

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: Monday, April 02, 2018 2:05:47 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Renee Richards and John Hill [mailto:fogline@pacbell.net]
Sent: Monday, April 02, 2018 1:57 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); Fewer, Sandra (BOS); 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); info@sfmca.org
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,

Renee A. Richards
666 42nd Ave.
SF, CA 94121

From: [Ionin, Jonas \(CPC\)](#)
To: [Ikezoë, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: 827
Date: Monday, April 02, 2018 2:06:45 PM
Attachments: [STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB827 and SB828.msg](#)

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: Monday, April 02, 2018 2:13:20 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: alan silverman [mailto:alansilverman185@comcast.net]
Sent: Monday, April 02, 2018 2:09 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); Fewer, Sandra (BOS); 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); info@sfmca.org
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.
If these bills are passed the State would remove our city's control over planning and housing. These bills would have a catastrophic impact on San Francisco's neighborhoods.

Thank you,

Alan Silverman

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: Monday, April 02, 2018 2:14:30 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Sanjay Jain [<mailto:sanjayjain@sbcglobal.net>]
Sent: Saturday, March 31, 2018 9:39 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 for over two decades, 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.

I have been appalled by the acceleration of slow and steady encroachment by housing authorities and developers in our San Francisco neighborhoods. These bills are just another example of such mistakes veiled in the noble effort to arrest our city's housing problems. It must be clear to all that more housing, taller housing, and ill-fitting housing is not the solution, but rather perpetuate the problems. Note the enormous amount of empty housing stock in our city, in all the wrong places.

These bills would have a catastrophic impact on San Francisco's future. Please stand up now to stop the problem.

Thank you,

Sanjay Jain
2262 Bay Street
San Francisco, CA 94123

From: [Ionin, Jonas \(CPC\)](#)
To: [Ikezoe, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: 827
Date: Monday, April 02, 2018 2:15:17 PM
Attachments: [SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: STRONGLY OPPOSE SB 828 and SB 827
Date: Monday, April 02, 2018 2:15:27 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: egraham@presynct.com [mailto:egraham@presynct.com]

Sent: Monday, April 02, 2018 2:14 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); Fewer, Sandra (BOS); 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); info@sfmca.org

Subject: STRONGLY OPPOSE 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 and without amendments. **These bills allow the State to overrule local control of planning and housing.**

Californians need better solutions to housing problems.

*Evelyn Graham
Pierce St, San Francisco, CA 94123*

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 \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Update for the Week of April 2, 2018
Date: Monday, April 02, 2018 2:22:11 PM
Attachments: [Commission Weekly Update 4.2.18.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
www.sfplanning.org

From: Tsang, Francis
Sent: Monday, April 02, 2018 8:54 AM
To: Tsang, Francis
Subject: Commission Update for the Week of April 2, 2018

Good morning.

Please find a memo attached that outlines items before commissions and boards for this week.

Let me know if you have any questions or concerns.

Francis

Francis Tsang

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Ikezoë, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: 827
Date: Monday, April 02, 2018 4:08:00 PM
Attachments: [STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2014-002033ENV 429 BEALE AND 430 MAIN
Date: Tuesday, April 03, 2018 10:27:45 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: gusbleao [mailto:gusbleao@comcast.net]
Sent: Tuesday, April 03, 2018 7:32 AM
To: Vu, Doug (CPC); Rahaim, John (CPC); Dane Ince, LS; Adam Masri; Margaret Gunn; Reed Kalna; Ionin, Jonas (CPC); richhillissf@gmail.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Secretary, Commissions (CPC)
Subject: RE: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Doug, good morning.

Thank you for your mail. It is very important we plug ourselves in redesign process at the very beginning of the it. This will allow us to have a smooth commission meeting on May 10th. Please let us know if there is anything we can be of help.

I understand TideWater is eager to start the process. Has there been any meetings yet?

As we have said, this is about BayCrest three courtyards. It is imperative we come up with a design the fits the site's lot size and our adjacent building to the North. I understand we don't build courtyards like the ones we have. But, they were a requirement from a previous planning process with the City. We should protect them. We have lots of Victorian buildings throughout the City. We no longer build them because they are too expensive to build. But, we don't destroy them. We protect them. Current open spaces designed at the request of a previous planning process must be preserved as well.

Thank you. We look forward to working the department and TideWater on a appropriate redesign project.

Gustavo

Sent from [Mail](#) for Windows 10

From: [Vu, Doug \(CPC\)](#)

Sent: Monday, April 2, 2018 5:23 PM

To: [gusbleao](#); [Rahaim, John \(CPC\)](#); [Dane Ince, LS](#); [Adam Masri](#); [Margaret Gunn](#); [Reed Kalna](#)

Subject: RE: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Gustavo,

I need to speak with John before we move forward, so I'll circle back as soon as I can get a few minutes of his time.

Doug

From: gusbleao [<mailto:gusbleao@comcast.net>]

Sent: Monday, April 02, 2018 10:12 AM

To: Vu, Doug (CPC); Rahaim, John (CPC); Dane Ince, LS; Adam Masri; Margaret Gunn; Reed Kalna

Subject: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Doug;

Good morning and happy Monday!

I am following up on our conversation after last week's Planning Commission hearing. As I had mentioned to you and Director Rahaim, our team would like to be included in the next set of meetings on the changes to the design of 429 Beale and 430 Main. Please let us know dates, times and locations. We will make sure we have at least one team member available.

As we have said from the beginning of this process, we welcome a building at the site. However, we want to see a design that makes sense to the lot size and our adjacent property BayCrest.

We understand that today we don't build courtyards as the ones we have at BayCrest. Sad, but true. However, we should not destroy what is already in existence. We have lots of beautiful Victorian buildings in the City. We don't build them anymore. They are too expensive. But, we don't destroy them. We protect them. BayCrest courtyards should be protected as well.

We look forward to working with your team and TideWater. We will come to the table with a Win Win mind set.

Thank you and best regards,

Gustavo

Sent from [Mail](#) for Windows 10

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2014-002033ENV 429 BEALE 430 MAIN
Date: Tuesday, April 03, 2018 10:27:50 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
www.sfplanning.org

From: gusbleao [mailto:gusbleao@comcast.net]
Sent: Tuesday, April 03, 2018 7:51 AM
To: Ionin, Jonas (CPC)
Subject: 2014-002033ENV 429 BEALE 430 MAIN

Hi Commissioner Jonas;

My name is Gustavo Leao. I am a member of the Committee for Healthy Housing and homeowner at BayCrest Towers Condominiums. I would like to thank you for your hard work at the City Planning Commission.

Also, I would like to extend you an invitation to come to BayCrest. I strong believe that a site visit will help you better understand the issues we have raised at the past planning commission meeting.

Our argument is centered on the protection of BayCrest courtyards. Our courtyards were built and designed over 25 years ago as part of a planning requirement to the developer who built our condominium home. I understand we no longer build courtyards as the ones we have. However, we must protect them. Our courtyards are one of the very few open spaces in the Riccon Hill neighborhood. It is important we protect our large mature trees who exchange carbon dioxide in oxygen to the benefit of the entire neighborhood.

We have a lot of Victorian building in the City. We don't build them anymore as they are quite expensive to build. But, we don't tear them down and destroy them. We protect them. Neighborhood open spaces must be protected as well.

Please let us know if you have the opportunity to come by visit us. We will make sure we have a team member available to give you the tour.

Thank you again and best regards,

Gustavo Leao

Sent from [Mail](#) for Windows 10

From: [Ionin, Jonas \(CPC\)](#)
To: [Ikezoe, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: 827
Date: Tuesday, April 03, 2018 11:39:05 AM
Attachments: [STRONGLY OPPOSING SB 828 and SB 827.msg](#)
[STRONGLY OPPOSING SB 828 and SB 827.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezoe, Paolo \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Tuesday, April 03, 2018 11:38:58 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: Andrew C Christie [<mailto:artmetal@earthlink.net>]
Sent: Tuesday, April 03, 2018 10:08 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); Fewer, Sandra (BOS); 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); info@sfmca.org
Cc: Susan Meyer
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,
Andrew C. Christie (Res. 50 Years)
2859 Octavia Street
San Francisco Ca. 94123

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 2014-002033ENV 429 BEALE AND 430 MAIN
Date: Tuesday, April 03, 2018 11:39:09 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: gusbleao [mailto:gusbleao@comcast.net]
Sent: Tuesday, April 03, 2018 7:32 AM
To: Vu, Doug (CPC); Rahaim, John (CPC); Dane Ince, LS; Adam Masri; Margaret Gunn; Reed Kalna; Ionin, Jonas (CPC); richhillissf@gmail.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Secretary, Commissions (CPC)
Subject: RE: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Doug, good morning.

Thank you for your mail. It is very important we plug ourselves in redesign process at the very beginning of the it. This will allow us to have a smooth commission meeting on May 10th. Please let us know if there is anything we can be of help.

I understand TideWater is eager to start the process. Has there been any meetings yet?

As we have said, this is about BayCrest three courtyards. It is imperative we come up with a design the fits the site's lot size and our adjacent building to the North. I understand we don't build courtyards like the ones we have. But, they were a requirement from a previous planning process with the City. We should protect them. We have lots of Victorian buildings throughout the City. We no longer build them because they are too expensive to build. But, we don't destroy them. We protect them. Current open spaces designed at the request of a previous planning process must be preserved as well.

Thank you. We look forward to working the department and TideWater on a appropriate redesign project.

Gustavo

Sent from [Mail](#) for Windows 10

From: [Vu, Doug \(CPC\)](#)

Sent: Monday, April 2, 2018 5:23 PM

To: [gusbleao](#); [Rahaim, John \(CPC\)](#); [Dane Ince, LS](#); [Adam Masri](#); [Margaret Gunn](#); [Reed Kalna](#)

Subject: RE: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Gustavo,

I need to speak with John before we move forward, so I'll circle back as soon as I can get a few minutes of his time.

Doug

From: gusbleao [<mailto:gusbleao@comcast.net>]

Sent: Monday, April 02, 2018 10:12 AM

To: Vu, Doug (CPC); Rahaim, John (CPC); Dane Ince, LS; Adam Masri; Margaret Gunn; Reed Kalna

Subject: 2014-002033ENV 429 BEALE AND 430 MAIN

Hi Doug;

Good morning and happy Monday!

I am following up on our conversation after last week's Planning Commission hearing. As I had mentioned to you and Director Rahaim, our team would like to be included in the next set of meetings on the changes to the design of 429 Beale and 430 Main. Please let us know dates, times and locations. We will make sure we have at least one team member available.

As we have said from the beginning of this process, we welcome a building at the site. However, we want to see a design that makes sense to the lot size and our adjacent property BayCrest.

We understand that today we don't build courtyards as the ones we have at BayCrest. Sad, but true. However, we should not destroy what is already in existence. We have lots of beautiful Victorian buildings in the City. We don't build them anymore. They are too expensive. But, we don't destroy them. We protect them. BayCrest courtyards should be protected as well.

We look forward to working with your team and TideWater. We will come to the table with a Win Win mind set.

Thank you and best regards,

Gustavo

Sent from [Mail](#) for Windows 10

From: [Jonas P. Ison](#) (PDC)
To: [Sen. Chabery](#) (PDC)
Subject: FW: 430 Main Street
Date: Tuesday, April 03, 2018 3:41:32 PM

*Jonas P. Ison,
Director of Commission Affairs*

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

jonas.ison@sf.gov
www.sfplanning.org

From: Cameron Moberg (mailto:holla@camer1.com)
Sent: Tuesday, March 27, 2018 8:22 PM
Cc: cyoung@tidewatercap.com
Subject: 430 Main Street

Hello, attached is a signed letter in support of Tide Water in their efforts to build housing at 430 Main Street in San Francisco.

Thank you, Cameron

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

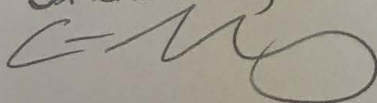
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

Cameron Moberg


From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 430 Main St - Letter of Support
Date: Tuesday, April 03, 2018 4:00:07 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: 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: [Ikezo, Paolo \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: STRONGLY OPPOSING SB 828 and SB 827
Date: Wednesday, April 04, 2018 8:25:04 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
www.sfplanning.org

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

From: Bina Shah [<mailto:ebinashah@hotmail.com>]

Sent: Wednesday, April 04, 2018 8:00 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); Fewer, Sandra (BOS); 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); info@sfmca.org
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,

(Name)

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 \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR MARK FARRELL ON THE SHOOTING AT THE YOU TUBE CAMPUS IN SAN BRUNO
Date: Wednesday, April 04, 2018 8:22:23 AM
Attachments: [4.3.18 San Bruno Shooting.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: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, April 03, 2018 4:45 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON THE SHOOTING AT THE YOU TUBE CAMPUS IN SAN BRUNO

FOR IMMEDIATE RELEASE:

Tuesday, April 3, 2018

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

***** STATEMENT *****

**MAYOR MARK FARRELL ON THE SHOOTING
AT THE YOU TUBE CAMPUS IN SAN BRUNO**

“The shooting today at the YouTube campus is the latest in a string of tragedies. Our hearts are with our neighbors in San Bruno and we are sending our deepest sympathies to everyone affected by this incident.

Gun violence is tearing apart our communities. We cannot grow numb to these terrible acts. Republicans in Congress must pass meaningful gun control and safety policies. We know that these changes would reduce gun violence and save lives.

The time for more common sense gun safety and control policies has long since passed. There have been nearly 60 mass shootings this year alone in our nation. We should demand that all of our elected leaders—especially our President—do something to respond to this national crisis.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case No. 2011.1356MTZU - Central SoMa Plan Comment Letters
Date: Thursday, April 05, 2018 9:30:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[LTR Planning Commission Central SoMa Zoning Package 4 4 18.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: Melinda A. Sarjapur [mailto:msarjapur@reubenlaw.com]
Sent: Wednesday, April 04, 2018 4:16 PM
To: Ionin, Jonas (CPC)
Cc: Andrew Junius
Subject: Case No. 2011.1356MTZU - Central SoMa Plan Comment Letters

Hello Jonas,

Please find attached letters regarding Case No. 2011.1356MTZU, the Central SoMa Plan, that we would like to be included in the packets that are sent to the Planning Commission for the April 12th Planning Commission hearing.

Print copies of these letters will be delivered to your office by close of business today.

Best,

REUBEN, JUNIUS & ROSE, LLP

Melinda Sarjapur, **Attorney**
T. (415) 567-9000
F. (415) 399-9480
C. (925) 681-8151
msarjapur@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
827 Broadway, Suite 205
Oakland, CA 94607



PRIVILEGE AND CONFIDENTIALITY NOTICE – This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

From: [Ionin, Jonas \(CPC\)](#)
To: [Wertheim, Steve \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Central SoMa Comment Letter - 4.12.18 PC Packet
Date: Thursday, April 05, 2018 9:30:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[LTR - Planning Commission re Central SoMa Comments 4.4.18.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: Chloe V. Angelis [mailto:cangelis@reubenlaw.com]
Sent: Wednesday, April 04, 2018 4:21 PM
To: Ionin, Jonas (CPC)
Cc: Secretary, Commissions (CPC); Daniel Frattin
Subject: Central SoMa Comment Letter - 4.12.18 PC Packet

Jonas,

Attached please find a letter regarding comments on the Central SoMa Plan as it relates to the Flower Mart Project. Hard copies of the letter are on their way to your office now. We would very much appreciate if you could include them in the April 12 Planning Commission packets.

Thank you.

REUBEN, JUNIUS & ROSE, LLP

Chloe Angelis, **Attorney**
Tel: (415) 567-9000
Fax: (415) 399-9480
cangelis@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
456 8th Street, 2nd Floor
Oakland, CA 94607



PRIVILEGE AND CONFIDENTIALITY NOTICE – This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a

reply to the sender and delete the transmittal and any attachments.

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: New Commission Packets
Date: Thursday, April 05, 2018 3:20:31 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Watty, Elizabeth (CPC)
Sent: Thursday, April 05, 2018 9:29 AM
To: Johnson, Millicent (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Rich Hillis; Richards, Dennis (CPC); Rodney Fong
Cc: Rahaim, John (CPC); Joslin, Jeff (CPC); Ionin, Jonas (CPC); Sider, Dan (CPC); Rodgers, AnMarie (CPC); Gibson, Lisa (CPC)
Subject: New Commission Packets

Good Morning Commissioners:

As of this week, you will notice some changes in the format and content of our staff reports. Many of these changes reflect the feedback we've received from you and members of the public, and we hope they prove to be a more efficient tool in your decision making.

The new packets will include a condensed two-page Executive Summary, revised Draft Motion, and new Land Use Table Exhibit. Please find additional highlights that may be of interest to you below.

- **A two (2) page Executive Summary**
 - The intent is to keep it to two pages max (one piece of paper, front and back), and to focus directly on the Project's key/critical information and facts.
 - Based on Commission feedback, the order has been adjusted to elevate a concise project description (a more detailed description will be included in the motion) and required Commission action to the front of the first page.
 - The "Issues and Other Considerations" section will now include four key sections: (1) Public Comment and Outreach; (2) Existing Tenant and Eviction History; (3) Design Review; and (4) Project Updates (if there have been significant changes to the project that are important to highlight).
 - No longer included are the Site Description and Surrounding Properties Sections, Environmental Review Section, Notification Table, and the attachment checklist. This information will be in the Draft Motion only.
- **A revised Draft Motion**
 - The new motion is designed with guidance to staff in key sections of the document to ensure the Department is consistent in the level and type of detail provided.

- We will no longer provide a summary after every Objective and Policy in the General Plan Findings section. Moving forward, staff will provide a list of all relevant Objectives/Policies and a one summary paragraph at the end, articulating the project's on-balance compliance with the General Plan.
 - The impact fee checkboxes at the top of the first page will no longer be included. This information will be provided via the Conditions of Approval Section at the end of the Draft Motion.
- **A new Exhibit: The Land Use Table**
 - The purpose of this new exhibit is three-fold: (1) it provides an easily located snapshot of numeric information about the project; (2) it provides a clear record of what was approved; and (3) it minimizes the need to reference this information in multiple places elsewhere in the packet.

Please let me know if you have any questions or comments.

Thanks,
Liz

Elizabeth Watty, LEED AP
Deputy Director of Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.558.6620 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case# 2016-000378cua. 1600 jackson st
Date: Thursday, April 05, 2018 3:42:55 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: andrew nelson [<mailto:annsfo@sbcglobal.net>]
Sent: Thursday, April 05, 2018 2:54 PM
To: Secretary, Commissions (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)
Subject: Case# 2016-000378cua. 1600 jackson st

I am in favor of Whole Foods. We need a grocery store in the neighborhood and i do not want more housing and a new building put up.

Andrew Nelson
1650 Jackson street # 602
SF. CA 94109

Sent from my iPad

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Whole Foods 365 opposition letter
Date: Thursday, April 05, 2018 3:43:36 PM
Attachments: [Whole Foods 365 opposition letter.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: Michael Priolo [mailto:Michael@jugshop.com]
Sent: Wednesday, April 04, 2018 7:31 PM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS); Koppel, Joel (CPC)
Subject: Whole Foods 365 opposition letter

Dear Members of the Planning Commission,

Attached you find my Whole Foods 365 opposition letter.

Thank you for your time and consideration,

Michael Priolo
Owner - Operations Manager
The Jug Shop Inc.
Purveyors of Fine Wines and Spirits
1590 Pacific Ave @ Polk St.

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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Cc:
Subject: FW: Case No. 2016-00037BCUA
Date: Monday, April 09, 2018 9:13:34 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: Richard Sherrie [mailto:sherrichard61@gmail.com]
Sent: Monday, April 09, 2018 7:37 AM
To: Secretary, Commissions (CPC)
Subject: Case No. 2016-00037BCUA

To All,

I am an elderly woman and would like to advocate for the building of The Whole Foods store near my building at 1650 Jackson St.
We are seeing markets vanish in all neighborhoods in San Francisco. We elderly need the convenience of being able to WALK to a store to buy food.

This would improve our neighborhood for everyone who need easy access to a food market. We all eat, right? We need a store to buy the food we cook, right?

Please help us enhance our neighborhood with the convenience of a food market we can walk to, especially one like Whole Foods with the variety of their food market.

I would appreciate your taking all of us in this neighborhood into consideration. We need a food market at this location and it would benefit all of us, especially the elderly who don't drive but walk.

Thank you.

Respectfully,

Sherrie Richard
415-819-8613

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1140 Harrison Street development
Date: Monday, April 09, 2018 9:16:39 AM
Attachments: [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
www.sfplanning.org

From: Henry Karnilowicz [mailto:occexp@aol.com]
Sent: Saturday, April 07, 2018 5:42 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); LCuadra@bergdavis.com
Subject: 1140 Harrison Street development

Dear Planning Commission President Rich Hillis,

Attached is our letter in support of the 1140 Harrison Street development.

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

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: [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: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: Whole Foods
Date: Monday, April 09, 2018 9:17:31 AM
Attachments: [Case No. 2016-000378CUA 1600 Jackson St.msg](#)
[Re Letter Opposing the Whole Foods 365 Store on Polk and Jackson Streets.msg](#)

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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Case No. 2016-000378CUA, 1600 Jackson St.
Date: Monday, April 09, 2018 9:29:23 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
www.sfplanning.org

From: A Thilges [mailto:athilges@hotmail.com]
Sent: Friday, April 06, 2018 1:23 PM
To: Secretary, Commissions (CPC); nicolas.foster@sfgov.org; Peskin, Aaron (BOS)
Subject: Case No. 2016-000378CUA, 1600 Jackson St.

I am a homeowner at 1650 Jackson St, next door to the proposed whole Foods 365 at 1600 Jackson St. I, my family, and my neighbors fully support the Whole Foods project. Please do not allow the building at 1600 Jackson St. to be torn down. Many buildings in our neighborhood have recently been torn down and replaced with modern styled high rise buildings. This is changing the character of our neighborhood, which is already one of the most densely populated areas of The City. We need a local grocery store like Whole Foods 365. As well we need to keep our neighborhood pedestrian friendly. Whole Foods 365 enables this. Please do not allow the building at 1600 Jackson St. to remain vacant any longer. It has already resulted in an increase in homeless camps on our block, an increase in vandalism, and an increase in crime. Please enable our neighborhood to remain a place to live, walk, and thrive.

Anne Thilges

From: [Ionin, Jonas \(CPC\)](#)
To: kateinsf@aol.com; [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: [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Update for the Week of April 9, 2018
Date: Monday, April 09, 2018 10:15:10 AM
Attachments: [Commission Weekly Update 4.9.18.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
www.sfplanning.org

From: Tsang, Francis
Sent: Monday, April 09, 2018 9:09 AM
To: Tsang, Francis
Subject: Commission Update for the Week of April 9, 2018

Good morning.

Please find a memo attached that outlines items before commissions and boards for this week.

Let me know if you have any questions or concerns.

Francis

Francis Tsang

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Draft policy statement regarding Central SOMA plan
Date: Monday, April 09, 2018 11:08:43 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
www.sfplanning.org

From: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Friday, April 06, 2018 2:45 PM
To: Rich Hillis; Melgar, Myrna (CPC); Moore, Kathrin (CPC); Joel Koppel; Richards, Dennis (CPC); Johnson, Milicent (CPC); planning@rodneyfong.com; Ionin, Jonas (CPC); Wertheim, Steve (CPC)
Subject: Draft policy statement regarding Central SOMA plan

(Re-sent with mild edits.)

Dear Commissioners,

At the last Planning Commission meeting regarding Central SOMA, there was discussion of some sort of policy position that could be added to the Plan or that the Commission could sign on to, setting a tone for the priorities guiding development of commercial projects under the Plan. I'm attaching here a proposed policy statement and would invite your feedback.

Best,

Cynthia Gómez

UNITE HERE, Local 2

The Central SOMA plan will bring numerous large commercial projects, which have the potential for tremendous impacts on the neighborhood and on the city. Planning staff and members of the Planning Commission have always been charged with evaluating whether commercial projects are necessary and desirable for the neighborhood. As projects are approved under this Plan, Planning will give special scrutiny to the enforceable commitments made by the project sponsor. Specifically: For all residential development more than 25 units and all commercial development over 50,000 sq ft, the developer should be prepared to provide a Community Good Jobs Employment Plan for public review and comment prior to consideration of project approval by the Planning Department that details the goals for all the permanent jobs within the future development for hiring South of Market and Central City residents,

especially disadvantaged persons, at good living wages with benefits, and that details how those goals will be addressed through the future project's employers through engagement with concerned community, civic, and labor organizations.

--

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: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Draft policy statement
Date: Monday, April 09, 2018 11:08:51 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: Cynthia Gomez [mailto:cgomez@unitehere2.org]
Sent: Friday, April 06, 2018 2:43 PM
To: Rich Hillis; Melgar, Myrna (CPC); Moore, Kathrin (CPC); Joel Koppel; Richards, Dennis (CPC); Johnson, Milicent (CPC); planning@rodneymong.com; Ionin, Jonas (CPC); Wertheim, Steve (CPC)
Subject: Fwd: Draft policy statement

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

From: **Cynthia Gomez** <cgomez@unitehere2.org>
Date: Wed, Mar 28, 2018 at 11:41 AM
Subject: Fwd: Draft policy statement
To: Gordon Mar <gordon@jwjsf.org>, Conny Ford <conny@sfclout.org>, Tracey Brieger <tracey@jwjsf.org>, Angelica Cabande <acabande@somcan.org>, James Tracy <JTracy@chp-sf.org>, Carlos Gutierrez <carlos.homeysf@gmail.com>

Dear Commissioners,

At the last Planning Commission meeting regarding Central SOMA, there was discussion of some sort of policy position that could be added to the Plan or that the Commission could sign on to, setting a tone for the priorities guiding development of commercial projects under the Plan. I'm attaching here a proposed policy statement and would invite your feedback.

Best,

Cynthia

The Central SOMA plan will bring numerous large commercial projects, which have the potential for tremendous impacts on the neighborhood and on the city. Planning staff and members of the Planning Commission have always been charged with evaluating whether commercial projects are necessary and desirable for the neighborhood. As projects are approved under this Plan, Planning will give special scrutiny to the enforceable commitments made by the project sponsor. Specifically: For all residential development more than 25 units and all commercial development over 50,000 sq ft, the developer should be prepared to provide a Community Good Jobs Employment Plan for public review and comment prior to consideration of project approval by the Planning Department that details the goals for all the permanent jobs within the future development

for hiring South of Market and Central City residents, especially disadvantaged persons, at good living wages with benefits, and that details how those goals will be addressed through the future project's employers through engagement with concerned community, civic, and labor organizations.

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case #2016-000378CUA
Date: Monday, April 09, 2018 11:46:33 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: Kay Rousseau [mailto:krousseau2@gmail.com]
Sent: Friday, April 06, 2018 10:42 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); Richhillissf@gmail.com; Melgar, Myrna (CPC);
planning@rodneymong.com; joelkoppel@sfgov.org; Moore, Kathrin (CPC); Johnson, Milicent (CPC);
Richards, Dennis (CPC); Peskin, Aaron (BOS)
Subject: Case #2016-000378CUA

I am writing to express my strong support for the Whole Foods 365 at 1600 Jackson St @ Polk. Our neighborhood needs and deserves this high quality retail store. The ideal location allows for walking to & from for many, many neighbors. Allowing certain individuals to block the development of this site for their own self serving interests would be a real shame.

Thank you for considering my email in your deliberations.

~Kay Rousseau
1000 Green St, SF 94133

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 \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Cc:
Subject: FW: Case No. 2016-000378CUA, 1600 Jackson St.
Date: Monday, April 09, 2018 11:47:05 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
www.sfplanning.org

From: Bill Freund [mailto:bfreund@yahoo.com]
Sent: Thursday, April 05, 2018 7:17 PM
To: Secretary, Commissions (CPC); nicholast.foster@sfgov.org; Peskin, Aaron (BOS)
Subject: Case No. 2016-000378CUA, 1600 Jackson St.

Hello,

I'm writing to strongly support the application of Whole Foods 365 Market to operate at 1600 Jackson Street, as resident who lives next door at 1650 Jackson Street (where I've lived for over 15 years).

Some main reasons for my support:

- The space has been vacant for years, and it's attracting criminal activity.
- The neighborhood needs a market there, to allow people nearby to walk instead of driving elsewhere, reducing traffic.
- Whole Foods would serve as an anchor, attracting foot traffic, and in turn more businesses, helping to fill smaller vacant retail spaces nearby.
- Whole Foods seems like it's very neighbor-friendly, involving the community in collaborative discussions and offering community space on the 2nd floor of the proposed location.
- Tearing down a building that has not outlived its useful life is wasteful.

Thanks for your consideration,

Bill Freund
1650 Jackson Street, #908
San Francisco, CA 94109
415.505.9175

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter from President Breed re. Central SOMA - Items 7-8(e)
Date: Monday, April 09, 2018 2:50:32 PM
Attachments: [L. Breed CPC re. Central Soma Plan 4.9.18.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: Bruss, Andrea (BOS)
Sent: Monday, April 09, 2018 2:37 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Ionin, Jonas (CPC); Rahaim, John (CPC); Wertheim, Steve (CPC)
Subject: Letter from President Breed re. Central SOMA - Items 7-8(e)

President Hillis and Commissioners –
Please find attached a letter from President Breed for your consideration for items 7-8(e) on your April 12th meeting agenda related to the Central SOMA Plan. Please contact me with any questions.
Thank you

.....
Andrea Bruss
Office of Board President London Breed
1 Dr. Carlton B. Goodlett Pl.
San Francisco, CA 94102
415.554.6783

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 \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: Letter of Support - WF365 at 1600 Jackson Street
Date: Monday, April 09, 2018 3:39:45 PM
Attachments: [RHN Support Letter of Support for WF365 at 1600 Jackson Street Case #2016-000378CUA.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: Carol Ann Rogers [mailto:carolannrogers@prodigy.net]
Sent: Monday, April 09, 2018 3:08 PM
To: Secretary, Commissions (CPC)
Subject: Letter of Support - WF365 at 1600 Jackson Street

Dear Mr. Ionin,
Attached please find a second letter from Russian Hill Neighbors in support of the conditional use of 1600 Jackson Street by Whole Foods for a WF365 grocery store. A previous letter of support was submitted in 2016. Thank you for adding this to the Commission's file in preparation for the upcoming April 26 Hearing on Case #2016-000378CUA.
Carol Ann Rogers
For RHN

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Subject: FW: Whole Foods 365 Market on Jackson Street - REFERENCE CASE NO. 2016-000378CUA, 1600 JACKSON ST
Date: Monday, April 09, 2018 3:55:16 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kiran Vajapey [<mailto:kvajapey@gmail.com>]
Sent: Monday, April 09, 2018 3:40 PM
To: Peskin, Aaron (BOS); Foster, Nicholas (CPC); Secretary, Commissions (CPC)
Subject: Whole Foods 365 Market on Jackson Street - REFERENCE CASE NO. 2016-000378CUA, 1600 JACKSON ST

Dear Aaron,

I am a resident at 1800 Washington Street, part of the Pacific Place complex. I am writing in reference to: **CASE NO. 2016-000378CUA, [1600 JACKSON ST.](#)**

I would like to show my support for the planned Whole Foods 365 market. I believe this would be a fantastic addition to the neighborhood and would benefit residents and residents of nearby areas greatly. We would love to have a convenient and reputable marketplace so close to home and would certainly take advantage of this retailer on a regular basis.

Please take this support into consideration when moving forward with the decision process. I speak for many people when I say we would love to have this Whole Foods walking distance from home.

Thank you,
Kiran Vajapey

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: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: Whole Foods
Date: Tuesday, April 10, 2018 9:01:17 AM
Attachments: [CASE NO. 2016-000378CUA 1600 JACKSON ST.msg](#)
[In favor of Whole Foods 365 Market at 1600 Jackson Street.msg](#)
[CASE NO. 2016-000378CUA 1600 JACKSON ST .msg](#)

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: [Son, Chanbory \(CPC\)](#); [Wertheim, Steve \(CPC\)](#)
Subject: Central SOMA - Continuance
Date: Tuesday, April 10, 2018 12:35:40 PM

Commissioners,

Please be advised that due to a noticing issue, Central SOMA will be moved to May 10th. No action will be taken this Thursday. Notice will be sent to interested parties of the move. Persons present will be permitted to testify.

*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: [Ionin, Jonas \(CPC\)](#)
To: [Gordon-Jonckheer, Elizabeth \(CPC\)](#); [CTYPLN - HPC Commission Secretary](#)
Cc: [Frye, Tim \(CPC\)](#)
Subject: RE: Move only - 2018-003700COA - Washington Square to May 16th HPC
Date: Tuesday, April 10, 2018 2:30:08 PM

Done.

*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: Gordon-Jonckheer, Elizabeth (CPC)
Sent: Tuesday, April 10, 2018 1:35 PM
To: CTYPLN - HPC Commission Secretary; Ionin, Jonas (CPC)
Cc: Frye, Tim (CPC)
Subject: Move only - 2018-003700COA - Washington Square to May 16th HPC

Hello –

SFRPD just informed me that they need to add new scopes of work to the COA for the Washington Square Water Conservation Project, Case No. 2018-003700COA. Therefore it cannot be heard on May 2nd. If possible, please move the item to the HPC hearing of May 16th. This is a move only, the notice has not yet gone out.

Thanks,
Elizabeth

Elizabeth Gordon Jonckheer
Senior Planner | Preservation - Southwest Quadrant Team
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8728 **Fax:** 415-558-6409
Email: Elizabeth.Gordon-Jonckheer@sfgov.org
Web: www.sfplanning.org

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: [Jardines, Esmeralda \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: FW: Please reject project for 2799 24th st. Case no. 2014.1258ENV
Date: Tuesday, April 10, 2018 2:36:31 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Iris Biblowitz [mailto:irisbiblowitz@hotmail.com]
Sent: Tuesday, April 10, 2018 12:09 PM
To: Johnson, Milicent (CPC); Rich Hillis; Moore, Kathrin (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); Lewis, Donald (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC)
Subject: Please reject project for 2799 24th st. Case no. 2014.1258ENV

Hello - I'm a senior, a nurse, and a tenant who's lived in the Mission for over 40 years. I'm writing to oppose the project at 2799 24th street, which will undoubtedly be more housing for rich people just moving into the Mission and San Francisco. While I'm relieved that no one will be evicted, the demolition of the laundromat will be the loss of an important service to working-class people (at least, those who remain, after thousands of Latino and African-American families, seniors, and people with disabilities have been displaced to make way for mostly young, while, high-income people.

You know the shameful statistics, but they bear repeating: In the Mission: In 2000, 60% of the population was Latino; In 2015, it was down to 50%, and is projected to be down to 31% in 2025. In 2000, people who were wealthy made up 12% of the population; in 2025, that's projected to be 26% (more than double). Families in the Mission made up 25% in 2015; in 2025, that's projected to be 11%. African-American were 14% of the population when I arrived in the 1970s; now, that's gone down to 3-5%. Displacement by race and income.

There is a potential new owner for the laundromat at 2799 24th street, but the current owner wants to make big bucks from expensive housing, which is exactly what has been destroying our communities, not only in the Mission but throughout San Francisco. Planning has acknowledged the severe housing crisis, but continues to approve projects that go against the principles of community and justice (and the Latino Cultural District), and that cause suffering due to displacement, evictions, intimidation, etc.

The increase of high-income residents has also caused an increase in traffic congestion and pollution. 92% of the wealthiest households have 1-2 cars and are less likely to yield to pedestrians.

The housing crisis has also lead to a health crisis, with people experiencing strokes, asthma, insomnia, anxiety, depression, increased symptoms of Parkinson's disease, and more, including death. (I have the names, if you'd like them.) Also, being homeless is not good for your health. (70% of people who are homeless had been housed in the past 2-3 years in San Francisco.)

I would be happy to support this 3-story project if it were 100% deeply affordable. Unfortunately, I suspect it will be 0% affordable.

San Francisco is notorious for being #1 in the USA for income inequality. As the Planning Commission, are you not, at least, partially responsible? What will you do to reverse that?

Thank you - Iris Biblowitz, RN

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: [Foster, Nicholas \(CPC\)](#); [Son, Chanbory \(CPC\)](#)
Subject: Whole Foods
Date: Tuesday, April 10, 2018 2:37:12 PM
Attachments: [CASE NO. 2016-000378CUA 1600 JACKSON ST.msg](#)
[In Support - Wholefoods 365 on Jackson and Polk.msg](#)
[Case No. 2016-000378CUA 1600 Jackson St..msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 365 Whole Foods
Date: Wednesday, April 11, 2018 9:39:50 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
www.sfplanning.org

From: Dr. Dale Mortenson [mailto:drdalesf@gmail.com]
Sent: Wednesday, April 11, 2018 9:19 AM
To: richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)
Subject: 365 Whole Foods

Dear Commissioners,

This is to respectfully request that you deny the application of 365 Whole Foods to open a store on Polk Street.

Polk Street has historically been a small business neighborhood. It is well-known that 365 Whole Foods and its owner, Amazon, have competitive practices that have successfully eliminated many small businesses. Their size gives them pricing advantages not available to small businesses. Indeed, at the community meetings 365 Whole Foods has repeatedly stated that they will be offering goods at lower prices. This price competition leaves our small business neighbors at a disadvantage and poses a threat of losing our small business neighbors. Equally importantly, the presence of 365 Whole Foods will discourage new small businesses from moving into our neighborhood because of competition concerns.

The size advantage of 365 Whole Foods and Amazon enables them to afford higher rents than small businesses. This will increase rents for all businesses in the neighborhood.

Polk and Jackson Streets are two-lane streets. Delivery trucks and customer cars will increase noise and traffic and create traffic congestion.

Polk Street is a unique and special neighborhood because of all the one-of-a-kind small businesses. Please preserve and protect the character of our small business neighborhood by denying 365 Whole Foods' application for a store on Polk Street.

Thank you for your consideration.

Sincerely,
Dale Mortenson & Stephanie Chang

--

Dale N. Mortenson, DC, DACNB, CNC
2041-A Polk Street

San Francisco, CA 94109
(415) 673-3667

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: Case No. 2016-000378CUA 1600-Jackson Street
Date: Wednesday, April 11, 2018 11:03:50 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
www.sfplanning.org

From: John Addeo [<mailto:johnaddeosf@gmail.com>]
Sent: Wednesday, April 11, 2018 10:16 AM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS)
Subject: Case No. 2016-000378CUA 1600-Jackson Street

April 10, 2018

Members of the Planning Commission
San Francisco Planning Department
[1650 Mission Street, Suite 400](#)
[San Francisco, CA 94103](#)

RE: CASE NO. 2016-000378CUA

Dear Members of the Planning Commission:

My wife and I own a condo in [1650 Jackson Street](#)., which is next door to the proposed Whole Foods 365 Market at Jackson and Polk Streets. We are both in total support of this project and are looking for it to become a reality after living next to a vacant building for the past three years. Our building and many other condo buildings in the area are overwhelmingly in support of this project as are the many, many neighbors we have spoken to about this for the last two years, since this proposed project came to all of our attention.

We support this project for the following reasons:

1) We believe that there are too many vacant storefronts between Broadway and California Streets on Polk and that we need an anchor store to keep our smaller businesses afloat as well as the restaurants in the neighborhood. If you look at Chestnut Street, for example, chain stores co-exist well with small businesses and it

is one of the most efficient shopping streets in the city and highly successful.

2) Since the demise of The Big Apple store on Polk and Washington Streets, with NO efforts for anyone to open it, there is not a walkable, **affordable**, grocery store in our neighborhood. We are lucky to have such businesses as The Cheese Shop and Bel Campo meats but these are not full service stores, nor are they affordable for everyday shopping for most people in this neighborhood. We believe that having a Whole Foods 365 store there would aid in bringing MORE shoppers to not only these businesses but ALL of the businesses on Polk Street.

3) Our neighborhood has not caught a breath since the massive amount of new housing development has taken place around the Polk Street vicinity. We know that developers are eyeing many properties on Van Ness Avenue as well as on Polk (i.e. the large parcel where The Jug Shop now resides, is now under consideration by developers.) For that reason, density has increased which is another reason we need to increase our services with a full service grocery store being at the top of the list!

4) Whole Foods has impressed us with their neighborhood outreach and has worked extensively with our building and our neighborhood to mitigate potential problems with increased traffic and deliveries. Historically, the Lombardi store and their parking garage have never been a problem for the neighborhood. Since Lombardi's left, the parking garage has continued to operate without creating any problems for us. We also believe that WF365 will be more organized and respectful in terms of deliveries than the former Lombardi's owners. We have seen their delivery schedule and found that they took all of the neighborhood concerns into consideration. Very Impressive.

5) We would like you to know that **the MPNA does not represent me nor our neighborhood** even though it implies it does. MPNA conducts little outreach to the neighborhood and has not polled our neighbors as other neighborhood associations , such as the Russian Hill association has done with their neighbors about this project.

6) The fact that Whole Foods 365 plans to open up the second floor of 1600 Jackson as a public meeting space would be a welcome amenity for the neighborhood.

7) This empty storefront has impacted our building in a very large way. For the first time, we had to install security cameras as we experienced many lobby thefts and people have gotten into our building to break into cars in our garage which could have been very threatening situations for our residents here. Constant calls to 311, for homeless and homeless encampments around that empty building. **We need the extra foot traffic and security that Whole Foods 365 would bring along with a more vibrant, lively streetscape on Polk Street.**

8) Finally, we believe that [1600 Jackson Street](#) is a viable building and perfect for its new life as a Whole Foods 365 store. **We find it wasteful to destroy a building which has not outlived its usefulness and could provide a much needed service to the neighborhood for a long time to come.**

Thank you for your consideration,

Jon and Barbara Addeo
1650-Jackson Street, apt # 705
San Francisco, CA, 94109
johnaddeosf@gmail.com
415 441-4307

From: [Secretary, Commissions \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: WHOLE FOODS 365 CONDITIONAL USE HEARING 04-26-2019 CASE 2016-000378CUA
Date: Wednesday, April 11, 2018 1:42:38 PM
Attachments: [2018-04-11 RC TO SF PLANNING RE WF 365 COND USE.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: Richard Cardello [mailto:richard@cardellodesign.com]
Sent: Wednesday, April 11, 2018 12:40 PM
To: Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Peskin, Aaron (BOS); Foster, Nicholas (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); zoning@rhnsf.org
Subject: WHOLE FOODS 365 CONDITIONAL USE HEARING 04-26-2019 CASE 2016-000378CUA

April 11, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103
commissions.secretary@sfgov.org

RE: Case No. 2016-000378CUA HEARING DATE 04-26-2018
WHOLE FOODS 365, 1600 JACKSON AT POLK, CONDITIONAL USE APPLICATION

Dear Planning Commissioners:

I am writing to you, once again, in support of the long-wanted Whole Foods 365 which many are hoping will occupy the already existing 1600 Jackson Street commercial building.

The reasons for this continued support are many. For me, the most compelling reason is: my friends and neighbors overwhelmingly WANT IT! In the context of the Conditional Use hearing, it is both desirable and necessary and it benefits the community.

Also, I have a personal request; when listening to public comments, please consider the addresses of the speakers. My observation is that many opponents of Whole Foods do not live in the actual neighborhood that wants this neighborhood-serving market.

Recently, I heard that Hayes Valley residents were disappointed when their efforts to have a neighborhood-serving market were unsuccessful, due to the anticipated tenant having pulled out. If they want a market, I hope they get one. I would appreciate the same consideration from them, and their support rather than their opposition.

Please approve the Conditional Use application for this project.

Thank you,

Richard Cardello
999 Green Street #903
San Francisco CA 94133

CCS:
John Rahaim
Director of Planning
john.rahaim@sfgov.org

District 3 Supervisor Aaron Peskin
Aaron.Peskin@sfgov.org

SF Planner assigned to this project
Nicholas.Foster@sfgov.org

RICH HILLIS
Commission President
richhillissf@gmail.com

MYRNA MELGAR
Commission Vice-President
myrna.melgar@sfgov.org

RODNEY FONG
Commissioner
(415) 202-0436
planning@rodneyfong.com

MILICENT A. JOHNSON
Commissioner
milicent.johnson@sfgov.org

JOEL KOPPEL
Commissioner
joel.koppel@sfgov.org

KATHRIN MOORE
Commissioner
kathrin.moore@sfgov.org

DENNIS RICHARDS
Commissioner
dennis.richards@sfgov.org

RUSSIAN HILL NEIGHBORS
zoning@rhnsf.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Wertheim, Steve \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Withdrawal of Application for Organized Opposition
Date: Wednesday, April 11, 2018 1:42:34 PM
Attachments: [2018.04.11.Central SOMA Org Oppo Withdrawal.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: Toyer Gear [mailto:toyer@lozeaudrury.com]
Sent: Wednesday, April 11, 2018 12:01 PM
To: richhillissf@yahoo.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); planning@rodneymong.com; Secretary, Commissions (CPC)
Cc: Richard Drury
Subject: Withdrawal of Application for Organized Opposition

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

Attached please find correspondence written on behalf of the Central SoMa Neighbors (CSN) to withdraw our request an Organized Opposition presentation concerning the Environmental Impact Report ("EIR") for the Central SoMa Plan, scheduled to be considered at the Planning Commission's meeting of April 12, 2018 at 1:00 p.m.

Please note a hard copy will follow by U.S. first class mail. If you have any questions, please feel free to contact our office.

Thanks,
Toyer Gear
Office Manager / Paralegal
Lozeau Drury, LLP
410 12th Street # 250
Oakland, CA 94607
email: toyer@lozeaudrury.com
phone: 510-836-4200
fax: 510-836-4205

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](#)
Cc: [Son, Chanbory \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: Whole Foods
Date: Thursday, April 12, 2018 9:00:39 AM
Attachments: [Case No. 2016-000378CUA 1600 Jackson St..msg](#)
[Whole Foods 365 Development Project Case NO. 2016-000378CUA 1600 Jackson Street.msg](#)
[Subject Case No. 2016-000378CUA 1600 Jackson St..msg](#)

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

Meeting Notice

Design Review Board

Monday, April 9, 2018
Bay Area Metro Center
375 Beale Street
Yerba Buena Room, First Floor
San Francisco, CA 94105
(415) 778-6700
5:30 p.m.

RECEIVED

APR 05 2018

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

NOTE: To view the graphic exhibits for each project, please go to our home page at www.bcdc.ca.gov and click on "Design Review Board" listed under Public Meetings. For information about the meeting, please contact Andrea Gaffney at (415) 352-3643 or andrea.gaffney@bcdd.ca.gov.

Tentative Agenda

1. Call to Order and Safety Announcement
2. Report of Chief of Permits
3. Approval of Draft Minutes for February 26, 2018 and March 5, 2018 Meetings
4. Potrero Power Plant Station Mixed-Use Redevelopment (First Pre-Application Review)

The Design Review Board will hold their first pre-application review of the proposal by California Barrel Company, LLC to redevelop a 29-acre site at the location of the closed Potrero Power Plant Station, at the terminus of 23rd Street, on the southern waterfront of the City and County of San Francisco. The project would consist of a mix of land uses, including residential, hotel commercial office, life/science, retail, parks, community facilities, light industrial, and assembly. Public access improvements would consist of roughly 9 acres of parks and open spaces, including a waterfront park with the Bay Trail, over-water observation areas, and a floating recreational dock.

(Ethan Lavine) [415/352-3618; ethan.lavine@bcdd.ca.gov]



5. Alameda Landing Waterfront Mixed-Use Development (First Pre-Application Review)

The Design Review Board will review a proposal by Catellus Alameda Development, LLC and the Community Improvement Commission of the City of Alameda to redevelop a 22.8-acre site at the Alameda Landing waterfront, across the Alameda–Oakland Estuary from Jack London Square, at the terminuses of 5th and Bette Streets in the City and County of Alameda. The proposed project would consist of residential, commercial and retail development, and public access improvements including a waterfront plaza, public promenade, greenways, and a view corridor along 5th Street to the water, aligning with Broadway in Oakland.

(Rebecca Coates-Maloon) [415/352-3634; rebecca.coates-maloon@bcdd.ca.gov]

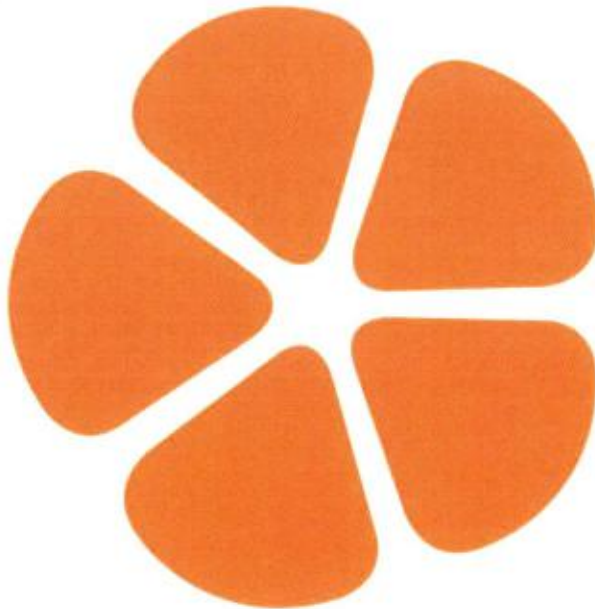
6. Adjournment

Role of Design Review Board. The Design Review Board serves as an advisory board to the Commission and its staff. The Board was formed to advise the Commission on the adequacy of public access proposed as a part of projects in the Commission's Bay and 100-foot Shoreline Band jurisdictions. Public access may include both physical improvements as well as visual access. The Board advises the Commission on a project's effects on appearance, design and scenic views in accordance with the Commission's San Francisco Bay Plan policies and the Public Access Design Guidelines. The Board's recommendations are advisory only.

Questions and Copies of Staff Reports. If you have any questions concerning an item on the agenda or would like to receive a staff report related to the item, please contact the staff member whose name and direct phone number are indicated in parentheses at the end of the agenda item, or visit the BCDD's website at www.bcdc.ca.gov.

Access to Meetings. Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

Bagley-Keene Open Meeting Act. As a state agency, the Commission is governed by the Bagley-Keene Open Meeting Act which requires the Commission to (1) publish an agenda at least ten days in advance of any meeting; (2) describe specifically in that agenda the items to be transacted or discussed; and (3) refuse to add an item subsequent to the published agenda. In addition to these general requirements, the Bagley-Keene Act includes other specific provisions about how meetings are to be announced and conducted.



Flower Mart - Traffic Test Pier 19



RECEIVED

APR 05 2018

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

Any ?'s you may contact

PRESENTED BY

DANA DELADA

415-508-5554

DANA.DELADA@GMAIL.COM



Primary Concerns at Pier 19

- ▶ Accessibility - from freeways and truck routes
- ▶ Safety - vision zero concerns, bike lane and pedestrian traffic crossing
- ▶ Parking - limited space for accessible overflow parking
- ▶ Loading - **inadequate loading area and long distances**
- ▶ Traffic - Added congestion to Embarcadero which is already heavily impacted



Preferred plan (*) ACTION STEPS FOR MAYOR PLANNERS/CITY SUPERVISORS

- ▶ As previously agreed upon in tri-party agreement, a move temporarily to 2000 Marin Street is preferred. To do this the city would need to :
 1. Approve the "SWAP" of 639 Bryant for 2000 Marin
 2. Approve Central Soma Plan
 3. Approve Entitlements and Zoning for 639 Bryant AND 6th/Brannan which support and protect Flower Market business

ALL PARTIES PREFER THIS PLAN

- KILROY HAS REQUESTED LEASE ON 2000 MARIN
- TISHMAN (OWNER) IS HOLDING 2000 MARIN FOR THE LAND "SWAP" PER THE AGREEMENT
- P.U.C. (FUTURE TENANT) WILL ALLOW FLOWER MARKET TO RESIDE 2000 MARIN FOR 3-5 YRS DURING CONSTRUCTION OF NEW BRANNAN ~~MARKET~~ FLOWER MARKET LOCATION
- GROWERS + FLOWERS WANT 2000 MARIN SEE CHANGE. ORG RETENTION (65,000+ SIGNATURES) AS OF TODAY. 5K SIGNATURES IN 1ST 24 HRS.

Mapped Location Options



Pier 19

Marin Street

Freeway Access
to each location

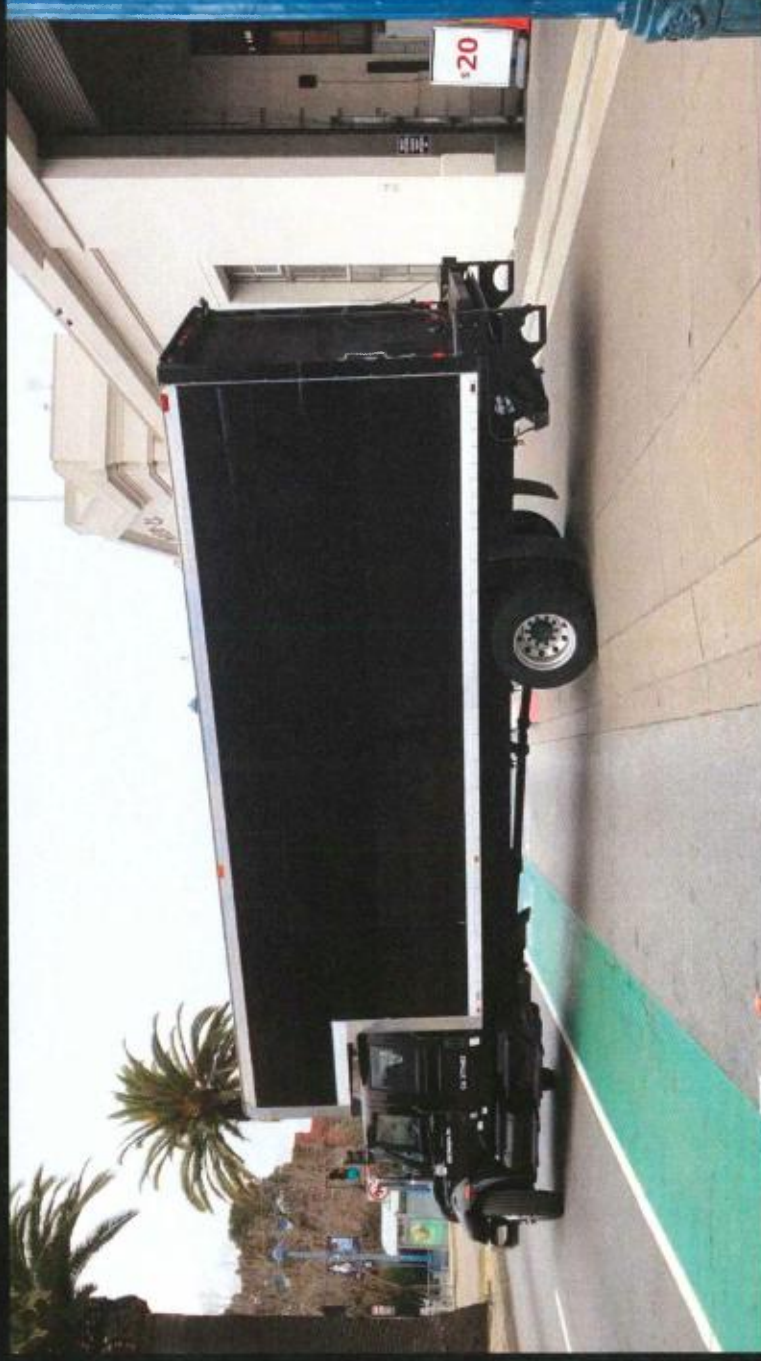
Customer Loading Exit



VISION ZERO - PEDESTRIAN
+
BIKE CROSSING
CONCERNS

© PIER
19

Vehicle Exit - Cross Bike + Pedestrian



TRUCK PULLING INTO
1st TRAFFIC LANE
CROSSING BIKE LANE

© PIER
19

Bicycle Lane with Parked Vehicle



TRUCK OVERLAP
INTO BIKE LANE

© PIER 19

Truck Turn Around / Customer loading

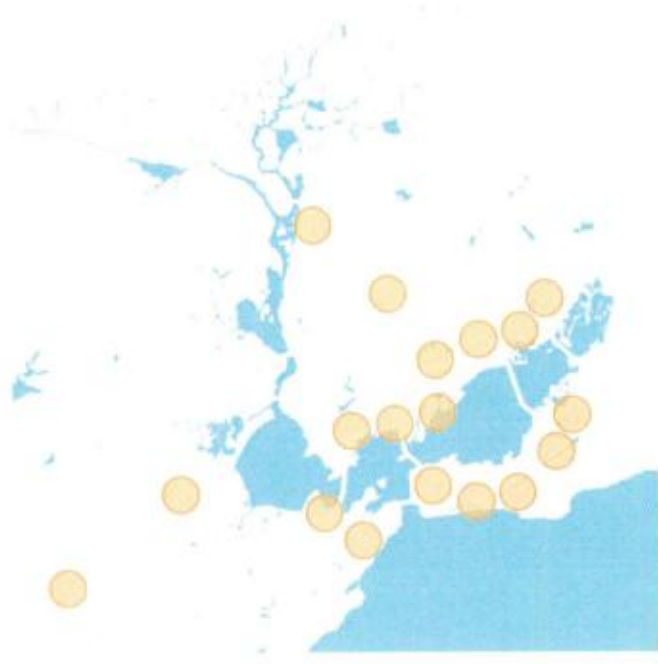
- ▶ Currently as drawn in plans this area is not workable
- ▶ Mike Grisso of Kilroy and attending Florists have jointly requested a second test to get more data for what is needed and possible this area specifically (date TBD)



Actual Traffic

- ▶ Current traffic testing and figures will fall short because there is currently no business in the existing space on pier 19 or 23
- ▶ 41 rsvp (+ 7 ^{non rsvp}) participants coming from in and outside of SF
- ▶ Participants were asked to time their travel on a regular day to the market, then again on the day they came to the piers for our test. The added difference between the two to be reported. Difference in actual travel time changed between 20-75 minutes depending on location participant started.
- ▶ 21 from SF, remaining were from surrounding bay area

Traffic Test Attendees



PARTICIPANT FOR TRAFFIC
TEST REPRESENTED FROM
AROUND THE BAY



ADT - March 2018 Traffic

LOCATION: The Embarcadero

NODE: 469
DATE: March 15, 2016

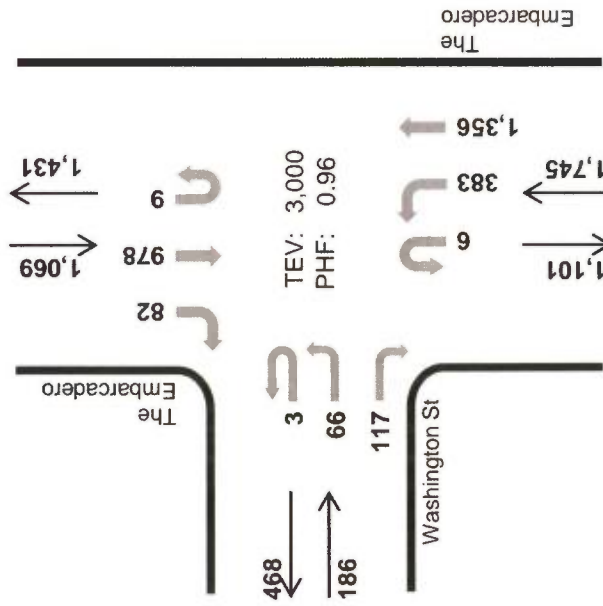
DIRECTION:		NB			SB		
TIME	00-15	15-30	30-45	45-60	00-15	15-30	30-45
0:00	30	30	24	28	36	32	17
1:00	22	18	27	32	21	16	15
2:00	25	19	23	42	8	7	15
3:00	50	18	19	29	11	14	10
4:00	26	44	57	77	14	19	26
5:00	101	98	114	125	39	40	56
6:00	120	116	140	147	79	99	122
7:00	138	192	190	233	155	168	185
8:00	224	228	189	193	195	230	206
9:00	198	190	187	155	202	216	181
10:00	156	176	169	188	143	126	127
11:00	209	225	209	157	120	165	127
12:00	195	203	209	185	146	119	140
13:00	177	197	186	178	142	128	134
14:00	190	160	194	184	142	129	138
15:00	187	219	184	190	170	133	154
16:00	214	200	218	211	180	205	180
17:00	225	255	276	261	198	204	188
18:00	245	228	232	197	150	157	180
19:00	199	160	168	166	183	131	142
20:00	180	134	131	128	166	148	100
21:00	101	119	129	112	137	124	116
22:00	105	80	79	70	99	104	70
23:00	59	52	40	35	89	65	59
TOTAL		13454			10969		
AM PEAK VOLUME			7:30 AM		AM PEAK HOUR VOLUME		8:15 AM
PM PEAK VOLUME			5:15 PM		PM PEAK HOUR VOLUME		4:45 PM
			1037				776

MTD IS PLANNING A REWORK OF THE EMBARCADERO. THEY DID A PRESENT DAY TRAFFIC STUDY MARCH 2018. THIS IS THEIR CURRENT DATA.

The Embarcadero Washington St



Peak Hour



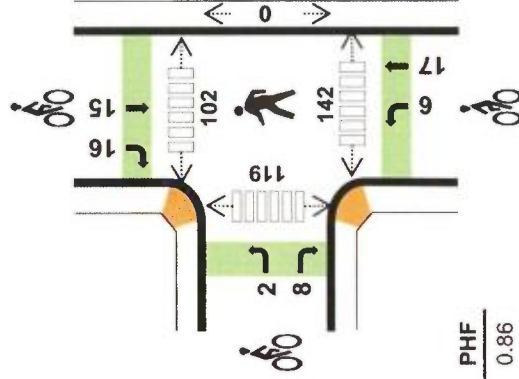
Two-Hour Count Summaries



Date: 09/29/2015

Count Period: 7:00 AM to 9:00 AM

Peak Hour: 8:00 AM to 9:00 AM



	HV %:	PHF
EB	5.4%	0.86
WB	-	-
NB	7.0%	0.94
SB	6.5%	0.96
TOTAL	6.8%	0.96

CURRENT MTA
BICYCLE & PEDESTRIAN DATA
FOR THIS AREA (PERS)
AS OF MARCH 2018

RECEIVED

MAR 29 2018

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

To the Planning Commission of the
City of San Francisco City Hall
Van Ness Ave. San Francisco Ca. 941

Since the Annual Meeting of St. Francis
Lutheran Church, 152 Church St. on
February 11th I have wanted to write a
letter to you. I am ninety years young
and suffer from severe Deafness so I
hopefully you will be able to read this.
When I arrived here from Denmark
in 1948 I looked for a Danish church
and found one namely St. Francis, in
those days known as Angkor Lutheran Church.
The members were mixed in ages from
very elderly who had come here at the
turn of the century and build the church.
Most of them prospered and owned homes on
Dolores, Geary and upper Market St.
They had businesses in the neighborhood.
Their children had grown up were confirmed
and married at church and had started
to move away but there were still a
Danish community and on certain holy
days services were celebrated in
both Danish and English languages.

2

However, it is the Belcher St. property I should address. Up until 1971 that congregation known as Gethsemane Church consisted of a few dozen elderly, some homebound, Finnish people who worshipped in Finnish under the leadership of Pastor Henry Kangas who also served our church from 1964-1974. It was in 1964 that

St. Francis was born by a merger with Gethsemane Lutheran Church.

The church had been build very cheap and for years had not been well maintained and in need of major repairs.

An organization called Friends Outside serving families of prisoners from county and local jails had asked if they could use the downstairs as a day care center. Together a grant from United Mission for \$16,000 was the seed money to develop a suitable day center and to bring a place up to meet state and local codes plus making the backyard into a fenced, clean & landscaped with all safety equipment plus hiring help and purchasing supplies.

3
Pastor, Bancroft resigned from St Francis
in 1974, & we voted to call a young
Pastor John Rolleson who came
with his wife who was both a teacher
and talented musician.
It was then that the St. Francis
Childcare Center blossomed.
It became a State of California, licensed
facility and, licensed teachers were
hired. However, it also required
more and more repairs and new
codes had to be met it was a constant
race to keep up with the demand.
Now we have thirty-six children
many single families.

The director, Sally Large, has been
from beginning and there is a solid
staff to keep this important place
moving. Where will all those
children go if this place shuts down?
The community will suffer.
I personally can't understand
why an old church without any special
look or architectural value, can
be declared a landmark.
Just my humble opinion.

Sincerely Kirsten Havrehed

KH

Kirsten Havrehed
538 23rd Ave.
San Francisco, CA 94121



April 4, 2018

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
ALAMEDA SHIPWAYS RESIDENTIAL PROJECT DEVELOPMENT PLAN,
DENSITY BONUS, DESIGN REVIEW, LOT LINE ADJUSTMENT AND
CERTIFICATE OF APPROVAL APPLICATIONS**

Notice is Hereby Given that the City of Alameda acting as the Lead Agency under the California Environmental Quality Act has completed a Draft Environmental Impact Report (DEIR) evaluating the potential environmental impacts associated with the Draft Alameda Shipways Residential Project Development Plan, Density Bonus, Design Review, Lot Line Adjustment, and Certificate of Approval.

Project title and Description: Alameda Marina Shipways Residential Project Development Plan, Density Bonus, Design Review, Lot Line Adjustment, and Certificate of Approval.

The project sponsor, The Cavallari Group, Inc. is proposing a residential redevelopment project at 1100-1250 Marina Village Parkway in the City of Alameda. Overall, the proposed project would demolish existing structures on the project site and develop a 292-unit residential apartment complex and a 2.5-acre public waterfront park on an 8.1-acre site. The DEIR evaluates the potential environmental impacts associated with the approval and construction of the proposal.

A copy of the Alameda Shipways Draft EIR on the City's website at:

<http://www.alamedaca.gov/planning/major-planning-projects>. The DEIR is also on file in the City of Alameda Community Development Department, 2263 Santa Clara Avenue, Alameda, California 94501. This document is available for public review between the hours of 8:30 a.m. and 3:00 p.m. Monday through Thursday (excluding holidays).

Review Period: The City of Alameda is accepting comments on the draft EIR until **May 18, 2018**. Comments on the DEIR should be provided in writing to: Andrew Thomas, Alameda Community Development Department, 2263 Santa Clara Avenue, Room 190, Alameda, California 94501 by May 18, 2018, by 4:00 p.m. or email athomas@alamedaca.gov. The Planning Board will hold a Public Hearing to receive verbal and written comments on the DEIR on **May 14, 2018, 7:00 P.M.**, in the City Council Chambers, 3rd Floor of City Hall, 2263 Santa Clara Avenue, Alameda, California.

Lead Agency Contact: Andrew Thomas,
Assistant Community Development Director, City of Alameda
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501
Email athomas@alamedaca.gov
Phone: 510-747-6881

RECEIVED

APR - 9 2018

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



April 9, 2018

Dear Neighbor:

You are invited to a third public meeting to discuss a development project being proposed at 450 O'Farrell Street in San Francisco. As the project sponsors, we would like to update you on the project's status and provide an opportunity to ask questions.

As a reminder, the project will consist of the following components:

- 176 residential units (within zoning)
- 13 stories (within zoning), 130 feet high (within height limit)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a Christian Science reading room
- Underground car/bicycle parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

Please see below for detailed meeting information:

- Location: Senior Center - Dining Room, 481 O'Farrell Street, San Francisco
- Date: Thursday, April 26, 2018
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:
<http://www.fifthchurchofchristscientistsf.com/mission/#>

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development
Fifth Church of Christ, Scientist

RECEIVED

APR 11 2018

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