and 2 #12 buses backing up Jackson street. There is currently not enough parking to serve the existing businesses, much less adding an Amazon outlet store where Instacart and Delivery trucks are surely going to crowd the streets even more.

The Highest and Best use of 1600 Jackson is Housing units with parking allocation.

I urge the property owner/developer to move the 2014 housing application forward.

Please San Francisco, stop pimping out the city and vote for the needs of the people.

And while you're at it, we'd appreciate a solution to the homeless situation which gets worse and worse on this very block of Polk and Jackson by the day.

Thank you for your service to the people of SF.

Sincerely,

Anne Aymakoglu
SF Resident and Polk Gulch Business Owner

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: ACTION: Plz put in 3/22/2018 PC Minutes Verbatim As Submitted Today (per Sunshine 67.16)
Date: Monday, March 26, 2018 12:24:38 PM

For the minutes.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: :) [mailto:gumby5@att.net]
Sent: Thursday, March 22, 2018 7:47 PM
To: Secretary, Commissions (CPC)
Subject: ACTION: Plz put in 3/22/2018 PC Minutes Verbatim As Submitted Today (per Sunshine 67.16)

Dear Mr. Ionin. Per subject line. Thank you. – Rose

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FLAWED & ILLEGAL UDGs, ANYTHING IN IT NOT FOLLOWING
PCODE NEEDS TO BE REJECTED OR YOU'LL HAVE MADE
ILLEGAL LAND USE DECISIONS.**

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of Support - 430 Main Street
Date: Monday, March 26, 2018 1:32:35 PM
Attachments: [430 Main Support Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Bruce Agid [mailto:bruce.h.agid@gmail.com]
Sent: Monday, March 26, 2018 1:27 PM
To: Koppel, Joel (CPC)
Cc: Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@gmail.com; Secretary, Commissions (CPC); Moore, Kathrin (CPC); Kim, Jane (BOS)
Subject: Letter of Support - 430 Main Street

Planning Commission President Hillis,

Attached you will find my letter of support for the Project 430 Main St.

Thank you in advance for your consideration of my comments.

Bruce Agid

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street & 429 Beale Street; Agenda Item #13
Date: Monday, March 26, 2018 2:31:14 PM
Attachments: [image001.png](#)

*Jonas P. Ionin,
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From: Andrew Junius [<mailto:ajunius@reubenlaw.com>]
Sent: Monday, March 26, 2018 2:25 PM
To: Stephen M. Williams; Ionin, Jonas (CPC); Secretary, Commissions (CPC); richhillssf@gmail.com
Cc: Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Craig Young'
Subject: 430 Main Street & 429 Beale Street; Agenda Item #13

President Hillis, Commissioners, and Secretary Ionin:

This office represents the project sponsor for the proposed residential project at 430 Main Street/429 Beal. The Tidewater team has been talking with homeowners at BayCrest and others in the neighbor for over 3 years. The project team has met with BayCrest 20 times, and had over 30 additional correspondences with them about the project. Additionally, a number of residents and HOA members have attended Tidewater's monthly community coffees that have been held each of the past 9 months and gotten real-time updates on the project from us. The neighbors have had more than enough time to prepare. Now, a week before the hearing, we are informed that they have hired an attorney and need more time to prepare. These kinds of delay tactics should not be condoned by the Commission.

We look forward to presenting the project to you this Thursday. Thank you.

REUBEN, JUNIUS & ROSE, LLP

Andrew J. Junius, *Managing Partner*
O. (415) 567-9000
C. (415)336-3796
ajunius@reubenlaw.com
www.reubenlaw.com

From: Stephen M. Williams [<mailto:smw@stevewilliamsllaw.com>]
Sent: Monday, March 26, 2018 12:39 PM
To: jonas.ionin@sfgov.org; commissions.secretary@sfgov.org; richhillssf@gmail.com

Cc: kathrin.moore@sfgov.org; dennis.richards@sfgov.org; joel.koppel@sfgov.org; planning@rodneymfong.com; MILICENT.JOHNSON@sfgov.org; myrna.melgar@sfgov.org; 'Craig Young' <cyoung@tidewatercap.com>; Andrew Junius <ajunius@reubenlaw.com>

Subject: Request For Continuance 430 Main Street & 429 Beale Street; Agenda Item #13

All:

Please find attached our request for a brief continuance of the matter involving 430 Main Street & 429 Beale Street; Agenda Item #13.

Steve Williams

Stephen M. Williams

1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

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From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Support letter for 135 Hyde
Date: Monday, March 26, 2018 4:18:48 PM

*Jonas P. Ionin,
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From: Anand Singh [mailto:asingh@unitehere2.org]
Sent: Monday, March 26, 2018 4:18 PM
To: Secretary, Commissions (CPC)
Cc: Perry, Andrew (CPC)
Subject: Support letter for 135 Hyde

March 26, 2018

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

Via email c/o Commission Secretary Jonas Ionin (Commissions.Secretary@sfgov.org)

Dear Commissioners:

On behalf of UNITE HERE Local 2, I write in support the proposed project at 135 Hyde Street, which is expected to come before you on March 29. Local 2's union hall stands on the adjacent block of Golden Gate Avenue.

In addition to working to raise the standards for hospitality workers citywide, our union has taken pains to improve conditions on the streets around our home in the Tenderloin. Alongside our neighbors, we have organized street activation events and community dialog to make this part of the city safer for the working people who live here.

A revived parcel at 135 Hyde, with the residential and ground-floor commercial components proposed, will be a welcome improvement to this neighborhood. We encourage you to approve it.

Sincerely,

Anand Singh
President, UNITE HERE Local 2

CC: Andrew Perry, Planner

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Vu, Doug \(CPC\)](#)
Subject: FW: 430 Main Street/Tidewater Capital
Date: Monday, March 26, 2018 4:20:30 PM
Attachments: [Tidewater - 430 Main Street Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Andrew Robinson [mailto:arobinson@theeastcut.org]
Sent: Monday, March 26, 2018 4:10 PM
To: Secretary, Commissions (CPC)
Subject: 430 Main Street/Tidewater Capital

Dear Mr. Ionin,
Please find attached a letter from The East Cut Community Benefit District documenting the community outreach conducted by Tidewater Capital in support of their development site at 430 Main Street.

We would like Planning Commissioners to note the excellent outreach done, and the expected continued involvement in the neighborhood.

Please reach out to me with any additional requests for information.

Regards,
Andrew

--

Andrew Robinson
Executive Director
The East Cut Community Benefit District
160 Spear Street, Suite 230
415-536-5880 (O)
415-891-7302 (C)

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of Support - 430 Main Street
Date: Monday, March 26, 2018 4:47:18 PM
Attachments: [Letter of Support - 430 Main Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Jacob Adiarte [mailto:JAdiarte@nccrc.org]
Sent: Monday, March 26, 2018 4:37 PM
To: richhillisssf@gmail.com
Cc: Secretary, Commissions (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); joe.koppel@sfgov.org; Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: RE: Letter of Support - 430 Main Street

Mr. Hillis and Members of the San Francisco Planning Commission:

Please find attached a Letter of Support from Carpenters Local Union 22 for the proposed project at 430 Main Street in San Francisco.

Regards,

Jacob Adiarte
Lead Field Representative

This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street
Date: Tuesday, March 27, 2018 11:04:51 AM
Attachments: [430 Main Support Letter Maggie.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Maggie King [mailto:maggiekingart@gmail.com]
Sent: Tuesday, March 27, 2018 8:23 AM
Subject: 430 Main Street

To Whom It May Concern,

I am writing in support of the proposed development project at [430 Main Street](#). The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the [430 Main Street](#) project and urge the Planning Commission to approve the project.

Sincerely,

Margaret King

Resident of Portside, [403 Main St](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street
Date: Tuesday, March 27, 2018 11:05:13 AM
Attachments: [430 Main Support Letter v3 Johns.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Dixon Johns [mailto:dixonjohns@mac.com]
Sent: Tuesday, March 27, 2018 8:15 AM
Subject: 430 Main Street

To Whom it May Concern,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting our HOA on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I

support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Dixon Johns

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: More neighbors at 430 main
Date: Tuesday, March 27, 2018 11:12:55 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Michael Sizemore [mailto:msizemore17@gmail.com]
Sent: Monday, March 26, 2018 6:33 PM
To: Secretary, Commissions (CPC); Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC)
Subject: More neighbors at 430 main

I'm a resident of D6 and I'm losing friends and family because we don't have enough housing built.

Please, please, please approve the 430 main (and all projects for that matter). San Francisco depends on it. The environment depends on it.

If you want any more support please let me know.

Thanks,
Mike Sizemore

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: My support for 430 Main building project
Date: Tuesday, March 27, 2018 11:16:14 AM
Attachments: [430 Main Support Letter Kenan.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Joseph Kenan [mailto:joe.kenan@gmail.com]
Sent: Monday, March 26, 2018 5:39 PM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Subject: My support for 430 Main building project

Hello,

My name is Joe Kenan, MD. I am a San Franciscan and enthusiastic supporter of the project described in the enclosed "Letter of Support" at 430 Main.

Feel free to contact me directly, if I can be of assistance.

--

Regards,

Joe Kenan , MD
Joe.Kenan@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street
Date: Tuesday, March 27, 2018 11:16:41 AM

*Jonas P. Ionin,
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From: Hunter Oatman-Stanford [mailto:hoatmanstanford@gmail.com]
Sent: Monday, March 26, 2018 5:29 PM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodnevfong.com; Johnson, Millicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Subject: 430 Main Street

Dear Planning Commissioners,

I am writing in support of the proposed development project at 430 Main Street, a project whose developers have taken an active interest in working with our community to ensure the neighborhood's long-term viability and success. SoMa is undergoing a period of rapid transition, but to be a successful and vibrant neighborhood for residents, we need more housing (and the local businesses/amenities that more full-time residents encourage).

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing, the current inefficient use of space hinders further positive growth and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

I don't think I need to remind you that we are in the midst of an unprecedented housing crisis, and this project is exactly the type we need to be encouraging more of. I believe the residential development at 430 Main Street will be a welcome addition to my neighborhood in San Francisco, and urge you to approve the project and expedite its completion as best you can.

Sincerely,

Hunter Oatman-Stanford
855 Folsom Street, #502
San Francisco, CA 94107

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street & 429 Beale Street; Agenda Item #13
Date: Tuesday, March 27, 2018 11:34:37 AM
Attachments: [Opp Brief to Project at 430 Main 429 Beale.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Tuesday, March 27, 2018 11:24 AM
To: Ionin, Jonas (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com
Cc: Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Craig Young'
Subject: RE: 430 Main Street & 429 Beale Street; Agenda Item #13

President Hillis, Commissioners, and Secretary Ionin:

We have requested a continuance but that is opposed by the Sponsor's attorneys.

Please find attached our brief in opposition to the approvals requested for 430 Main Street & 429 Beale Street; Agenda Item #13---we ask that this be added to the record for this case. What was found in the file is pretty shocking. The current project design was REJECTED by the Dept and the UDAT based on the unacceptable negative impacts to the adjacent BayCrest building and its open space. The current design clearly violates *numerous* mandatory provisions of the Urban Design Guidelines adopted by the Commission just last week. However, through some stealth backdoor lobbying effort the development team was able to sweep all of that aside to get a recommendation of approval from the Dept.

We are asking the Commission to correct this grave error and require a new design of this Project that complies with the Urban Design Guidelines and does not destroy the quality of life for the neighbors.

Steve Williams

Stephen M. Williams

1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

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From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for 430 Main Street
Date: Tuesday, March 27, 2018 11:35:59 AM
Attachments: [430Main_SupportLetter-SS.pdf](#)
[430Main_SupportLetter-RB.pdf](#)
[430Main_SupportLetter-BB.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Susie Smith [mailto:Susie.Smith@kpff.com]
Sent: Tuesday, March 27, 2018 11:35 AM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Cc: mklimerman@tidewatercap.com
Subject: Support for 430 Main Street

Good morning, please see attached letters of support for the proposed project at 430 Main Street in San Francisco. As longtime residents of the San Francisco Bay Area and the SOMA neighborhood, KPFF firmly believes that Tidewater's project will create positive change in the neighborhood by activating the streets through additional residents and retail opportunities.

We look forward to seeing this project become a reality!

Best,



Susie Smith
Marketing Director | Associate
☎ 415.989.1004 | 📠 415.336.3003
45 Fremont Street, 28th Floor
San Francisco, CA 94105

[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for 430 Main
Date: Tuesday, March 27, 2018 12:08:57 PM
Attachments: [Illuminate Letter of Support for 430 Main.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: David Hatfield [mailto:david@illuminatehearts.org]
Sent: Tuesday, March 27, 2018 12:02 PM
To: Ionin, Jonas (CPC)
Subject: Support for 430 Main

Dear Secretary Ionin,

Please find the attached letter of support for Tidewater's project at 430 Main St.

Best,

David Hatfield

David Hatfield
Chief of Opportunities
Direct (415) 200-6578

[Redacted Signature]

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street - Letter of Support
Date: Tuesday, March 27, 2018 1:14:50 PM
Attachments: [image001.png](#)
[430 Main Support Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
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From: emyers@eastdilsecured.com [mailto:emyers@eastdilsecured.com]
Sent: Tuesday, March 27, 2018 12:58 PM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Millicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Subject: 430 Main Street - Letter of Support

Dear Commission Hillis and members of the Planning Commission,

Please find attached my letter of support for 430 Main Street.

Thank you,
Eve

Eve Myers
Vice President | Eastdil Secured
W: 415.228.2873 | C: 415.710.0324
CA BRE: 01941550



From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street
Date: Tuesday, March 27, 2018 1:43:07 PM
Attachments: [430 Main letter.pdf](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: David Gold [<mailto:dgold@inspirecom.com>]
Sent: Tuesday, March 27, 2018 1:36 PM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Cc: mklimerman@tidewatercap.com; Craig Young
Subject: 430 Main Street

Dear Commissioners:

Please accept the attached letter in support of this project, which project you will review in your meeting Thursday.

David L. Gold
300 Beale Street
San Francisco, California 94105

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Lower Polk Alcohol RUD (2018-003109PCA) LPN Support
Date: Tuesday, March 27, 2018 3:49:31 PM
Attachments: [LPAUDLetterPC.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Chris Schulman [mailto:chris.schulman@gmail.com]
Sent: Tuesday, March 27, 2018 3:04 PM
To: Rich Hillis; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Starr, Aaron (CPC); Lee Hepner
Subject: Lower Polk Alcohol RUD (2018-003109PCA) LPN Support

President Hillis and Honorable Commissioners,

Please kindly see the attached letter from Lower Polk Neighbors in support of extending the Lower Polk Alcohol RUD.

Thank you for considering our comments.

Best Regards,

Chris Schulman

From: [Son, Chanbory \(CPC\)](#)
To: [Rich Hillis \(richhillissf@gmail.com\)](#); [Melgar, Myrna \(CPC\)](#); "Rodney Fong"; [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Andrew Wolfram](#); [Aaron Jon Hyland - HPC](#); [Ellen Johnck - HPC](#); [Richard S. E. Johns](#); [Dianematsuda@hotmail.com](#); [Jonathan Pearlman](#); [kateinsf@aol.com](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: FW: Notice of New Law Related to April 2 Filing Deadlines
Date: Wednesday, March 28, 2018 1:32:29 PM
Attachments: [image002.png](#)
[ATT00001.htm](#)
[Communication NoFile-NoVote - Mar 27 2018 .pdf](#)
[ATT00002.htm](#)
Importance: High

Commissioners,
Please see below. Very important.

**Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6926 | www.sfplanning.org
[San Francisco Property Information Map](#)

Begin forwarded message:

From: "Page_Ritchie, Sharon (ART)" <sharon.page_ritchie@sfgov.org>
Date: March 28, 2018 at 12:00:08 PM PDT
To: Abby Sadin Schnair <abbysadin@gmail.com>, Barbara Sklar <bsklarsf@aol.com>, Chuck Collins <CCollins@ymcasf.org>, Dorka Keehn <dorka@keehnonart.com>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Janine N. Shiota" <janine.shiota@gmail.com>, JD Beltran <jdbeltran@mac.com>, "Jessica Silverman (jessica@jessicasilvermangallery.com)" <jessica@jessicasilvermangallery.com>, Kimberlee Stryker <kstrykerdesign@gmail.com>, Lydia So <sf.commissioner.so@gmail.com>, Marcus Shelby <marcusshelby@gmail.com>, Mary Jung <mary@sfrealtors.com>, Paul Woolford <paul.woolford@hok.com>, Rich Hillis <richhillissf@yahoo.com>, Roberto Ordeñana <roberto4thearts@gmail.com>, Sherene Melania <sherene.melania@mac.com>, Simon Frankel <sfrankel@cov.com>
Cc: "DeCaigny, Tom (ART)" <tom.decaigny@sfgov.org>, "Krell, Rebekah (ART)" <rebekah.krell@sfgov.org>
Subject: FW: Notice of New Law Related to April 2 Filing Deadlines

Please see below and attached from the Ethics Commission. The upshot: if you haven't filed, you can't participate in meetings.

Monday is the deadline.

Thanks all.

Sharon Page Ritchie
Commission Secretary

San Francisco Arts Commission
401 Van Ness, Suite 325
San Francisco, CA 94102-4570
T: 415-252-2256 F: 415-934-1022
sfartscommission.org

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NOTICE: *Please be mindful that all correspondence and documents sent to the San Francisco Arts Commission are public records and, as such, are subject to the [Sunshine Ordinance](#) and can be requested by any member of the public. In responding to such requests, Arts Commission staff will redact sensitive personal information, such as Social Security numbers and phone numbers.*

From: Pelham, Leeann (ETH)
Sent: Tuesday, March 27, 2018 7:24 PM
To: Pelham, Leeann (ETH)
Subject: Notice of New Law Related to April 2 Filing Deadlines

Dear City Board and Commission Members:

This notice is provided to alert you to a new City law that could impact your ability to participate in or take action on matters pending before your board or commission, and to remind you of critical steps to take now to avoid inadvertently breaching the new law's provisions.

Operative April 16, 2018, a new "*no file-no vote*" law will be in place. This new law is designed to strengthen public confidence in the integrity of government by ensuring that board and commission members have the information and tools they need to avoid conflicts of interests. It is also designed to support transparency in government by supporting the public's ability to monitor officials' compliance with core ethics standards of City service.

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main St - Letter of Support
Date: Thursday, March 29, 2018 10:04:22 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: George Zisiadis [mailto:george.zisiadis@gmail.com]
Sent: Wednesday, March 28, 2018 9:26 AM
To: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Subject: 430 Main St - Letter of Support

Commissioners, thank you for your work

I am writing in support for the 430 Main St project, being discussed at the hearing tomorrow. I'm a 7 year resident of the city. I've spent enormous amounts of time over the past 1.5 years working next door to 1026 Market St, another property slated for development by Tidewater.

That building's community food court, The Hall, has been such a cornerstone and asset to that neighborhood. Tidewater's continued operation of it for years while losing money clearly demonstrated to their commitment to building real communities. I saw firsthand how many regular and repeat customers The Hall cultivated. Tidewater was also constantly proactive in its communications and feedback gathering about its new plans. More rooted residents and street activity is critical to supporting the vibrancy of normally vacant areas like that. The same is true of 430 Main St.

To me, Tidewater's actions and plans at 1026 Market clearly demonstrate the thoughtfulness of their community centered development approach, and thats why i support their efforts at 430 Main St in San Francisco.

thank you for your consideration,

GeorgeLovesYou.com

718.216.2111

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Tuffy, Eilish \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Cc:
Subject: FW: 425 Mason Street
Date: Thursday, March 29, 2018 10:04:19 AM
Attachments: [Letter of Support for 425 Mason Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
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www.sfplanning.org

From: Cassandra Costello [<mailto:cassandra@sftravel.com>]
Sent: Wednesday, March 28, 2018 12:16 PM
To: Secretary, Commissions (CPC)
Subject: 425 Mason Street

Hello Mr. Ionin,
Please see attached letter of support for the proposed hotel at 425 Mason Street.
Thank you and please let me know if you have any questions.
Thanks,
Cassandra

Cassandra Costello | VP, Public Policy & Executive Programs
E cassandra@sftravel.com | T 415.227.2655 | F 415.227.2631

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From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of support for 430 Main St
Date: Thursday, March 29, 2018 10:04:31 AM
Attachments: [430 Main Support Letter.docx \(1\).pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
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From: Valerie Aurora [mailto:valerie.aurora@gmail.com]
Sent: Wednesday, March 28, 2018 10:05 AM
To: Secretary, Commissions (CPC)
Cc: Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC)
Subject: Letter of support for 430 Main St

To whom it may concern,

Please find my letter of support for the project at 430 Main St attached. Thank you,

Valerie Aurora

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Confirming Meeting Today and Providing Original Approval for BayCrest which Created Privately Owned Public Open Space
Date: Thursday, March 29, 2018 10:04:42 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Wednesday, March 28, 2018 10:52 AM
To: Vu, Doug (CPC)
Cc: Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Melgar, Myrna (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com; Corrette, Moses (BOS)
Subject: RE: Confirming Meeting Today and Providing Original Approval for BayCrest which Created Privately Owned Public Open Space

Doug:

You are most welcome. BayCrest was perhaps the first project to do everything right back 30 years ago it broke new ground providing public open space and on-site affordable housing and the entire project remained as rental units for 20 plus years. Something must be done to protect that publicly accessible open space at BayCrest....

Will this change the Dept's recommendation *back to* a Design Review requirement to match/mirror/relate to the open space at BayCrest? We are still unclear how it got changed last year....

Steve

Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115
Ph: (415) 292-3656
Fax: (415) 776-8047

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From: Vu, Doug (CPC) <doug.vu@sfgov.org>
Sent: Wednesday, March 28, 2018 10:42 AM
To: Stephen M. Williams <smw@stevewilliamsllaw.com>
Cc: Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodnevfong.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Corrette, Moses (BOS) <moses.corrette@sfgov.org>
Subject: RE: Confirming Meeting Today and Providing Original Approval for BayCrest which Created Privately Owned Public Open Space

Hi Steve,

Thanks for your email and copy of the entitlement for Baycrest.

Doug

From: Stephen M. Williams [<mailto:smw@stevewilliamsllaw.com>]
Sent: Tuesday, March 27, 2018 5:05 PM
To: Vu, Doug (CPC)
Cc: Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodnevfong.com; Johnson, Milicent (CPC); Melgar, Myrna (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC); richhillissf@gmail.com; Corrette, Moses (BOS)
Subject: Confirming Meeting Today and Providing Original Approval for BayCrest which Created Privately Owned Public Open Space

Doug: Thank you for providing the files today and for meeting with me to discuss some of the issues for the neighbors of this project.

SECRET (NON-PUBLIC) MEETINGS TO SET ASIDE DESIGN CONSIDERATIONS FROM UDAT

-

I was disappointed and a bit astounded to learn for the first time today that the Design objections raised by the Dept over the first two years of the Project's review were swept aside after private meetings with Planning staff and the development team because of the claim that the project could not "pencil out" if it had to comply with the design considerations of matching or mirroring open space and setback of the neighboring BayCrest building. The PPA (Feb. 24, 2015) and the UDAT Team made clear this Design requirement in the

Notice of Planning Dept Requirements #1(June 15, 2016) ---the new project was required to be designed so as to relate to or “mirror” the open space and gardens of the BayCrest building.

When I asked you today in our meeting “what happened?” to this mandatory design requirement you informed me that starting in 2017, a series of private meetings were held at the Planning Dept with the development team and because the developers claimed the project could not be profitable, the Dept. dropped the design requirements. You also informed me that there are no notes, reports or minutes from these meetings, and although the developers showed some figures to Planning to justify the claim of non-profitability, no documents were left with Planning for public review. BayCrest and the public hereby objects to these secret meetings as in violation of the Planning Code, the Brown Act and all good government and ethical practices. Further, I have reviewed the Design Review criteria of Section 309.1, and these unilateral acts violate that Section which requires a report by the Director of Planning if a Project Sponsor objects to modifications as a result of Design Review...such as here. Further, the Urban Design Guidelines have no provision to consider developer profitability in Design Review, especially to allow alleged developer profitability to become the dominant and seemingly only consideration for the Design Review....over-ruling all other considerations.

OPEN SPACE AT BAYCREST

-
In my view the project violates every applicable Urban Design Guideline applicable to “Site Design” because it completely ignores the BayCrest building and its open space.....5800 square feet of which of which is publicly assessable. We also discussed the issue of the open space at BayCrest being completely “walled” off by the proposed 84’-99’ foot tall blank wall included in the project design. You asked me for “any paperwork” which might confirm that BayCrest has such public open space. I am attaching the original Planning Commission approval for BayCrest for your review. BayCrest was required to provide 44% more open space that what was required by the then Rincon Hill Special Use District and to make some of the open space publicly accessible. The current project provides a fraction of that open space and provides none for the public. It creates a negative loss of public open space because it will wall up and shadow over current publicly assessable open space at BayCrest. I am amazed that Planning did not uncover this in its review of the project.

It is impossible to see how “on-balance” such a project complies with the General Plan or the specific provision of the Planning Code---when it in fact violates both.

Steve Williams

Stephen M. Williams

1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

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From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 10:05:01 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Dan Friedman [<mailto:djfvendor@comcast.net>]

Sent: Wednesday, March 28, 2018 3:51 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@rodnevfong.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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would hijack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Dan and Barbara Friedman
Scott St.

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 10:05:10 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Susan Spiwak [<mailto:susie@merijohn.com>]
Sent: Wednesday, March 28, 2018 6:56 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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would hijack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Susan Spiwak

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter in Support of 430 Main Street
Date: Thursday, March 29, 2018 10:05:24 AM
Attachments: [Letter in Support of 430 Main Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Patrick V [mailto:patvd6@gmail.com]
Sent: Thursday, March 29, 2018 6:22 AM
To: richhillissf@gmail.com; Secretary, Commissions (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Rebecca Peacock
Cc: Melgar, Myrna (CPC)
Subject: Letter in Support of 430 Main Street

Please see attached Letter of Support for 430 Main Street

March 29, 2018

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

RE: Letter in Support of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. I lived for several years both next to the project at Portside and a few blocks away at The Brannan.

Tidewater's proposed development of a 144-unit residential building (including onsite affordable units) is a much better use of the space than the existing building; a small self-storage facility, which

does not contribute to neighborhood. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. The area is of strong interest to me because it's critical to develop a vibrant street and neighborhood from what once was light industrial and office. Like many, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater has met with residents on multiple occasions to address questions, hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

We need housing. Let's get this done!

Thank you.

Sincerely,

Patrick C. Valentino
Former co-President South Beach Mission Bay Merchants
Board Member, Community Housing Partnership
Affordable Housing Attorney, VLP Law Group

cc:

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

--

Patrick Valentino
415-567-8025 (Direct)
415-531-5550 (Cell)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case No. 2013.1543, 1979 Mission Mixed-Use Project
Date: Thursday, March 29, 2018 10:05:55 AM
Attachments: [Monster Mission Letter of opposition.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Berniecrats SF [mailto:sfberniecrats@gmail.com]
Sent: Wednesday, March 28, 2018 8:56 PM
To: richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)
Cc: MayorMarkFarrell (MYR); Ronen, Hillary; Beinart, Amy (BOS); Rahaim, John (CPC); douglas.vu@sfgov.org; Sucre, Richard (CPC); andy@plaza16.org
Subject: RE: Case No. 2013.1543, 1979 Mission Mixed-Use Project



Dear President Hillis and Planning Commissioners,

We are writing to express our strong opposition to the project proposed for 1979 Mission Street by Maximus Real Estate Partners, known widely as the “Monster in the Mission.”

As you know, the Mission District is facing a dire crisis of community and cultural displacement. To address this crisis, we must prioritize deeply affordable housing at this site, not a project of mostly luxury-priced housing that will further accelerate gentrification and the displacement of the existing residents, SRO hotels, mom and pop businesses, nonprofit organizations, arts and cultural spaces, PDR spaces etc. In San Francisco, we consistently meet the target numbers for market-rate development, while falling behind on affordable units. We urge you to recognize the urgent crisis facing the neighborhood, acknowledge the impact of the current massive and unsustainable imbalance of market-rate vs. affordable development in the neighborhood, and reject this project outright.

Furthermore, the Maximus project would have a significant negative impact on the Marshall Elementary School community. Not only would none of the housing in the project be affordable to the majority of families and employees at this Spanish immersion school, the project would also cast a shadow over the school’s playground for most of the school day. For many students this playground is their primary outdoor recreational space. The developer’s proposal to raise the playground would not sufficiently mitigate the shadow impact. We stand

with the many Marshall community members who oppose this project due to its unaffordability and student-harming shadow impacts.

With the overwhelming influx of market-rate development across the Mission, we must prioritize affordable housing at all remaining building sites. Yet as 16th and Mission is one of the City's busiest public transportation hubs, affordable housing there is even more essential. Recent research confirms that low income households use public transit at much higher rates than higher income households that drive and/or use car shares at much higher rates. Therefore, building deeply affordable versus market-rate housing at 16th and Mission would benefit the environment and our city with reduced greenhouse emissions and less street congestion.

The Maximus project would exacerbate the Mission's displacement crisis, would cast both a metaphorical and literal shadow of the Marshall School community, and would likely result in both increased pollution and traffic. Instead of the Monster, our organization supports a plan for the site such as the "Marvel," **the community serving project envisioned and created with input from over 300 community members via a grassroots year-long process anchored by the Plaza 16 Coalition. We strongly urge you to fulfill your sacred duty as city planners and use your significant power to reject an unaffordable, community-harming Monster in the Mission and instead advocate for an affordable, community-serving Marvel.**

Sincerely,

The San Francisco Berniecrats

--- San Francisco Berniecrats ---

[Website](#)

[Facebook Page](#)

[Bylaws](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 10:06:07 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: George K. Merijohn, DDS [<mailto:merijohn@merijohn.com>]
Sent: Wednesday, March 28, 2018 6:59 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@rodneyfong.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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would hijack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

George K. Merijohn

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 10:06:29 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Suzanne Russack [<mailto:sukirussack@gmail.com>]
Sent: Thursday, March 29, 2018 9:36 AM
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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would hijack each city's control over planning and housing.

All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Suzanne Russack

From: [Secretary, Commissions \(CPC\)](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please Support Lower Polk Alcohol RUD Planning Code Amendment
Date: Thursday, March 29, 2018 10:06:49 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Adam Mayer [mailto:adam.n.mayer@gmail.com]
Sent: Thursday, March 29, 2018 9:28 AM
To: Rich Hillis; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Hepner, Lee (BOS)
Subject: Please Support Lower Polk Alcohol RUD Planning Code Amendment

Dear Planning Commissioners:

As a long-time resident of the Polk Street neighborhood, I urge you to please support the Planning Code Amendment to the Lower Polk Alcohol Restricted Use District.

Since its implementation, the RUD has been a great tool for limiting the number of alcohol-related businesses in what is already a lively nightlife corridor. I look forward to the extension of this regulation to ensure that our neighborhood does not become over-saturated with additional alcohol-related businesses in the future.

That being said, an amendment to allow existing alcohol-related businesses a right of return after being displaced by a building demolition is a very fair exception to the RUD rules. This amendment will be instrumental in providing an opportunity to Hemlock Tavern, one of our neighborhood's most beloved bars and live-music spots, to return to the new construction that takes the place of their current building.

Although the space in the new construction may not have the same character as the current Hemlock space, I am confident that the owners and management of Hemlock Tavern will work to create an environment that continues in their community-oriented and welcoming spirit.

Best Regards,
Adam Mayer
Polk Street Resident

--

Adam N. Mayer AIA, LEED AP BD+C

adam.n.mayer@gmail.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Tam, Tina \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Building violations at 495 Chapman
Date: Thursday, March 29, 2018 10:07:40 AM
Attachments: [image001.png](#)
[image002.png](#)

FYI

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: DBICUSTOMERSERVICE, DBI (DBI)
Sent: Thursday, March 29, 2018 8:59 AM
To: Lawrence Montgomery; Ronen, Hillary; richhillissf@gmail.com; Melgar, Myrna (CPC); Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; DBICUSTOMERSERVICE, DBI (DBI); Q, Tech (DBI); DBIONLINESERVICES, DBI (DBI)
Cc: Samarasinghe, Giles (DBI); O'Riordan, Patrick (DBI)
Subject: RE: Building violations at 495 Chapman

We are forwarding your inquiry to the **Inspection Services** for response. They can be reached during regular business hours by calling 415-558-6570.

DBI Customer Service
Department of Building Inspection
1660 Mission Street
San Francisco CA 94103
415-558-6088
www.sfdbi.org



Track permits and complaints 24/7 via our online tracking system – www.sfdbi.org/dbipts
[Subscribe](#) to our DBI e-Newsletter

From: Lawrence Montgomery [<mailto:studio98montgomery@gmail.com>]
Sent: Saturday, March 10, 2018 9:50 AM
To: Ronen, Hillary <hillary.ronen@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; DBICUSTOMERSERVICE, DBI (DBI) <dbicustomerservice@sfgov.org>; Q,

Tech (DBI) <techq@sfgov.org>; DBIONLINESERVICES, DBI (DBI) <dbionlineservices@sfgov.org>

Subject: Building violations at 495 Chapman

I am writing concerning the construction of the building at 495 Chapman St. in the Bernal Heights neighborhood of San Francisco. First some history on the 495 location.

This lot was originally part of three lots 3599 and 3595 Folsom and 495 Chapman (at the corner of Chapman and Folsom). The builder that developed those lots back in the 60's petitioned the SF Planning commission to divide them so that the Folsom St lots were considerably bigger than the Chapman address. This allowed him to build two very large homes. The variance was granted to the builder with the understanding to him and to the Bernal Community, that the remaining lot at 495 Chapman was 'sub-standard' in size and would never be allowed to build on. The builder agreed and built the two large homes.

However, again and again over the years, the builder continued to try and get a variance to build on this sub-standard lot. The Bernal Community was forced to go to planning department meetings to demand that this sub-standard lot not be granted a variance.

Then along came Mason Kirby requesting a variance so he could build his 'family' home. He filled the hearing room with a gaggle of friends who pleaded to help keep Mason and his family in Bernal and let him build this home. He promised in the hearings that this was to be a small home designed to fit quaintly in the small lot. When questioned he told those in attendance that the house would be 3' shorter than the adjacent house at 405 Chapman. He provided renderings that visually supported this and construction elevations that also demonstrated the 495 house to shorter than 405 Chapman. See attached documents kkkk and

And if we now look at the building in progress we see a house that is not only NOT 3 feet shorter but slightly taller than the adjacent structure. This is how SF planning and the building code departments treats the residents of Bernal Heights. They ignore the community concerns and ignore their own regulations and pronouncements and allow unethical builders run rip shod over our neighborhood. We have questions as to whether the builder is competent to follow the plans. You will note on the North Elevation (attached) that the cinder block wall is to be 8' tall. They built it over 11' and then came back and jack hammered away the wall to 9' to accommodate the house construction! These type of activities have been ongoing. Would someone please look out for the Bernal Community and seriously review this project.
Sincerely, Lawrence Montgomery, 98 Banks St. 415-860-2001

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 10:07:48 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Bret Andrews [mailto:bretandrews@pacbell.net]
Sent: Thursday, March 29, 2018 8:12 AM
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@rodneymong.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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. These bills are not the solution to ANY problem. Furthermore, they will destroy many beautiful California cities such as San Francisco to the benefit of developers pocket books.

Please OPPOSE!

Kind Regards,

Bret Andrews

3211 Baker St., San Francisco

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main Street Project - Letter of Support
Date: Thursday, March 29, 2018 10:11:31 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Darville, Summer [mailto:summerd@plantco.com]
Sent: Wednesday, March 28, 2018 3:37 PM
To: Secretary, Commissions (CPC)
Subject: RE: 430 Main Street Project - Letter of Support

Mr. Ionin,

Please find attached a Letter of Support for the 430 Main Street project. If you have any questions or concerns, please do not hesitate to contact us.

Thank you,

Paula Pritchard
Construction Manager

Agent of
Plant Construction Company, L.P.
300 Newhall Street, San Francisco, CA 94124
p 415.285.0500 d 415.550.0000 m 555.555.5555
paulap@plantco.com plantconstruction.com

Celebrating over 70 Years in Business

Sent on behalf of Joe Smith by
SUMMER S. DARVILLE
Project Administrator

p 415.285.0500 d 415.550.5893
summerd@plantco.com plantconstruction.com

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From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: 430 Main
Date: Thursday, March 29, 2018 10:11:57 AM
Attachments: [Letter of Support - 430 Main Street.msg](#)
[430 Main Street.msg](#)
[430 Main Stree.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Orangetheory Fitness at NEMA
Date: Thursday, March 29, 2018 10:13:08 AM
Attachments: [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
www.sfplanning.org

From: Henry Karnilowicz [mailto:occexp@aol.com]
Sent: Tuesday, March 27, 2018 6:52 PM
To: richhillissf@gmail.com
Cc: Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); maulawsf@hotmail.com; gregorybryan@gmail.com; juslyn@5mproject.com; miriam.zouzounis@gmail.com; miriam@tedsmarket.com; harold@hoogasian.com; jess@jambersf.com; liz@polopromotions.com; drsinow@hotmail.com
Subject: Orangetheory Fitness at NEMA

Dear President Hillis,

Attached is our letter of support for Orangetheory Fitness.

Please do not hesitate to contact me if you have any questions.

[Henry Karnilowicz](#)
President
[SomBa \(South Of Market Business Association\)](#)

[615 Seventh Street](#)
[San Francisco, CA 94103-4910](#)
[415.420.8113 cell](#)
[415.621.7583 fax](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Sucre, Richard \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of support, 816 Folsom Hotel project
Date: Thursday, March 29, 2018 10:20:45 AM
Attachments: [816 Folsom Local 2 Letter of Support.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
www.sfplanning.org

From: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Wednesday, March 28, 2018 5:26 PM
To: Ionin, Jonas (CPC)
Cc: Ross Guehring
Subject: Letter of support, 816 Folsom Hotel project

Hello Jonas,

Attached is a letter of support for the proposed hotel project at 816 Folsom. Can you please forward this to the Commissioners?

Thank you,

--

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

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Thursday, March 29, 2018 11:01:34 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
www.sfplanning.org

From: Kim Andrews [mailto:kimandrews@pacbell.net]
Sent: Thursday, March 29, 2018 10:20 AM
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: STRONGLY OPPOSING SB 828 and SB 827

Dear Supervisors,

As a San Francisco resident and voter, I strongly urge you to pass a resolution opposing SB 827 and SB 828, with or without amendments. As you know, if these bills are passed the State would highjack each city's control over planning and housing. All Californian cities and our state deserve much better solutions to housing problems.

These bills would have a catastrophic impact on San Francisco's future.

Thank you,

Kim Andrews

3211 Baker St.

San Francisco, CA 94123

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main support
Date: Thursday, March 29, 2018 11:26:08 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Henry Karnilowicz [mailto:occexp@aol.com]
Sent: Thursday, March 29, 2018 11:08 AM
To: richhillissf@gmail.com
Cc: Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Davi Lang
Subject: 430 Main support

Dear President Hillis,

On behalf of the South Of Market Business Association I am writing to reiterate our support and to further reinforce that which is stated in the support letter submitted to the planning commission.

Because of a conflict I unfortunately will be unable to be present at the hearing this afternoon to testify.

Kind regards,

Henry Karnilowicz
President
SomBa (South Of Market Business Association)

[615 Seventh Street](#)
[San Francisco, CA 94103-4910](#)
[415.420.8113](#) cell
[415.621.7583](#) fax

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of Support for Project at 430 Main St.
Date: Thursday, March 29, 2018 11:42:56 AM
Attachments: [430 Main St Support Letter.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Rob Scripp [<mailto:rscripp@yahoo.com>]
Sent: Thursday, March 29, 2018 11:29 AM
To: richhillissf@gmail.com; Secretary, Commissions (CPC)
Subject: Letter of Support for Project at 430 Main St.

Dear, Commissioner Hillis,

Please find attached a letter of support for the proposed project at 430 Main St. I am a neighbor of the project and wish to take the opportunity to express my support for the effort and the work of the developer in coordinating with us as a neighbor across the street.

Many thanks,

Robert Scripp
38 Bryant St. #607
San Francisco, CA 94105