

From: [Starr, Aaron \(CPC\)](#)
To: [Planning@RodneyFong.com](#); [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board of Supervisors Report.
Date: Thursday, May 10, 2018 11:16:35 AM
Attachments: [2018_05_10.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Attached, please find this week's Weekly Board of Supervisors Report.

Sincerely,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409
Email: aaron.starr@sfgov.org
Web: www.sfplanning.org



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](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Thursday, May 10, 2018 10:49:56 AM
Attachments: [Opposition to Philz Conditional Use Permit.msg](#)
[Philz Coffee.msg](#)
[Philz Coffee on Polk Street - Letter of Opposition.msg](#)
[Letter to Oppose Philz Coffee on Polk Street.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 792 Capp Street Discretionary Review
Date: Thursday, May 10, 2018 10:49:05 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: factory 1 design [<mailto:design@factory1.com>]
Sent: Wednesday, May 09, 2018 4:07 PM
To: Christensen, Michael (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodneymfong.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC)
Cc: Ronen, Hillary
Subject: 792 Capp Street Discretionary Review

Planning Commissioners-

We are writing to request that you deny the project at 792 Capp Street as proposed.

As long time Mission residents and business owners, we have witnessed the direct and indirect harm that gentrification has on a community. We ourselves have lost more than 30 friends and neighbors to no-fault and Ellis evictions. Most were forced to leave the city, three of the ones that stayed live in vans on the streets, three couples divorced and all suffered the trauma of having their lives uprooted from their community within short notice. Some are so traumatized they cannot come back to the city to visit us.

In all of the situations, they were evicted for speculation as the land around their homes was gentrified. If the 792 Capp Street project is allowed to move forward in it's current proposal, it will set forth the precedent that land owners can pull a viable single family residence from the market for speculation and every family, many multigenerational, in single family residences in the Mission district and the entire city will be at risk at a time when we are proposing housing our displaced families in school gymnasiums like a third world country, so that the children can continue their education.

Speculation and greed are the name of the game and Lucas Eastwood has made his intentions clear in the way that he has held a vital family residence in a great time of need off of the rental market to provide a rental property for corporations. In great time of need for affordable housing, he wants to develop 4 luxury units that will not provide housing to our Mission families but will instead put them and the entire community in radius around it at risk. Neighbors and businesses will be displaced with impossible rent increases where allowed and receive notices of Ellis Act and no-fault eviction where rent increases can't get the job done.

We attended a community meeting with Lucas Eastwood where he chose the the Mission Police Station as the venue, knowing that such a location would be an intimidating and fearful space to many of the neighbors of color. But with the tight knit support of one another, many did attend and spoke of the trauma, grief and mental health issues that the gentrification of the Mission has created in the community. They pleaded with Mr. Eastwood to take the longview and consider future effects on the community and to families in single family residences throughout the Mission. They asked him make a compromise to mitigate the harm and yet still make a profit. And the fact that

he has not asked for continuance to amend the project, says what many feared.

Lucas Eastwood is in this to wring maximum profit from this piece of land and is agnostic to the contributions to the systematic dismantling of the Mission community and it's diverse culture his project will bring. Please deny this project.

Larisa Pedroncelli
Kelly Hill
1875 Mission Street

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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Central SoMa: Errata to the EIR and updated motion for distribution to CPC
Date: Thursday, May 10, 2018 10:46:38 AM
Attachments: [Central SoMa EIR Errata May92018.pdf](#)
[CPC Certification Motion Central SoMa May92018.pdf](#)

FYI

*Jonas P. Ionin,
Director of Commission Affairs*

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From: White, Elizabeth (CPC)
Sent: Wednesday, May 09, 2018 5:36 PM
To: Feliciano, Josephine (CPC); Gerber, Patricia (CPC); Ionin, Jonas (CPC); Silva, Christine (CPC); Son, Chanbory (CPC)
Cc: Range, Jessica (CPC); Wertheim, Steve (CPC)
Subject: Central SoMa: Errata to the EIR and updated motion for distribution to CPC

Hello,

Attached is an erratum to the Central SoMa EIR as well as an updated motion for distribution to the CPC. I will bring hard copies to the hearing tomorrow as well.

Thank you,
Liz

Elizabeth White, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6813 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES APPROXIMATELY \$30 MILLION IN HOMELESSNESS PREVENTION, SHELTER AND HOUSING SUPPORT INITIATIVES
Date: Thursday, May 10, 2018 10:44:47 AM

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Thursday, May 10, 2018 9:07 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES APPROXIMATELY \$30 MILLION IN HOMELESSNESS PREVENTION, SHELTER AND HOUSING SUPPORT INITIATIVES

FOR IMMEDIATE RELEASE:

Thursday, May 10, 2018

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

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

**MAYOR MARK FARRELL ANNOUNCES APPROXIMATELY
\$30 MILLION IN HOMELESSNESS PREVENTION, SHELTER
AND HOUSING SUPPORT INITIATIVES**

*Budget will focus on keeping individuals from falling into homelessness and supporting them
once they have left crisis situations*

San Francisco, CA— Mayor Mark Farrell today announced approximately \$30 million in additional general fund investments in the next fiscal year for homelessness prevention initiatives, supportive housing programs and other measures to help individuals and families experiencing homelessness in San Francisco.

“San Francisco’s homeless problem has become a crisis, and as Mayor I have been committed to tackle the issue head on,” said Mayor Mark Farrell. “These investments focus on programs and policies that have been proven to work, and will make a difference on the streets of San Francisco. Our residents deserve it.”

Mayor Farrell has placed homelessness measures on the top of his agenda, and the \$29.1 million package of new funding investments include:

- Doubling San Francisco’s Homeward Bound program.

- Expanded shelter capacity.
- Full funding for the four new Navigation Centers slated to open in the next year.
- Nearly 200 housing units for formerly homeless residents in new affordable housing buildings and in a hotel in the SoMa District.

Homeward Bound—a program that reunites individuals with friends and family members—served nearly 900 people last year. Through the first eight months of 2017, less than four percent of those served returned to San Francisco to access homelessness resources. Mayor Farrell will double the current funding levels for Homeward Bound, adding \$1.2 million for the upcoming fiscal year.

The Mayor’s homelessness funding package also includes \$2 million to support 147 units in newly constructed affordable housing sites specifically set aside for formerly homeless residents coming on line next year. The funding will pay for operating subsidies and supportive services to ensure that these tenants have the resources necessary to remain in their new homes.

The budget will provide \$2 million for the opening and operation of the Minna Lee Hotel, a master leased building with 50 units in the SoMa District. With the 197 new permanent supportive homes, San Francisco will now have approximately 7,700 total units, the most per capita of any city in the county. In addition to adding new units, the Mayor’s budget will include \$1.5 million a year in enhanced supportive services at permanent supportive housing sites.

Mayor Farrell’s homelessness package will continue investments in the Navigation Center pipeline, funding \$15.2 million for four facilities, including one specifically catering to women and expectant mothers. Other key investments include \$1 million for rapid rehousing programs for Transitional Age Youth (TAY), and the creation of two new access points that provide resources, support and services for families and residents struggling to remain out of homelessness.

Overall, the \$29.1 million in additional investments represent an 11.7 percent increase to the Department of Homelessness and Supportive Housing’s current \$250 million annual budget.

“The Mayor’s proposed budget adds significant resources to San Francisco’s Homelessness Response System,” said Jeff Kositsky, director of the Department of Homelessness and Supportive Housing. “To be successful in our efforts to make homelessness rare, brief and one-time we have to invest in proven programs that help prevent and end homelessness. The proposed budget will help us reduce the number of people who are becoming homeless and in need of emergency services while also investing in proven solutions like permanent supportive housing and navigation centers. This budget reflects the priorities outlined in HSH’s strategic framework and moves us closer to our goal of reducing homelessness in San Francisco.”

The Department of Homelessness and Supportive Housing (HSH) aims to make homelessness in San Francisco rare, brief and a one-time occurrence through the provision of coordinated, compassionate and high-quality services. Established in 2016, HSH consolidates and coordinates citywide homeless serving programs and contracts.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [White, Elizabeth \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Central SoMa Plan DEIR SCH NO. 2013042070
Date: Wednesday, May 09, 2018 3:04:42 PM
Attachments: [2018.05.09.PC Com Ltr Central SOMA.pdf](#)

*Jonas P. Ionin,
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From: Toyer Gear [mailto:toyer@lozeaudrury.com]
Sent: Wednesday, May 09, 2018 1:23 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: Central SoMa Plan DEIR SCH NO. 2013042070

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

Attached please find comments written on behalf of the Central SoMa Neighbors (CSN) concerning the environmental impact report ("EIR") prepared for the Central SoMa Plan ("Project" or "Plan"). (EIR SCH NO. 2013042070). CSN has presented extensive written comments on the Central SoMa Plan and the Environmental Impact Report prepared for the Plan.

Please note hard copies will follow by overnight mail. If you have any questions, please feel free to contact our office.

Sincerely,
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: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1863 Mission Street - Request for Discretionary Review
Date: Wednesday, May 09, 2018 3:04:21 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Davian Contreras [mailto:dvcontreras@gmail.com]
Sent: Wednesday, May 09, 2018 2:11 PM
To: Ajello Hoagland, Linda (CPC); Rich Hillis; Melgar, Myrna (CPC); planning@rodneymfong.com; Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Millicent (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC)
Subject: 1863 Mission Street - Request for Discretionary Review

Request for Discretionary Review

Regarding: 1863 Mission Street
Hearing date: Thursday May 17, 2018

Dear San Francisco Planning Commission,

My name is Davian Contreras, and I support the request for a Discretionary Review for the proposed project at 1863 Mission Street.

As a native and resident of the Mission District, whose family has been in living here for over sixty years, I have personally seen, felt, and experienced the destructive effects that hyper-gentrification and rampant luxury developments bring to my community. For over two decades in particular, my hometown city has catered to these luxury developers, and in the process, San Francisco has hurt the very residents that make this city beautiful. If this city is serious about protecting its soul and culture, we must open our eyes and prevent these luxury developments from killing what little soul and culture San Francisco has left!!

The proposed luxury development at 1863 Mission Street is a continuation of the same old destructive planning and gentrification policy that benefits only the rich, and will forever damage our Mission District community.

Gentrification is real, and its destructive impact is permanent.

Gentrification destroys Finances:

For those of us not fortunate enough to come from families with money, we are faced with the burden of fighting for survival and paying ridiculous amounts of money to live and work in the community we helped build and preserve. As more and more luxury developments are approved in The Mission, we feel the mounting pressure that comes with luxury developer's short-term pursuits of profit.

Trickle-down Economics is fake, and the absurdity of the concept of "building more luxury

condos so rich people do not want to live in old housing" has ruined the fabric of my community. Building more luxury condos only incentivizes more predatory developments that cater to the rich.

Gentrification destroys Physical Health:

Gentrification brings about physical harm to poor communities, and that comes in many forms. Whether it be forced evictions, shootings and abuse by militarized police, crosswalks and sidewalks being blocked by Lyft/Uber and electric scooters, gentrification brought by luxury developments takes harmful tolls on our health.

As disadvantaged Mission residents are forced out of their homes and places of business, their physical health continues to suffer. We work hard just to barely scrape by, and this lifestyle is not sustainable.

Gentrification destroys Mental Health:

Many times we forget about the harmful impact gentrification has on mental health. Imagine for a moment that you are resident of the Mission who works hard, but do not have many advantages in life. There is always the toxic cloud and **fear of eviction** hanging over your head.

I find it sad and depressing that many children of color that live in the Mission, firmly believe that there is an eviction clock ticking that will one day hit, and force out them and their families. The fear and uncertainty of **WHERE** you will live is a pain that cannot be quantified, and that stress and anguish deteriorates the mental health of our community.

Gentrification brings Racism.

As "progressive" as San Francisco claims to be, it has gotten significantly more racist. For those who pretend to deny that racism exists in San Francisco, you are only making the problem worse!!! Like it or not, gentrification and luxury developments bring racist culture to our communities. The threat of a privileged newcomer resident calling police on longtime residents of color "*because we LOOK suspicious*" is a real thing that many friends, family, and I have unfortunately suffered from. **It is a scary feeling to know that we are seen as a "threat" to privileged newcomers, because of the color of our skin and the language that we speak.**

San Francisco always prides itself on love and compassion, but we as a city have utterly failed at being true to our roots, and have sold-out to the highest bidder. We have chosen PROFITS over PEOPLE.

I was born and raised in San Francisco's Mission District, and I love this city with all of my heart. San Francisco and The Mission District have already faced decades of assault from gentrification, going back to the Dot Com days, continued with the "App / Sharing Economy", and everything else in between. However it is not too late to take a stand and say NO MORE!

You have the power to end this destruction. The Mission District has suffered for far too long. Enough is enough!

Best,
Davian Contreras

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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Adina, Seema \(CPC\)](#)
Cc:
Subject: FW: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition
Date: Wednesday, May 09, 2018 1:04:15 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Irina Titova [<mailto:titovairina@gmail.com>]
Sent: Wednesday, May 09, 2018 12:58 PM
To: Secretary, Commissions (CPC)
Subject: RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition

May 9, 2018

San Francisco Planning Commission

commissions.secretary@sfgov.org

RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – Letter of Opposition

Dear Commissioners:

I am writing to oppose the application of Philz Coffee for a conditional use of 2230 Polk Street as a coffee house.

Within a few blocks of the proposed site are 2 national coffee formula retail locations (Starbucks, Peets), 3 independent small coffee shops, and several eateries offering coffee/espresso drinks. Adding another coffee shop in such close proximity goes against the Commission Guide for Formula Retail in which it is clear that it is neither necessary nor desirable in the neighborhood. San Francisco needs to protect its vibrant small business sector and create a supportive environment for new business innovations.

The Conditional Use Authorization for Formula Retail Uses was created in an effort to protect San Francisco's small business sector. The increase in formula retail coffee businesses in Russian Hill/Northern Polk Street does not support small business or promote a diverse retail base and thus does not enhance the unique social, cultural and esthetic qualities of the City and neighborhood.

We are asking that you please disapprove the Conditional Use Authorization application for this project.

.

Thank you,

Irina Titova

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: [Feliciano, Josephine \(CPC\)](#); [Adina, Seema \(CPC\)](#)
Subject: Philz
Date: Wednesday, May 09, 2018 12:56:38 PM
Attachments: [San Francisco Planning Commission RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Letter of Opposition Case No. 2017-014693CUA.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Planning - Stonestown Article (SocketsiteSF) - keep the ideas open and not "boxed-in".....
Date: Wednesday, May 09, 2018 12:56:09 PM
Attachments: [image001.png](#)
[image002.png](#)

*Jonas P. Ionin,
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From: Aaron Goodman [mailto:amgodman@yahoo.com]
Sent: Wednesday, May 09, 2018 9:17 AM
To: Secretary, Commissions (CPC); Board of Supervisors, (BOS); MTABoard; Rahaim, John (CPC)
Subject: SF Planning - Stonestown Article (SocketsiteSF) - keep the ideas open and not "boxed-in".....

SF Planning Commissioners, SFBOS, SFMTA Board

Stonestown needs a transit boost, a connection direct to the L-Taraval, and out to Daly City BART on the M

There are inventive solutions discussed prior with the SFMTA staff, on the 19th Ave Traffic concepts, but you need to think bigger and solve for connections and not just the boxes of retail growth. Whole foods targeting Macy's and Target moving in showcase a concern that retail is making moves here for growth, but is transit lagging in the development of solutions on the westside..?

The opposite side of the site Pet-Store YMCA annex, and Macy's Parking areas could be where a tunnel emerges and goes up to grade or aerial and gets south faster than tunneling under ocean and neighborhoods on the east side of 19th. Look at the maps, it makes perfect sense, with access at the pumpkin patch for a mixed use access point also at Stern Grove to support music festivals, tunneling down along Sloat to get underground with less impact on 19th Traffic, and burrowing under homes on the existing planned route from St. Francis Circle... Have the engineers look at the linkage and feasibility up front now!

By linking the M-Line and L-Taraval from the Zoo back up 1.8 miles of track approx. you have a LINK/LOOP in the muni system. and can route trains south to daly city on the west-side of Stonestown/Parkmerced/SFSU-CSU and solve traffic issues and connections.

Think a little about what is being proposed here, Target and big-chains trying to capitalize on housing development yet no money for transit infrastructure changes....Cross city transit between D10/D11/D7 must be equitably improved or we get nowhere fast. Its already gridlock... It will get worse unless planners and the SFMTA solve for the bigger problems up


front.

Not a good formula for success...unless you can catch a ride to the mall from the westside of D7 to the east side of D10.... (D11 is the intermodal hub at Glen Park) so plan for upgrading the trains on Geneva Harney and getting people onto transit even a trackless rail solution could be built quicker and implemented sooner to Daly City and Bi-County regional growth can help assist paying for it.

Those opposed to housing on this site, were mostly supportive of destroying Parkmerced... I dont believe they should be opposed to density here, and the Planning Commissioners prior asked why this site was not seriously being considered for housing density. I support the moves for increased density here, but once again strongly suggest that it be implemented alongside a heavy dose of mass-transit improvement.

A.Goodman D11

[SocketSite™ | Plans for Stonestown Galleria Redevelopment Formalized](#)



SocketSite™ | Plans for Stonestown Galleria Redevelopment Formalized

As we first reported early last year, Macy's was in contract to sell its 280,000-square-foot Stonestown Galleria...

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: In Support of Discretionary Review of 1863 Mission Street
Date: Wednesday, May 09, 2018 12:55:35 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Sven Eberlein [mailto:sveneberlein@gmail.com]
Sent: Wednesday, May 09, 2018 11:01 AM
To: Ajello Hoagland, Linda (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Ronen, Hillary
Subject: In Support of Discretionary Review of 1863 Mission Street

Dear Planning Commissioners,

I am writing to voice my strong support for a discretionary review of the proposed 1863 Mission Street development. As a 20+ year resident of the Mission District on a nonprofit salary who has witnessed the steep rise in rents and housing prices along with the influx of pricey establishments that are increasingly inaccessible to people like myself, I find it unconscionable that the planning commission would approve a luxury housing building with only 10.8% of affordable housing and no community benefit for the commercial space. While similar sized developments like 1726 Mission and 1501 15th Street have upped their inclusionary affordable housing percentages to 20% and 18% respectively, I don't understand why the developer of 1863 Mission Street is getting a free pass to maximize his profit while doing nothing to alleviate the pressure on longtime working class community members in an area with a 27% affordable housing requirement.

I am very concerned about the speed with which new building permits have been processed and approved in my neighborhood. In recent years, I have seen so many adverse affects of new luxury developments in my community, from the displacement of longtime neighbors to the disproportionate influx of overpriced boutique businesses to the disappearance of important community supporting nonprofits to the spread of evermore architecturally uninspired cookie cutter buildings that are rapidly destroying the character of the neighborhood.

I ask that you ask the developer to build a project that includes benefits to the community in which he is making his profit for himself and his investors. This project should have a higher percentage of affordable housing and provide a long term lease

for the commercial space at \$2/SF to a community serving business such as a neighborhood non-profit.

I also ask you to consider that the people most negatively affected by this development often don't have the time to write a letter or come to planning commission meetings. Therefore, I would like to convey to you on behalf of a lot of community members I talk to on a daily basis that the feelings about these kinds of luxury developments that seem to be springing up everywhere seemingly out of the blue have escalated to somewhere on the scale from fatigue to full blown anger. People are feeling invaded in their own neighborhood, let down by the city who they perceive to be giving away the beautiful, creative and all-inclusive spaces they helped create to the highest bidder and unbridled gentrification.

I urge you to do everything in your power to reduce direct and indirect harm to the working class residents surrounding 1863 Mission Street and to preserve the cultural and economic diversity of the neighborhood. A discretionary review would be a great start.

Best regards,

Sven Eberlein
1241 A Guerrero St
San Francisco, CA 94110

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:Andrew.Wolfram@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL RELEASES CITY REPORT DETAILING CITY COST-SAVINGS AND BENEFITS FROM PROPOSED CITYWIDE FIBER NETWORK
Date: Wednesday, May 09, 2018 10:27:22 AM
Attachments: [5.9.18 Fiber Cost-Savings Report.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, May 09, 2018 10:21 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL RELEASES CITY REPORT DETAILING CITY COST-SAVINGS AND BENEFITS FROM PROPOSED CITYWIDE FIBER NETWORK

FOR IMMEDIATE RELEASE:

Wednesday, May 9, 2018

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

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

**MAYOR MARK FARRELL RELEASES CITY REPORT
DETAILING CITY COST-SAVINGS AND BENEFITS FROM
PROPOSED CITYWIDE FIBER NETWORK**

*The new report shows the Fiber for San Francisco initiative can save taxpayer dollars and
generate new revenue for the City*

San Francisco, CA – Mayor Mark Farrell today announced the release of a [new City report](#) detailing potential cost-savings and revenue generating opportunities from his proposed citywide fiber network that seeks to connect all of San Francisco to fast and affordable internet.

“Our citywide fiber network will not only eliminate the digital divide, but will also save precious taxpayer dollars and generate new revenue for the City,” said Mayor Mark Farrell. “I believe the internet should be treated like a utility - which means it should be affordable and ubiquitous for all of San Francisco’s residents and businesses.”

The report found that the City has an estimated \$153 million in planned projects through the 2022 Fiscal Year that would require or benefit from the deployment of a gigabit speed network. These planned costs can be offset once the network is constructed.

Furthermore, the report finds that the network could generate \$1.2 million in ongoing savings and avoided costs, as well as an unquantified amount of additional property tax and real estate transfer taxes for the City due to increased property valuations.

The San Francisco Municipal Transportation Agency, the Department of Public Health and the Mayor's Office of Housing and Community Development all note potential benefits from having a citywide fiber network in place. The report finds these agencies can use the network for better traffic signal communication to manage congestion, new telemedicine opportunities and more reliable and affordable broadband opportunities for public housing residents and families.

Additionally, the report finds that the deployment of a ubiquitous gigabit speed fiber network could stimulate the local economy and generate significant economic returns. Those benefits include higher property valuations, lower prices for broadband service, business development and job growth.

In addition, the report finds that the citywide fiber network creates the potential for a variety of revenue generating activities. The report mentions that the City could lease fiber out to private companies for wireless technologies or other enterprise uses to generate revenue. Additionally, the report cites the Stockholm fiber network as an example of a similar system that is generating revenues through the leasing of fiber.

The report also notes that broadband technology can enable the City to improve government services and their provision to the benefit of residents and businesses. The report cites numerous potential "smart cities" applications, such as monitoring of water treatment systems, real-time data on parking availability and energy monitoring systems to name a few.

###

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1863 Mission St.
Date: Wednesday, May 09, 2018 9:01:34 AM

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From: girg batmirn [mailto:nonprod@yahoo.com]
Sent: Tuesday, May 08, 2018 10:20 PM
To: Ajello Hoagland, Linda (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC);
planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards,
Dennis (CPC); Secretary, Commissions (CPC)
Subject: 1863 Mission St.

Planning Commissioners,

I write to voice my support for the Discretionary Review and encourage the City and your Commission to follow the General Plan and MAP2020 outlines with regard to regulation of Mr. Mamone, his Corovan LLC and their apparent plans for 1863 Mission St.

Personally, I was thrown out of my home and business 700 feet from 1863 Mission Street via fire from neglect and mismanagement and a flawed application of the Ellis Act in 2014. This debacle therefore removed my family and I from San Francisco entirely, never to return, after 30 years as a working person and small business owner there. This has of course intensified my distaste for anyone involved in the immoral activity known as the real estate 'industry.' Further, the meager requests outlined below fall well short of what I would insist is appropriate regulation of such "businessmen," and should be followed as a matter of course.

San Francisco has reaped what its brown-nosing 'leaders' have sown, reducing its remaining working class to servants for the rich, reducing its cultural contributions to ghost and parody, cramming its streets with the profoundly uncool, stupid and unnecessary technology and hard evidence of visionary failure in the ubiquitous walking-dead tents. Please do not let those involved in buying and selling peoples' lives, living off the fruits of the labor of others, out of their responsibilities. Force them to consider how their activities affect people who actually work and to make the reasonable and minor adjustments to their concentration of wealth schemes.

But I'm not bitter and it is difficult to define who is a legitimate migrant. Just stop being spineless in the face of wealth and do the right thing, work for real equilibrium of opportunity.

People need housing. They do not need investment property owners.
There are alternative systems for housing ownership and occupation.

gibbs chapman
May 9, 2018

.....

about the discretionary review:

we filed the review of 1863 Mission Street because the developer wants to develop a luxury housing building with only 10.8% affordable housing and no community benefit for the commercial space. current (mission area) requirement is 27% and several neighboring developments of the same size have upped their inclusionary affordable housing percentages including 1726 Mission (20%) and 1501 15th Street (18%), despite having a lower requirement at the time of their application as was the case when this application was originally submitted in 2006.

the project was originally scheduled to have a mandatory hearing as part of the Mission Interim Controls but the developer pushed it out until the controls recently expired.

we are asking that the developer:

- to build a project that includes benefits to the community in which he is making his profit for himself and his investors
- increase the inclusionary affordable housing by adding additional BMR units or adding federally subsidized housing units through a partnership with Brilliant Corners.
- provide a long term lease for the commercial space at \$2/SF to a community serving business such as a neighborhood non-profit.
- alter the facade of the commercial space to bring the windows more in character with the cultural and architectural context of Mission Street

this developer, michael mamone with corovan LLC has developed the following projects in the mission in the past 5 years, this being the 3rd on this one block.

- 200 Dolores Street - 13 luxury units total - paid in lieu fee to not include any affordable
- 1875 Mission Street - 39 luxury units total/6 affordable (15%) - currently uses the commercial space as his development office
- 3420 18th Street - 16 luxury units total - paid in lieu fee to not include any affordable - 1 market rate retail space
- 1801 Mission Street - 17 luxury units total/2 affordable units (11.8%) one of the lowest to date in the mission - 1 market rate retail space and 1 second floor market rate office space

thanks as always for supporting our community.

kelly and larisa
1875 mission street

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES ADDITIONAL PLANS FOR CITY TO PREPARE AND RECOVER FROM NEXT ECONOMIC DOWNTURN
Date: Tuesday, May 08, 2018 2:27:51 PM
Attachments: [5.8.18 Economic Resiliency Executive Directive.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, May 08, 2018 2:11 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES ADDITIONAL PLANS FOR CITY TO PREPARE AND RECOVER FROM NEXT ECONOMIC DOWNTURN

FOR IMMEDIATE RELEASE:

Tuesday, May 8, 2018

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

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

**MAYOR MARK FARRELL ANNOUNCES ADDITIONAL
PLANS FOR CITY TO PREPARE AND RECOVER FROM
NEXT ECONOMIC DOWNTURN**

*City now has detailed plans on potential recession strategies and policies in place to monitor
and prepare for next downturn*

San Francisco, CA— Mayor Mark Farrell today announced the next steps in San Francisco's Economic Resiliency Plan, the City's first-in-the-nation policy to prepare, mitigate and recover from the next recession.

San Francisco now has detailed information on potential recession scenarios and the various impacts they would have on the City. Mayor Farrell issued an Executive Order today, mandating that key City officials convene regularly to monitor potential signs of an economic recession. Additionally, those staffers will develop targeted recovery plans specific to each potential recession scenario.

“We are enjoying unparalleled economic prosperity in our City, but we cannot forget the lessons learned from the Great Recession,” said Mayor Farrell. “There is not a question of if the next downturn will happen, but when. As Mayor, I have a duty to prepare our City and

determine what steps we will need to take to recover. We will be poised to rebound and come back a better, stronger City.”

San Francisco could lose more than 54,000 jobs and the City’s unemployment rate could skyrocket to 9.4 percent with a severe downturn in San Francisco’s technology sector, according to information collected from Economic Resiliency Plan consultants. Even the mildest scenario investigated would result in the loss of more than 15,000 jobs and an unemployment rate of 6.4 percent.

As part of his Executive Directive, Mayor Farrell instructed the City group, with the assistance of the Office of Economic and Workforce Development and the Office of the Controller, to submit a list of concrete recession mitigation strategies for these scenarios by September 1, 2018.

In 2016, Mayor Edwin M. Lee established the creation of San Francisco’s Economic Resiliency Plan, as the City became the first in the nation to embark upon such a strategy. Along with developing recession models, the plan identified a number of national, regional and local economic trends that could indicate a recession. Those include thresholds related to monthly gross receipts filings, personal income tax revenue, commercial vacancy rates, stock prices, monthly building permits and industrial production levels, among numerous other factors.

The City group will act as the chief advisory body regarding recession mitigation efforts, providing insight on short and long-term recovery strategies. The group will be comprised of the City Controller, the City Economist, the City Administrator, the Mayor’s Budget Director and the Director of the Office of Economic and Workforce Development (OEWD). The group will work with relevant City departments to establish specific recession mitigation and recovery strategies.

Between 2008 and 2010, the Great Recession led to the loss of 40,000 local jobs and severe cuts to City services. Since then, San Francisco has added 189,000 jobs and lowered unemployment to 2.4 percent, compared to 9.4 percent at the height of the Recession.

The Economic Resiliency Plan is one part of the City’s larger long term financial planning process, which aims to predict future economic conditions and identify fiscal strategies that can be used to balance the budget with minimal impact to City services even during a downturn.

As a result of its sound fiscal policy in recent years, San Francisco is in strong financial standings. In March, the credit rating agency Moody’s upgraded San Francisco’s General Obligation rating to Aaa, the highest rating in the system and the credit rating in the City’s history. High credit ratings allow the City to issue debt at lower borrowing costs. In awarding the upgrade, Moody’s cited the City’s “demonstrated record of sustainable budgeting and financial management practices.”

Under the stewardship of former Mayor Lee, Mayor Farrell and the Board of Supervisors, San Francisco has invested historic levels of funding in the City’s Economic Reserves, including rainy day reserves, now with a \$449 million balance - nearly reaching the City’s goal of 10 percent of General Fund revenues in reserve. This represents a remarkable improvement since the last downturn and a historic high for the City.

“This directive is an important step forward as the City institutionalizes its monitoring of our economy and management of our finances to help protect against the next economic downturn,” said City Controller Ben Rosenfield.

“Despite our strong recovery, the pain of the Great Recession is still fresh for many San Franciscans,” said Todd Rufo, OEWD Director. “The City has a responsibility to ensure that when the next downturn hits, we are ready. The Economic Resiliency & Recovery Plan is a groundbreaking step towards protecting our financial future.”

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](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Tuesday, May 08, 2018 2:27:04 PM
Attachments: [Letter of Opposition.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition .msg](#)
[Opposition to Philz Coffee On Russian Hill.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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Tuesday, May 08, 2018 11:48:58 AM
Attachments: [RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Letter of Opposition RE Case No. 2017-014693CUA.msg](#)
[Please do not let Philz on Polk!.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[No Phils on Polk.msg](#)
[Case No. 2017-014693CUA.msg](#)
[Polk St Letter of Opposition.msg](#)
[Planning Commission.msg](#)
[Case No. 2017-014693CUA Letter of Opposition.msg](#)
[Protect local small business in Russian Hill neighborhood San Francisco..msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 430 Main Street Project -- Tidewater
Date: Tuesday, May 08, 2018 11:48:42 AM
Attachments: [430 Main Support Letter May 2018.docx](#)

*Jonas P. Ionin,
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From: Katy Liddell [mailto:clliddell@me.com]
Sent: Monday, May 07, 2018 12:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: Support for 430 Main Street Project -- Tidewater

May 7, 2018

Rich Hillis, Commission President

Myrna Melgar, Commission Vice President

Rodney Fong, Commissioner

Millicent Johnson, Commissioner

Joel Koppel, Commissioner

Kathrin Moore, Commissioner

Dennis Richards, Commissioner

San Francisco Planning Commission

1650 Mission Street, 4th Floor

San Francisco, CA 94103

RE: Support for 430 Main Street

Dear Commissioners,

I am writing with enthusiastic support of the proposed development project at 430 Main Street.

Tidewater has been an excellent neighbor already by reaching out to those of us who live nearby, listening to us, and proactively making changes where possible to assure we are happy with their results. Since the last hearing, they have continued to listen and to make changes by suggesting “notches” in their design at the expense of losing several units. That is being a great neighbor!

I also want to emphasize that an environmental report has shown that the 430 Main project will not adversely affect air quality. That was the main objection by BayCrest residents, and this issue has been dismissed.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CBD). Our CBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

I have lived directly across the street from the proposed project for almost twenty years. So I am a first-hand witness to what happens on this block. It is not a pleasant walking experience or neighborhood – particularly on the 430 Main side of the block. Sidewalks are narrow. There are no trees or landscaping from 430 Main to Bryant, and this stretch sometimes attracts tents and lean-to's. Tidewater's project would change this by widening the sidewalks, adding landscaping and sitting opportunities, and providing a more lively flow of pedestrians – neighbors! – to the block.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Catherine (Katy) Liddell

Portside Resident

403 Main Street #813

San Francisco, CA 94105

(415) 412-2207

cc:

Jonas Ionin, Planning Commission Secretary

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: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Monday, May 07, 2018 12:28:01 PM
Attachments: [2230 Polk Street.msg](#)
[Letter of Opposition.msg](#)

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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Updated Version of the Zoning Map Amendments
Date: Monday, May 07, 2018 12:12:44 PM
Attachments: [Zoning Map Ordinance 4-10-18.pdf](#)
Importance: High

See below:

*Jonas P. Ionin,
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From: Wertheim, Steve (CPC)
Sent: Monday, May 07, 2018 12:07 PM
To: Ionin, Jonas (CPC)
Cc: Switzky, Joshua (CPC); Chen, Lisa (CPC)
Subject: Updated Version of the Zoning Map Amendments

Jonas,

Per our conversation, I included the wrong version of the Zoning Map Amendments Draft Ordinance in the Commission's packet last Thursday. The correct one is attached. The changes between versions are all discussed correctly in the packet's Exhibit IV.4 "Changes to the Zoning Map Draft Ordinance since Introduction", and are as follows:

Parcel	Change	Rationale
Block 3762 Lots 106, 112, 113	Changed bulk of 130' buildings from "X" to "CS."	Corrects drafting error. In this area all parcels above 85' are meant to have the CS bulk district.
Block 3763 Lot 112	Rezone portion within 175 feet of Harrison Street from P to CMUO.	Reflects acquisition of public (Caltrans) land by a private buyer.
Block 3763 Lots 112 and 113	Change height on portion between 145 feet and 175 feet from Harrison Street from 200 feet to 350 feet.	Facilitates the placement of a proposed tower in a more optimal position without increasing the project's development potential (since the tower bulk is limited above 85 feet).
Block 3777 Lots 047-049 Block 3778 Lots 001, 001C, 001D, 001E, 001F, 016-019, 022-023,	Changed zoning from WMUO to CMUO.	Made at request of the Planning Commission and legislative sponsors to help maximize housing potential under the EIR.

025-026, 032, 046A, 046B, 046C, 046D, 046E, 046F, 046G, 046H, 051- 087		
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Please share this information with the Commissioners. The correct version of the Ordinance, in redline, will be before the Commissioners on Thursday. I will also share this with the community.

thanks
-Steve

Steve Wertheim, Principal Planner
Citywide Policy & Analysis
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.558.6612 | www.sfplanning.org
[San Francisco Property Information Map](#)

Please note that I am out of the office on Fridays

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: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Monday, May 07, 2018 9:48:11 AM
Attachments: [Philz coffee on north Polk.msg](#)
[Philz coffee on Polk Street.msg](#)
[Polk Street coffee shop.msg](#)
[Opposition to Philz in Russian Hill.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](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Monday, May 07, 2018 9:47:47 AM
Attachments: [LETTER REGARDING PHILZ ON POLK STREET.msg](#)
[Philz Coffee.msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Hearing, May 10, 2018, Agenda Item 14a (2011.1356E)
Date: Monday, May 07, 2018 9:47:10 AM

*Jonas P. Ionin,
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From: Patricia Delgado [mailto:patricia.delgado@sbcglobal.net]
Sent: Saturday, May 05, 2018 2:03 PM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Ronen, Hillary; Ginsburg, Phil (REC)
Subject: Planning Commission Hearing, May 10, 2018, Agenda Item 14a (2011.1356E)

Dear Commissioners,

As an advocate for Open Space in San Francisco, I want to add my support to ensure that our San Francisco Recreation & Parks Department (“Rec and Park”) has a strong voice in any decision made under the Central SOMA Plan, including the priority order of allocation of funds as they accrue. The incredible opportunity to increase open space and recreational opportunities in the densest and most open-space deprived part of our city needs to be guided by the City Department most in touch with these needs, Rec and Park.

The highest priority of Rec and Park is funding for the Renovation of the Gene Friend Recreation Center.

I also highly support the acquisition of the open parcels at 1133 Mission Street to create a new park in the underserved Mid Market/Tenderloin neighborhoods, adjacent to the Central SOMA plan area, which was endorsed by Resolution by PROSAC in 2015. Available space in this section of the city is rare and disappearing quickly.

Lastly, please ensure that Rec and Park has input on the design and use of all proposed POPO’s. Creation of these open spaces is required of developers. But to be meaningful and useful to residents, it is imperative that Rec and Park have a voice so that these new POPO’s are accessible to all San Francisco workers, residents and visitors alike.

Well-designed POPO’s can be useful in creating more open space for everyone, and Rec and Park knows what we need.

Thank you for your consideration,

Patricia Delgado

Erstwhile PROSAC D-9 Representative (2009-2017)

cc: Hillary Ronen, D-9 Supervisor
Phil Ginsburg, SFRPD General Manager

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: One Vassar
Date: Monday, May 07, 2018 9:46:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Alice Huang [mailto:alicehuang@sbcglobal.net]
Sent: Sunday, May 06, 2018 3:15 AM
To: richhillissf@gmail.com
Cc: Wertheim, Steve (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: One Vassar

Dear Planning Commission President Hillis,

I am Alice Hang, a longtime resident of Blu at 631 Folsom Street. I have lived in this building since 2010 waited for almost 8 years since the Central Corridor Plan was initiated.

I am very happy to learn the One Vassar and 655 Harrison project, especially its complementary amenities. It will revitalize the neighborhood greatly. I have also waited patiently for the construction of the Transbay Terminal and the Central Corridor subway, both just two blocks from me, to be finished.

I am a strong supporter of all nearby new development projects, like 655 Folsom Street and 350 Second Street.

I sincerely hope that the One Vassar project can move forward on the plan.

Thank you

Alice

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](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Phiz
Date: Monday, May 07, 2018 9:46:20 AM
Attachments: [Case No. 2017-014693CUA.msg](#)
[RE Opposition Brief to Project at 430 Main429 Beale Hearing Date 05-10-18 Agenda Item #11.msg](#)
[Philz Coffee Polk Street.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[San Francisco Planning Commission.msg](#)
[Oppose application of Philz Coffee.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition .msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Opposing Philz move to 2230 Polk St. .msg](#)
[Letter of OPPOSITION Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street.msg](#)
[Letter of Opposition for Philz in Russian Hill.msg](#)
[Philz Coffee Opposition.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR MARK FARRELL ON ARBITRATION AWARD FOR POLICE OFFICER ASSOCIATION CONTRACT NEGOTIATIONS
Date: Monday, May 07, 2018 9:30:35 AM
Attachments: [5.4.18 Police Union Contract Agreement.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: Friday, May 04, 2018 4:35 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON ARBITRATION AWARD FOR POLICE OFFICER ASSOCIATION CONTRACT NEGOTIATIONS

FOR IMMEDIATE RELEASE:

Friday, May 4, 2018

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

***** STATEMENT *****
**MAYOR MARK FARRELL ON ARBITRATION AWARD
FOR POLICE OFFICER ASSOCIATION
CONTRACT NEGOTIATIONS**

"Today's arbitration award is a fair and equitable pay increase that supports our police officers and reflects a responsible, sustainable approach to our City's budget.

Our police officers have a difficult job and they deserve our respect and support. I am grateful for the men and women of the police department who work every day to ensure the public safety of our City."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** FORMER MAYOR EDWIN M. LEE MEMORIALIZED WITH OFFICIAL PHOTO AND OPENING OF NEW EXHIBIT IN HIS HONOR
Date: Monday, May 07, 2018 9:06:25 AM
Attachments: [5.5.18 Mayor Ed Lee Exhibit.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Saturday, May 05, 2018 12:48 PM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** FORMER MAYOR EDWIN M. LEE MEMORIALIZED WITH OFFICIAL PHOTO AND OPENING OF NEW EXHIBIT IN HIS HONOR

FOR IMMEDIATE RELEASE:

Saturday, May 5, 2018

Contact: Mayor's Office of Communications, 415-802-4266

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

**FORMER MAYOR EDWIN M. LEE MEMORIALIZED WITH
OFFICIAL PHOTO AND OPENING OF NEW EXHIBIT
IN HIS HONOR**

City Hall exhibit to pay tribute to 43rd Mayor of San Francisco, who passed away last year

San Francisco, CA—Former Mayor Edwin M. Lee was honored today at City Hall with the unveiling of his official photo and the opening of a new exhibit cataloging his long career in public service.

The 43rd Mayor in San Francisco history, Mayor Lee passed away unexpectedly on December 12, 2017. Today would have marked his 66th birthday.

“Mayor Lee embodied all that we cherish about this City—he was a man of dignity, truth and compassion,” said Mayor Farrell. “Everything he set out to achieve was in service to the people of San Francisco—a City that he loved deeply. San Francisco is an immeasurably better place because of Mayor Lee, and this tribute is a fitting way to celebrate the legacy he leaves behind.”

As part of today's event, Mayor Lee's official photo was hung in the Hall of Mayors in Room 200. In addition, an exhibit was unveiled in the South Light Court, chronicling his lengthy tenure as an advocate, civic leader and elected official. The exhibit, which will open to the public on Monday, features photos of Mayor Lee and other items related to his life. Part of a collaborative effort with the Chinese Historical Society of America, the exhibit will be on display through the end of this year.

"Being able to see dad's portrait unveiled in City Hall, a place where he dedicated so much of his energy and passion for public service, is an incredibly profound experience for our family," said Brianna and Tania Lee. "We are comforted, moved and honored by the fact that there is a visual reminder of his spirit here in a place that symbolizes so much about the city he loved."

The first Chinese American Mayor in San Francisco history, Mayor Lee was first appointed to the position on an interim basis in 2011, replacing Mayor Gavin Newsom, who left to become Lieutenant Governor of California. Mayor Lee was subsequently elected by voters in November 2011, and reelected in 2015.

"Mayor Lee was a great leader, mentor and friend," said City Administrator Naomi Kelly. "He guided San Francisco through a time of unprecedented economic growth and provided prudent fiscal stewardship over our City's finances, creating a blueprint for a responsible budget process. His investments in long-overdue infrastructure projects have ensured that San Francisco remains a safe, stable City for generations to come. History will be kind to the lasting positive impacts he imparted on this City."

When Mayor Lee assumed office, the country was in the grips of the great recession and the unemployment rate was nearing double digits in San Francisco. He helped oversee the greatest economic recovery in the history of San Francisco, with the City adding more than 160,000 jobs during his tenure and unemployment dropping below three percent.

"Today is bittersweet - we honor the great Mayor Ed Lee, but he's not here to celebrate with us," said California Lieutenant Governor and former San Francisco Mayor Gavin Newsom. "His impact on the City is enduring. His steady leadership as San Francisco emerged from the Great Recession ensured the City would continue to thrive economically, culturally, and socially. He led with his values, and he always kept his community close to his heart. San Francisco was lucky to have him, and today's tribute is but one small way we will keep his memory alive."

Mayor Lee created more housing than any other Mayor in City history, while advocating for landmark affordability protections. In 2012, he helped create the \$1.3 billion Housing Trust Fund, and he advocated for the \$310 million affordable housing bond that was approved by voters in 2015.

"Mayor Ed Lee served the people of San Francisco with exceptional dignity and great effectiveness," said House Democratic Leader Nancy Pelosi. "Mayor Lee fundamentally understood that the strength of a community is measured by its success in meeting the needs of all its people. He was a champion for improving the lives and conditions of low-income families living in public housing, and he worked tirelessly to build vibrant, dynamic communities by expanding affordable housing and ensuring equal opportunity for all. He leaves an enduring and inspiring legacy that will benefit generations of San Franciscans, and

everyone who sees this portrait will know the esteem in which he was held.”

While Mayor Lee was leading the creation of thousands of homes, he was also improving living conditions for existing tenants. The City’s Rental Assistance Demonstration (RAD) program, an initiative Mayor Lee championed, is set to rebuild and rehabilitate more than 3,480 rental units in San Francisco.

Despite the unprecedented growth occurring under his watch, Mayor Lee continued to pursue sustainable and innovative environmental policies. As Mayor, the City’s greenhouse gas emissions were reduced by 28 percent at the same time that San Francisco’s population increased 19 percent and the economy grew 78 percent.

Mayor Lee maintained a prudent fiscal stewardship of the City’s finances, leading to years of balanced budgets and record reserve levels. He also led the efforts to create a 10-year Capital Plan, ensuring that the City maintained its long-term services and infrastructure.

Mayor Lee created the Department of Homelessness and Supportive Housing, an agency with a singular focus of ending homelessness for every person it encounters. Mayor Lee launched the City’s innovative Navigation Center program, a resource-heavy shelter model that has been adopted by cities across the nation. Permanent supportive housing units for residents experiencing homelessness increased by 50 percent under Mayor Lee, and now San Francisco has more such units per capita than any other city in the country.

The Mayor also challenged partners in the private sector to aid the City in its efforts to end homelessness. As a result, private donors helped contribute \$30 million to combat family homelessness, and the nonprofit organization Tipping Point pledged \$100 million to reduce chronic homelessness in San Francisco.

“Mayor Lee governed our great City by consensus,” said Steve Kawa, Mayor Lee’s former Chief of Staff. “He was determined to ensure that San Francisco was safe, solvent and successful for all. He is so dearly missed.”

Mayor Lee was a champion of civil rights policies, helping to create Mayors Against Discrimination, a national group of City leaders who used economic pressure to prevent the passage of discriminatory laws targeting LGBTQ communities. He created a senior advisor role on transgender initiatives, making San Francisco the first City in the nation with such a position.

He consistently affirmed San Francisco’s status as a Sanctuary City and he increased funding support for immigrant communities following the 2016 Presidential election. He also requested that the United States Department of Justice undertake a thorough assessment on the San Francisco Police Department, a process that has led to breakthrough reforms at the department.

“Throughout the time I knew Mayor Lee, a few things never changed,” said San Francisco Assessor-Recorder Carmen Chu. “His values and how he carried himself. He was a son of immigrants, started from humble roots and he understood the role government played in protecting our vulnerable communities and in creating opportunities. As unexpected as it may seem for a Mayor, Ed never sought the spotlight. He believed in people and in doing so he inspired and empowered those around him to step up and share in the responsibility and

successes of leading this City. We will miss his laughter and his light.”

Prior to being appointed, Mayor Lee held numerous roles in City government, including positions as the City Administrator, the Director of Public Works and the Executive Director of the Human Rights Commission. Before his long career in public service, Mayor Lee worked as a Managing Attorney for the Asian Law Caucus, advocating on the behalf of clients facing discrimination and unlawful evictions.

“Mayor Lee always remembered his roots and cared deeply about serving immigrants, seniors and tenants,” said Kitman Chan, President of the Chinese Chamber of Commerce. “As a son of Chinese immigrants, he cared deeply about Chinatown and the Chinese American community. Mayor Lee championed for small and minority-owned businesses, economic growth, civil rights and language access for Chinatown and communities of color. He will be truly missed as a son of the Chinese community.”

###

To view a video of Mayor Lee’s photo unveiling, [click here](#).

To view images of Mayor Lee’s photo unveiling, [click here](#).

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition Brief to Project at 430 Main/429 Beale Hearing Date 05-10-18 Agenda Item #11
Date: Monday, May 07, 2018 9:06:16 AM
Attachments: [Opp Brief 430 Main 429 Beale 051018 Hearing.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Saturday, May 05, 2018 6:41 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Millicent (CPC)
Cc: Secretary, Commissions (CPC); Ionin, Jonas (CPC)
Subject: Opposition Brief to Project at 430 Main/429 Beale Hearing Date 05-10-18 Agenda Item #11

President Hillis and Commissioners:

Attached is the brief I am filing for the neighbors in opposition to the proposed project at 430 Main/429 Beale Streets. Thank you for your consideration and we ask for your support in requiring the new project to meet the two-building design strongly recommended by the UDAT. Jonas, we ask that the brief be made part of the official record.

Steve Williams

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

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer.

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition Brief to Project at 430 Main/429 Beale Hearing Date 05-10-18 Agenda Item #11
Date: Monday, May 07, 2018 9:05:51 AM
Attachments: [Opp Brief 430 Main 429 Beale \(revised\) 051018.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Stephen M. Williams [mailto:smw@stevewilliamsllaw.com]
Sent: Sunday, May 06, 2018 10:38 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Millicent (CPC)
Cc: Secretary, Commissions (CPC); Ionin, Jonas (CPC)
Subject: RE: Opposition Brief to Project at 430 Main/429 Beale Hearing Date 05-10-18 Agenda Item #11

President Hillis and Commissioners:

Please excuse a second email on this case. It was brought to my attention that the previously submitted brief had some missing text at page 6 Attached is the revised brief. Again, thank you for your consideration.

Jonas, please discard the prior brief and file the attached.

Thank you.

Steve Williams

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

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer.

From: [Ionin, Jonas \(CPC\)](#)
To: [Vu, Doug \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 430 Main Street
Date: Friday, May 04, 2018 12:46:19 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: Hunter Oatman-Stanford [mailto:hoatmanstanford@gmail.com]
Sent: Friday, May 04, 2018 12:07 PM
To: Koppel, Joel (CPC); Rich Hillis; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)
Cc: MayorMarkFarrell (MYR); Kim, Jane (BOS); Duong, Noelle (BOS)
Subject: Re: 430 Main Street

Dear Planning Commissioners,

As a SoMa resident who supports all new housing to help us get out of the terrible crisis our city and state are in, I was very disappointed to see that you again delayed the approval of 430 Main Street, asking the developers to downsize the project, even though it meets all zoning requirements.

I am shocked at your continual pushback against new housing in SoMa and elsewhere: If you cannot do your job to help us sustainably grow as a city, my neighbors will ask the next mayor and supes to appoint folks who actually understand the level of crisis and need to get more housing built asap. This is why we needed a state law like SB827, because local officials like you are breaking our trust.

STOP delaying projects because of vocal NIMBY groups that don't want anything built, and help us all make San Francisco a better place.

Sincerely,

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

On Mon, Mar 26, 2018 at 5:28 PM, Hunter Oatman-Stanford <hoatmanstanford@gmail.com> wrote:

Dear Planning Commissioners,

I am writing in support of the proposed development project at 430 Main Street, a project

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

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

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

Sincerely,

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

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Adina, Seema \(CPC\)](#)
Subject: Philz
Date: Friday, May 04, 2018 11:47:24 AM
Attachments: [Philz Coffee Petition for Russian Hill Location.msg](#)
[RE Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of OPPOSITION .msg](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of Addition to the Park & Recreational Objectives in the Central SOMA Plan
Date: Friday, May 04, 2018 11:46:10 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Jane Weil [mailto:jane@janeweil.com]
Sent: Thursday, May 03, 2018 2:44 PM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Wertheim, Steve (CPC); Ginsburg, Phil (REC)
Subject: Support of Addition to the Park & Recreational Objectives in the Central SOMA Plan

Dear Planning Commissioners

As an advocate for Open Space in San Francisco, I want to insure that our Rec & Park Department has a strong voice in any decisions made under the Central SOMA Plan, including the priority order of allocation of funds as they accrue. The incredible opportunity to increase open space and recreational opportunities in the densest and most open space deprived part of our city needs to be guided by the Department most in touch with these needs, Recreation & Parks, and not driven by developers, housing advocates or planners.

The highest priority of Rec & Park is funding for the Renovation of the Gene Friend Rec Center, with universal community support. Several of other projects should be directly funded by developers.

I vigorously support the acquisition of the open parcels at 7th & Mission Street to create a new park in the underserved Mid Market/TL, adjacent to the Central SOMA plan area, which was endorsed by a PROSAC Resolution in 2015. Available space is rare and disappearing quickly and is desperately needed in our central core.

Lastly, please ensure that Rec & Park has input on the design and use of all proposed POPO's. Creation of these open spaces is required of developers, but to be meaningful and useful to residents, it is imperative that Rec & Park have a voice so that they are not merely created for the use of office workers, or inaccessible, as has historically been the case. Well -designed POPO's can be useful in creating more open space for everyone, and Rec & Park knows what we need.

Thank you for your attention,

Jane Weil

D-6 representative to PROSAC (Park and Rec Open Space Advisory Committee)

1160 Mission St. 32108

San Francisco CA 94103

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments letter for the record -- 5/3/18 Commission hearing item #12, Central SOMA Housing Sustainability District (AB73)
Date: Friday, May 04, 2018 11:45:24 AM
Attachments: [Central SOMA AB73 info hearing ltr.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Council of Community Housing Organizations [mailto:ccho@sfc-409.org]
Sent: Thursday, May 03, 2018 3:07 PM
To: Rich Hillis; Myrna Melgar; Rodney Fong; Dennis Richards; Kathrin Moore; Joel Koppel; Milicent Johnson; Secretary, Commissions (CPC); Rahaim, John (CPC)
Cc: Wertheim, Steve (CPC); Corrette, Moses (BOS); Peter Cohen; fernando@sfc-409.org
Subject: Comments letter for the record -- 5/3/18 Commission hearing item #12, Central SOMA Housing Sustainability District (AB73)

Dear Commissioners

Please see letter attached we would like to submit for the record on today's hearing item #12 regarding a Central SOMA Housing Sustainability District (AB73).

Thank you,
Peter Cohen and Fernando Marti

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

From: [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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Second and Harrison Project (OneVassar)
Date: Friday, May 04, 2018 11:45:07 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

From: Cliff Leventhal [<mailto:cliffleventhal@gmail.com>]
Sent: Thursday, May 03, 2018 4:22 PM
To: richhillissf@gmail.com
Cc: Secretary, Commissions (CPC); Wertheim, Steve (CPC)
Subject: Second and Harrison Project (OneVassar)

I am Clifford A. Leventhal, a full time resident of the BLU, 631 Folsom Street, San Francisco CA for over five years. I want to go on record in support of the project at Second and Harrison, over a block away. My condo is a Unit D, which faces both Harrison Street and Hawthorne Street.

I am not one to sit in my condo, staring out the window, but rather I take advantage of our excellent location to walk through the neighborhood, to the Whole Foods Market, the ATT Ballpark, the CalTrain Station, Garaje Mexican Restaurant, and the Black Hammer Brewing Company.

In these walks it is obvious that a significant upgrade in value could be provided if I would not have to step around broken glass bottles and smashed car windows, people sleeping in doorways, and the sick and possibly mentally ill homeless. Without these detriments, my condo would definitely be worth more to any future buyer.

I realized this March that some members of our HOA Board, who had been opponents of the Central SOMA Plan, were objecting to this and other projects in the general vicinity, even if the projects conformed to the Central SOMA Plan. Proponents of this project have never, to my knowledge, been invited to an open meeting of our building's residents, nor has a vote or pole been taken to determine the residents' view of the matter. As long as the project conforms to the specifications of the Central SOMA Plan, there is no reason to further extend the time for approval. If each project has to be approved on a block by block basis, we will never solve our housing crisis, and existing properties will lose the benefits an upgraded neighborhood would provide.

Cliff Leventhal
415-932-6029

From: [Secretary, Commissions \(CPC\)](#)
To: [Wertheim, Steve \(CPC\)](#); [Ikezo, Paolo \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SOMCAN Comments to Planning Commission - 5.3.18 Central SoMa Plan
Date: Friday, May 04, 2018 11:44:49 AM
Attachments: [SOMCAN Letter to PC 5.3.18.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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www.sfplanning.org

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

From: dwoo@somcan.org [<mailto:dwoo@somcan.org>]
Sent: Thursday, May 03, 2018 5:08 PM
To: Richards, Dennis (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC)
Cc: Corrette, Moses (BOS); Angelica Cabande; Secretary, Commissions (CPC)
Subject: SOMCAN Comments to Planning Commission - 5.3.18 Central SoMa Plan

Dear Commissioners,

Please see the attached letter that I presented today to the Planning Commission and would like to submit for the record.

Thank you,
David Woo

David Woo
Community Development Coordinator
South of Market Community Action Network
415.255.7693 (office)

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](#)
Cc: [Adina, Seema \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: Philz
Date: Friday, May 04, 2018 11:44:20 AM
Attachments: [Protect Small Business.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Philz coffee 2230 Polk street.msg](#)
[Case No. 2017-014693CUA Philz Coffee Conditional Use Application for 2230 Polk Street Letter of Opposition.msg](#)
[Philz protest letter.msg](#)

Mark Solo
260 King Street #1613
San Francisco, CA 94107
Manhattan.mark@gmail.com
415-272-8872

RECEIVED

MAY 09 2018

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

Hand-Delivered

Wednesday, May 9, 2018

Commission Secretary Jonas P. Ionin
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Final comments concerning the Central SoMa Plan and adopting a Mid-Rise [Reduced Height] Alternative for those who live and work within the Plan's Southwest Quadrant

Dear Commission Secretary Ionin:

This is my last opportunity to reach out to you and the Honorable Planning Commissioners on behalf of my friends, family and colleagues in South of Market. We are in the Southwest Quadrant of the Central SoMa Plan near the ballpark and Caltrain. I have written each Commissioner in the past and I always attend Plan-related hearings. Unfortunately, none of my concerns and comments have been considered because they were received after February 13, 2017. Although this letter will not be included in your Final EIR deliberations this Thursday, May 10, 2018, I still hope some of it resonates with you during your deliberations.

What frustrates me most is how proactive I was in the Plan's process between 2011 and mid-December 2016. For the first few years I was engaged in the townhall meetings, Plan presentations, outreach efforts, City Hall hearings, etc. that the Planning Department provided the public. When I met Steve Wertheim and John Rahaim at one of their small presentations near Harrison and 4th, I was an advocate for the Plan. My fatal mistake, however, was not learning about the City's December 14, 2016 DEIR release until my return to the Bay Area in early 2017. Since the public comments on the Draft EIR were only accepted from December 14, 2016 to 5:00 PM on February 13, 2017, I missed the deadline! As a result, none of my letters, emails and comments were ever considered public record because they occurred after the deadline. Therefore, my public participation has been rendered meaningless and it has haunted me since.

If you recall, Richard Drury presented a legal brief to the Planning Commission on February 13, 2017 on behalf of his client Central SoMa Neighbors and SFBlu. He has been a reliable resource for the rest of us in the Plan's 230-acre area who don't have the means to invest in legal counsel or missed the public comment deadline. Richard's team blazed a path for us and taught me how to better navigate San Francisco's byzantine political process. Honestly, I would not have continued my efforts without the work he and his team have done.

Our objectives differ slightly because we are in the Southwest and Richard's client is in the Northeast. He recommends that the tallest buildings be clustered on the South side near Caltrain. We disagree and feel the 130-foot height limit should be uniformly applied across all areas in the Plan. Other than that, we are aligned with Richard's case.

It is important I refer to Richard's point about the mid-December 2016 DEIR release. He questioned why the City discreetly released a radically different DEIR during the holidays without extending the public comment period. The height increases alone were vastly different than the more moderate Mid-Rise Alternative we were familiar with for the first five years. I learned about the new 700-page DEIR when glancing at an earlier Curbed article; see enclosed copy. Along with transit and street layout changes, the most significant effect of the proposal were extreme height changes including 85-feet to 350-feet, 130-feet to 200-feet and 85-feet to 400-feet, among other increases.

This is no knock to the Planning Department. They work hard and are passionate about what they do. The sheer volume of projects in the pipeline they are accountable for is staggering.

Yet they perform optimally and rarely complain. They are a world-class operation - but they need to hire more people! Having met many of them throughout the years, I can safely say they are a conservative bunch. That's why I was bewildered by this sudden and dramatic DEIR release. By the end of 2016 Steve had been working on the Plan for five years and clearly wanted it done. These changes would extend the Plan's adoption. It feels like the Planning Department was *influenced* by external elements to release an entirely different DEIR.

During the first few years we welcomed and embraced the Mid-Rise Alternative which was more moderate and aligned with our neighborhood. It was well-received by both City officials and the public alike because it still allowed for a dramatic increase in residential and office development in our area but did so by maintaining building heights of 130 feet or less. It retained a pedestrian scale, livability, access to light, air and open space, and it fostered a family-friendly neighborhood. By contrast, the High-Rise alternative created vastly higher building heights of up to 350-400 feet, which would be way out-of-scale with a mixed-use residential neighborhood. These massive developments would cast shadows, block views, create wind tunnels and essentially transform our neighborhood into an extension of the financial district.

But this extreme High-Rise alternative is far from normal! People outside our area ask how a Plan so disruptive and extreme could even be considered. It is unprecedented in size, scale and scope. There has been little resistance to the new Plan version because few people in my community know that the Plan changed in late 2016. The City's public outreach efforts dropped significantly after the new DEIR was released. That's why there has been no noise. I emailed my condo's Board of Directors and HOA Management a presentation urging them to learn more about this pending Plan because we are literally at ground zero [see attached]. I encouraged them to consider working with Thomas Lippe who is a colleague and friend of Richard Drury. My intention was never about litigation. I felt our residential community needed representation. In fact, several City Hall officials strongly suggested I share my concerns with our HOA. As expected, they declined to work with any legal counsel.

Now compare how eerily quiet and absent the Central SoMa Plan's opposition has been to the turbulent, but short-lived bill Senator Wiener proposed! When SB 827 was introduced it triggered a firestorm of opposition unlike anything I have ever seen. It was immediately put on life support and died quickly. San Francisco wasted no time pulling the plug on this state bill. When I attended an anti-SB 827 rally at City Hall last month I was stunned by its intensity and size. Yet few folks or organizations were familiar with the Central SoMa Plan even though they lived in the Plan's area and were active in local politics! Clearly the City's strategy to keep Central SoMa out of the headlines has been effective. People thought I was exaggerating, miscalculating or just plain nuts when I described what the Plan would do to our neighborhoods. "How could an 85-foot building suddenly be rezoned to 400-feet? No other District would allow anything like that in their area."

Mr. Wiener was willing to make concessions just to keep his bill alive. I don't understand why such an anemic and reasonable proposal could attract massive crowds of demonstrators at this rally. They were fired up armed with bullhorns, banners and soapboxes, chanting "Developer Dreams = Neighborhood Nightmares!" This experience left me shocked and saddened.

Why was our D6 Supervisor Jane Kim publicly and unabashedly condemning SB 827 at a press conference in West Portal while *simultaneously* sponsoring the extreme and unprecedented Central SoMa Plan in her own District? Her media blitz was designed to tell everyone she rejected SB 827. She acknowledged SB 827 would create abundant affordable housing but was the wrong way to do it! She, like other SB 827 opponents, said this bill would give developers carte blanche, which is misleading. Mr. Wiener's bill was transparent and provided protections against developers. Despite his efforts, it got crushed. SB 827 was political Kryptonite and condemned accordingly. So, why is the Central SoMa Plan is silently slithering to the finish line without a peep?

My Central SoMa community has always advocated building additional affordable housing. It is important to acknowledge how hard Steve Wertheim has been working on reconfiguring the current 7:1 jobs-homes ratio. His heart is in the right place. That's why the Mid-Rise/Reduced Height Alternative is superior to the High-Rise option. It achieves almost all of what the High-Rise option provides, but without the severe environmental impacts and livability issues. The Plan as written is excessive.

The Plan's Southwest Quadrant will sustain the greatest hit. I live near Caltrain and experience the weekday morning, midday and evening rush. It is horrifying. Please visit this area during these times if you have not done so. Pedestrian and vehicle injury accidents are occurring daily. Just witnessing the countless 'close-call' accidents makes me squeamish.

Yet the DEIR acknowledges public transit, including the new Central Subway System, will not be sufficient to mitigate the tripling/quadrupling of our population increase. Our infrastructure is fracturing now.

Having lived near the ballpark since its opening I have had several opportunities to tell Larry Baer how happy locals are with the Giants organization's crowd control during home games. The Warriors will likely follow their lead. However, the new Chase Center anticipates having 200 major events each year, including sell-out arena-type concerts, etc. Many of these events will occur when the Giants are playing at home. Mission Rock is also on the horizon. These alone will impact our traffic and pedestrian safety. At some point, our neighborhood will also be closed to construct the underground Caltrain-Townsend Railway Alignment construction!

But we are not complaining about the above changes. We embrace this progress and smart development. But we cannot sustain the Plan's proposed projects like Tishman Speyer's 655 Fourth to emerge. This project is comprised of two 400-foot towers and 907 market-rate/luxury condos at 4th/Townsend. Only 450 of those units will be provided on-site parking! The entrance and exit for all 907 units, including the 72-month construction period, will be located at the building's eastern edge off Townsend, not 4th.

Considering there will be at least a dozen similarly tall buildings within blocks of our ballpark and Caltrain community, we don't stand a chance. We would embrace SB 827 in a heartbeat instead of this insanity. That's why we urge you to adopt the more moderate Mid-Rise/Reduced-Height Alternative. There is a huge difference between a 400-foot, 907-unit monstrosity and a 130-foot high-rise. Many of these mega-towers will have multiple underground garages to accommodate hundreds of vehicles.

Hopefully, you are still reading at this point. I am a big believer in the integrity of our political process and know how hard the Planning Commissioner works. Considering how many projects you are accountable for and deliberate on, I am amazed at how you have had time to wrap your head around the Central SoMa Plan! Few City officials truly understand it - except Steve, of course. I hope my message here helps you connect dots you might have overlooked before.

In conclusion, please consider adopting the Mid-Rise/Reduced Height Alternative and cap all building heights in the Plan's 230-acre area at a maximum of 130-feet. This is a very reasonable request considering how vehemently others opposed SB 827. Mr. Ionin, thank you for reading my letter and don't forget to review the accompanying email transcripts, articles, etc. Hopefully some of this will resonate with you during your deliberations this week. I am grateful you for your time. My contact information is above. I am always available to meet up for coffee to talk in person. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Solo', with a stylized flourish extending to the right.

Mark Solo

Jane Kim's March to Ocean Beach - SF by the Numbers
The Bay City Beacon Andy Mullan - Mar 25, 2018

In the ride-or-die world of San Francisco politics, our bevy of wannabe future mayors are all hanging on for dear life. As we head into the final push, the fault lines along the political landscape are becoming clearer. Supervisor Jane Kim surprised many by hosting a rally to oppose former-rival Scott Weiner's SB 827; a bill that would raise residential building height limits across the state for which she previously expressed a kind of muted non-opposition. What on earth brought Supervisor Kim from conditional support ("Regarding SB827, I agree with the premise of increasing density along transit corridors") to categorical opposition ("We don't need to destroy the Sunset") in less than a month? A few things have happened in rapid succession that could have shaped how the candidate best sees how her road to potential victory has changed.

The Central SOMA plan starts to look like a big loser: Despite Kim's anti-827 rally, she (as recently as this February) has sponsored a rather significant up-zoning of her own. Kim's Central SOMA Plan, which would up-zone large swaths of the South of Market area, was being heavily criticized for permitting enough space for seven times more jobs than homes. All the candidates running to replace Kim on the Board of Supervisors began criticizing it. Even her old ally, former Supervisor David Campos, said it was "not progressive to support this plan" (he also threw shade on the Twitter Tax Break, which Kim also sponsored). With one of her more recent legislative initiatives becoming a political albatross, she reached for a strong pivot.

YIMBY Action solely endorsed London Breed: Jane Kim had maintained a relatively pro-development rhetoric for weeks while appearing at public debates. At the Noe Valley Candidates forum, she endorsed dense development along transit corridors and the need to add supply to meet the current demand for housing. Her primary concern with up-zoning was making sure the value of up-zing was captured for public benefit. 48Hills reported that Kim, and every other candidate, indicated support for the bill. On March 9, the YIMBY (Yes In My Back Yard) group YIMBY Action solely endorsed her rival, London Breed. Once it was clear she wasn't getting any support from pro-housing activists, there wasn't much point in flirting with them anymore.

Kim Outpolls Leno: Jane Kim had been polling at third place. Given our ranked-choice voting, a good strategy for a third place candidate is to try and be everyone's second choice. However, on March 11 a poll came out indicating that Kim had edged into a close second to London Breed. Mark Leno, the prior frontrunner, seemed to be falling behind. Given the rapid rise in popularity, Kim's strategy probably needed to shift to from "everyone's second choice" to "at least a narrow majority's first choice."

Kim ally Aaron Peskin rallies anti-development voices: SF has a vocal and substantial population that opposes most any housing development, affordability be damned! The political appetites of the neighborhood preservationists has gone completely unsatisfied by the current buffet of milquetoast stances from the two quasi-anti-development mayoral candidates. Accurately sensing this unmet demand, Supervisor Aaron Peskin sponsors a resolution opposing SB-827 (co-sponsored by three other Supervisors all not named Jane Kim), and held a hearing on March 12 which generated... robust, yeah, we'll call it "robust" public comment both in favor and against. San Franciscans who support SB 827 already had their candidate, but the voters who don't still didn't. Until March 14, when Jane Kim announces a rally to oppose SB 827.

Jane Kim knows what it looks like to narrowly lose an election. She lost the race for State Senate against Scott Weiner by the narrowest of margins (49% to Weiner's 51%). The upside for Kim is that she should be more prepared to run a city-wide campaign than anyone else in the race. She knows who her voters are and where the political fault are. With her newfound fervent opposition to SB-827, we've discovered where Kim thinks that opportunity is. For all Kim's professed concern about the impact SB 827 would have on renters, low-income populations, and people of color, she chose to have her rally in West Portal—a neighborhood whose population holds among the wealthiest, whitest, homeowners living on the largest parcels in the entire city. Professing concern for renters while surrounded by homeowners from San Francisco's most exclusive and segregated neighborhood feels about as sincere as claiming to be worried about the oversized influence of rich white men from tech and then voting to make a venture capitalist Mayor. What a coincidence.

Whether or not anti-SB-827 sentiment can move these voters remains to be seen. They voted for Weiner in 2016—whose position on housing development hasn't really changed from his campaign—but they also weren't really faced with the prospect of an up-zoning in their neighborhood until now. Kim's other challenge is that she and Breed will be squaring off in District 5, where they both won by narrow margins in their respective 2016 elections. Voters in Japantown, the Fillmore, Hayes Valley and the Inner Sunset appear to have voted for both Breed (for Supervisor) and Kim (for State Senator) in 2016 and will have to make a choice between them (or for one of the other candidates running) this time. Losing votes in these neighborhoods would mean that Kim will have an even greater need to find even more voters elsewhere. Jane Kim is now a newly-minted almost-frontrunner with very little time left before the election. In order to win, she knows she needs to convince voters who didn't vote for her in 2016. Based on the events of this week, it appears she believes Westside homeowners concerned about neighborhood preservation could be the missing piece of her electoral puzzle.

SB 827 Postmortem: Let's build more housing the right way

SF Examiner - By [Jane Kim](#) on April 25, 2018 1:00 am

State leaders last week smartly pushed pause on Senate Bill 827, controversial upzoning legislation that would have allowed developers to build in neighborhoods throughout San Francisco without having to contribute more to affordable housing, transit, parks or other services that make a denser city livable. SB 827 would have upzoned most of The City's neighborhoods to enable developers to build luxury housing in areas that the bill said met "minimum levels of transit service," a standard so broadly defined that, according to Planning Department analysis, 96 percent of San Francisco's parcels, including the Sunset, Richmond, Excelsior, Noe Valley and Chinatown, would have seen new luxury condo towers without the ability to require additional developer contributions.

As a supervisor who has helped permit more affordable housing in my own district than all the other supervisorial districts combined over the past seven years, I saw that SB 827 was a massive giveaway to developers masquerading as a transit-oriented housing bill.

SEE RELATED: [Wiener bill allowing taller buildings near transit dies in committee](#)

When we "upzone" a parcel, allowing developers to build higher and with more density, we are essentially giving that developer value. In exchange for that value, we should be able to negotiate public benefits, like more housing for working- and middle-class families. In my own district, I did exactly that, negotiating record levels of new affordable housing. The buildings still got built but with higher levels of affordable and middle-income housing.

We need more affordable housing and bold tenant protections, but this bill proposed to take away our ability to negotiate and have a conversation about what works in our neighborhoods and communities. SB 827 gives developers all the benefits while taxpayers have to pay for the resulting new burdens on transit, schools and services. That's a terrible deal.

Perhaps what is most dangerous about SB 827 is the effect it will have on displacement. Let's be honest: Although nearly every neighborhood could be transformed by SB 827, those with expensive houses are not likely to be the first targets. The parcels that will generate the highest profit are the places with the lowest land values, meaning we will see the small amounts of housing that are still affordable to working people become the target of massive gentrification. And we won't be able to manage the problem locally because Sacramento has taken control of San Francisco planning decisions.

Meanwhile, the suburban cities that refuse to invest in public transit weren't required to build any new housing under SB 827. In fact, SB 827 rewarded bad actors who refuse to build public transit or housing – sorely needed throughout the region. Supporters of SB 827 have never explained why Marin, Sonoma or Napa counties would build mass transit if they are then required to upzone. Of course, the answer is that they wouldn't; transit, the housing balance and our environment would be hurt as a result.

The Sierra Club California strongly opposed this bill, writing, "While infill development near transit is the most desirable option, we believe that [SB 827] is a heavy-handed approach to encourage development that will ultimately lead to less transit being offered and more pollution generated, among other unintended consequences."

SEE RELATED: [SF supes vote 8-3 to oppose Wiener legislation changing city zoning](#)

We can build more housing without destroying our neighborhoods, starting with negotiating with developers receiving public benefits like height and density bonuses to build more affordable housing and contribute more to transit and other services.

We can entitle thousands of units faster and more affordably by streamlining the process for accessory dwelling units in single-family homes and approving more 3- to 10-unit residential buildings throughout The City. We can secure construction loans for homeowners and small builders to get these units built. And these units will be more affordable to everyday San Franciscans by virtue of the lower cost of their construction.

We can also establish a citywide infrastructure bank to fund necessary public infrastructure for our growing neighborhoods so the 30,000 units of housing approved by The City but stalled by delayed infrastructure can be built as soon as possible. And if Sacramento wants to help, legislators there can fund grants to encourage building higher levels of affordable and middle-income housing and help cities and counties pay for the infrastructure costs.

What San Francisco needs is to work together to build more affordable and middle-class housing, not more luxury condos. Instead of a one-size-fits-all approach, we can build more housing without destroying our neighborhoods or turning over decisions about San Francisco's future to developers and lobbyists.

Jane Kim represents District 6 on the San Francisco Board of Supervisors and is a candidate for mayor.

Senate Bills SB827 Destroys the Character of Our Neighborhoods

Mon, Apr 16, 2018 at 3:01 PM

Angela Alioto <info@aliotoformayor.com>

Reply-To: info@aliotoformayor.com

To: <manhattan.mark@gmail.com>

Developers & Downtown Business want to change the character of our neighborhoods with Senate Bill SB827. The Downtown Businesses have consistently supported my friend and fellow candidate London Breed, while they push Senate Bill SB827 onto our Neighborhoods.

My friend London Breed Supports SB827. This State Bill will destroy the character of our neighborhoods with oversized ugly construction, no guarantee for affordable housing, and over-crowded corridors. *This will equal more congestion, more crime, and more Urban blight.* I do not support Senate Bill SB827.

Every Neighborhood Paper Opposes Senate Bill SB827.

WE CAN BUILD REAL AFFORDABLE HOUSING WITHOUT DESTROYING OUR NEIGHBORHOODS!

NOT ON OUR NEIGHBORHOOD WATCH!!

PAID FOR BY ANGELA ALIOTO FOR MAYOR 2018. FPPC#1401032.

FINANCIAL DISCLOSURES AVAILABLE AT SFETHICS.ORG.

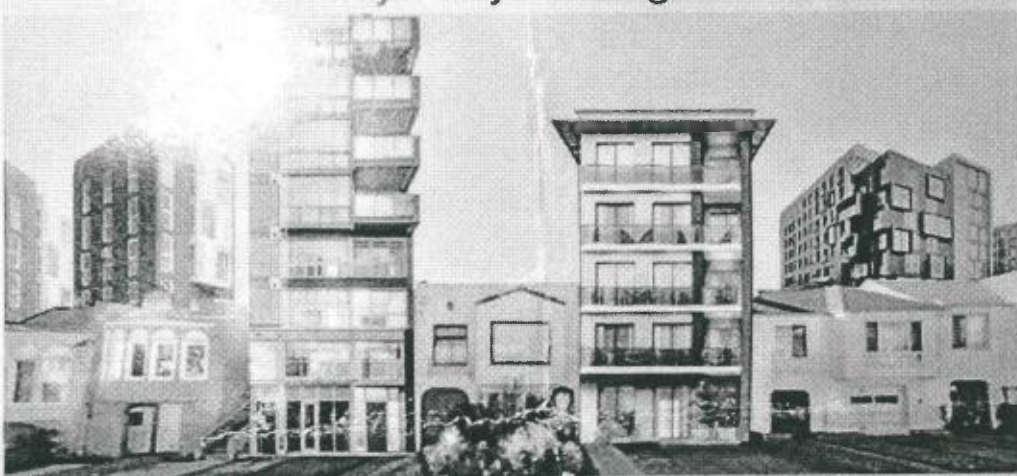
ANGELA ALIOTO FOR MAYOR 2018

700 Montgomery St.

San Francisco , CA 94111

United States

SB-827 & SB-828:
'goodbye' to your neighborhood !



State Senator Wiener's latest scheme is a developer's dream and your neighborhood's worst nightmare. Wiener's Senate Bills 827 and 828 claim to create affordable housing, but they allow developers to cram 5 to 11 story tall, for-profit, luxury apartment blocks virtually anywhere in San Francisco. If Wiener gets his way, *say good-bye to your neighborhood.*

- Accelerated evictions to tear down smaller buildings
- Displacement of renters and small businesses
- Increased loss of San Francisco's unique diversity
- More luxury towers and unaffordable, market-rate housing
- 'Stack and Pack' units in new projects
- More demand on our already fragile infrastructure (water, utilities, buses, schools, fire, police, libraries)
- More traffic congestion and noise and even less parking
- Say goodbye to sun, backyards for children and open skies.

In a Dickensian touch, Jane Kim's District 6 is home to the city's wealthiest and poorest ZIP codes.

San Francisco Public Press
May 9 2018 - 8:00am

Away from the glittering towers of SoMa, Kim is calling for an easing of rules governing the building of additional dwelling units in homes – in-law apartments, essentially. “One of my staffers built one, and it cost \$200,000,” she said, incredulous at the high price tag. Pare that number back, she said, and the city could add some 40,000 rent-controlled units just like that. (Kim credits Wiener for legislation in this area.)

Kim would also like to reform the process of financing private infrastructure projects. Developers' inability to pay for such work is what keeps tens of thousands of approved units in the pipeline instead of actually being built. In a more splashy move, she proposed a \$1 billion affordable housing bond – a suggestion she dropped, out of left field, at a board committee hearing earlier this year – but doesn't foresee it going before voters before 2020.

Nuances of Housing Policy

The old political saw is that “when you're explaining, you're losing.” And squaring several of Kim's positions regarding where to build housing, and how much, requires a great deal of explaining.

At an April City Hall rally, Kim crowned herself “the queen of density and upzoning in District 6.” But, one month earlier, she struck a different tone during a rally held in cozy District 7 at West Portal Station. There, Kim launched fusillades against the increased height limits and density that would have been allowed under SB 827, the failed state Senate legislation by her *bête noire*, Wiener. She described it as a sop to developers, who would not have been required to build a higher percentage of affordable housing or offset the infrastructure and transit pressures brought about by taller, denser communities.

In Kim's mind, enabling taller, denser buildings in District 6 and calling out attempts to do so in District 7 are not incongruous. “I didn't say I wouldn't upzone the Westside,” she said, grinning, during an interview afterward. “I did say SB 827 was the wrong way to upzone.”

In Kim's mind, it's a giveaway to developers to permit taller buildings than current zoning rules would allow without extracting additional monies and concessions. “I have been consistent,” she insisted. “If I do upzone the Westside, it'd be through the local planning process, like the Central SoMa Plan.”

But Kim has come under fire for supporting a plan, which, in its current iteration, would add some 40,000 new jobs to her district but only 7,000 housing units. Critics bemoan her attempts to curtail housing density on the Westside while simultaneously complaining that housing needs to be built somewhere other than SoMa. (The Planning Department is set to approve the plan Thursday, May 10, then send it to the Board of Supervisors for final approval.)

Central SoMa Plan ‘Not Going to Stay the Same’

“The Central SoMa plan is not going to stay the same,” she said matter-of-factly. “This is the Planning Department's proposal. I put my name on it because it's my district. Mayor Mark Farrell put his name on it. I don't know how much he knows about Central SoMa.”

By affixing her name to the plan, Kim said she has a greater ability to alter it. An environmental impact report will study the feasibility of adding 1,600 units, but that's still far short of a healthy jobs-housing balance. “I don't think it's fair to talk jobs-housing balance in one area plan. We have to look citywide,” she said. “We're not building offices on the Westside.”

Kim said she hopes to raise the heights on eight or nine SoMa parcels and build more market-rate and affordable housing. “In everything I do, conferring more density and height on a parcel has to come with a higher percentage of affordable housing,” she said.



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Initial Study

RECEIVED

MAY 07 2018

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

Date: May 2, 2018
Case No.: 2015-004568ENV
Project Title: 10 South Van Ness Avenue Mixed-Use Project
Zoning: C-3-G (Downtown-General Commercial)
Van Ness and Market Downtown Residential Special Use District 120-R-
2/120/400-R-2 Height and Bulk Districts
Plan Area: Market and Octavia Area Plan
Block/Lot: 3506/004 and 003A
Lot Size: 51,150 square feet (1.17 acres)
Project Sponsor: 10 SVN, LLC
c/o Jim Abrams, J. Abrams Law, P.C. – (415) 999-4402
jabrams@jabramslaw.com
Lead Agency: San Francisco Planning Department
Staff Contact: Rachel Schuett – (415) 575-9030
rachel.schuett@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To Responsible Agencies, Trustee Agencies, and Interested Parties:

RE: NOTICE OF AVAILABILITY OF THE INITIAL STUDY FOR THE 10 SOUTH VAN NESS AVENUE MIXED-USE PROJECT; PLANNING DEPARTMENT CASE NO. 2015-004568ENV; STATE CLEARINGHOUSE NO. 2017072018

This notice is to inform you of the availability of the Initial Study for the 10 South Van Ness Avenue Mixed-Use Project, described below. The Planning Department previously determined that this project could have a significant effect on the environment, and required that an Environmental Impact Report (EIR) be prepared. A Notice of Preparation of an EIR was circulated for a 30-day public review period on July 12, 2017. The Planning Department held a public scoping meeting to receive comments on the scope and content of the environmental analysis on August 2, 2017. An Initial Study has now been prepared to provide more detailed information regarding the impacts of the proposed project and to identify the environmental issues to be considered in the Draft EIR. The Initial Study is either attached or is available upon request from **Rachel Schuett**, the project environmental review coordinator, whom you may reach at **(415) 575-9030**, at rachel.schuett@sfgov.org, or at the address to the right. The report may also be viewed on-line at <http://www.sf-planning.org/index.aspx?page=1570>, starting on May 2, 2018. Referenced materials are available for review by appointment at the Planning Department's office at 1650 Mission Street, Suite 400 (call 415-558-6377).

Project Description: The project sponsor proposes to redevelop the 51,150-square-foot (1.17-acre) property at South Van Ness Avenue and Market Street in the South of Market (SoMa) neighborhood of San Francisco. The project site is occupied by a two-story, up to 45-foot-high building, and a small vacant lot. The northern portion of the on-site building was constructed in 1927, and is considered an individual historical resource. The building is occupied by the San Francisco Honda Dealership.

The project sponsor proposes to demolish the building and construct a mixed-use, 984-unit residential building with ground-floor retail space and two below-grade levels for parking and loading, accessed from 12th Street. Up to 518 vehicle parking spaces and seven freight loading spaces would be provided. Two project design options are being considered: a two-tower design (the “proposed project”) with two separate 41-story 400-foot-tall towers (420 feet at the top of the elevator penthouses) on top of podiums; and a “project variant” with a single 55-story, 590-foot-tall tower (610 feet at the top of the elevator penthouses) on top of a podium. The proposed project would be approximately 1,071,100 gsf, with 48,150 sf of open space including a mid-block pedestrian alley between South Van Ness Avenue and 12th Street. The project variant would be approximately 1,073,000 gsf, with 47,210 sf of open space including a similar mid-block pedestrian alley between Market and 12th streets. Additional details regarding the project and its variant are in this Initial Study and will be subsequently analyzed in the EIR.

A Notice of Preparation of an EIR and Public Scoping Meeting was issued on July 12, 2017, and a public scoping meeting was held on August 2, 2017. Based on the comments received, the Planning Department has determined that preparation of an Initial Study would be appropriate to focus the scope of the EIR. Preparation of an Initial Study or EIR does not indicate a decision by the City to approve or to disapprove the project.

Further comments concerning environmental review of the proposed project and the scope of the EIR are welcomed, based on the content of the Initial Study. In order for your comments to be considered fully, we would appreciate receiving them by **June 4, 2018**. Please send written comments to **Rachel Schuett**, Senior Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Comments may also be submitted via e-mail to rachel.schuett@sfgov.org.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency’s statutory responsibilities in connection with the proposed project. Your agency may need to use the Initial Study/EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

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

RECEIVED

MAY 07 2018

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

Jessica Hui
1160 Mission Street
San Francisco, CA 94103

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

RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – **Letter of Opposition**

May 4, 2018

Dear Commissioners:

I'm writing to oppose the application of Philz Coffee for a conditional use of 2230 Polk Street as a coffee House.

Within a few blocks of the proposed site are 2 national coffee formula retail locations (Starbucks, Peets), 3 independent small coffee shops, and several eateries offering coffee/espresso drinks. Adding another coffee shop in such close proximity goes against the Commission Guide for Formula Retail in which it is clear that it is neither necessary nor desirable in the neighborhood.

In addition to the proposed site being on a block that is already heavily saturated with coffee shops, there are already seven (7) Philz shops within just 2 miles of the proposed site, including two locations at 748 Van Ness Ave and 399 Golden Gate. Moreover, with 45 locations in over 5 cities, and a \$45 million investment by private equity giant TPG to expand further nationwide¹, another Philz clone at 2230 Polk would skew the neighborhood mix even more heavily. I can attest, as a former VP of a TPG portfolio company, that these investments are driven intensely toward massive growth and scale at the expense of all else — including quality, culture and people both inside and outside the company.

San Francisco needs to protect its vibrant small business sector and create a supportive environment for new business innovations. In a recent Forbes article¹ about their planned nationwide expansion, founder Jacob Jaber said that, at Philz, they "don't spend time focusing on [local brands]" — which makes it all the more critical that our community and our planning commission do so.

The Conditional Use Authorization for Formula Retail Uses was created in an effort to protect San Francisco's small business sector. The increase in formula retail coffee businesses in Russian Hill/Northern Polk Street does not support small business or promote a diverse retail base and thus does not enhance the unique social, cultural and aesthetic qualities of the City and neighborhood.

We are asking that you please disapprove the Conditional Use Authorization application for this project.

Thank you,


Jessica Hui

¹ Mac, R. Forbes. *Philz Coffee Plans for Boston Expansion with \$45 million Round*. 2016 Sep 13.

RECEIVED

MAY 11 2014

PLANNING DEPARTMENT
SAN FRANCISCO

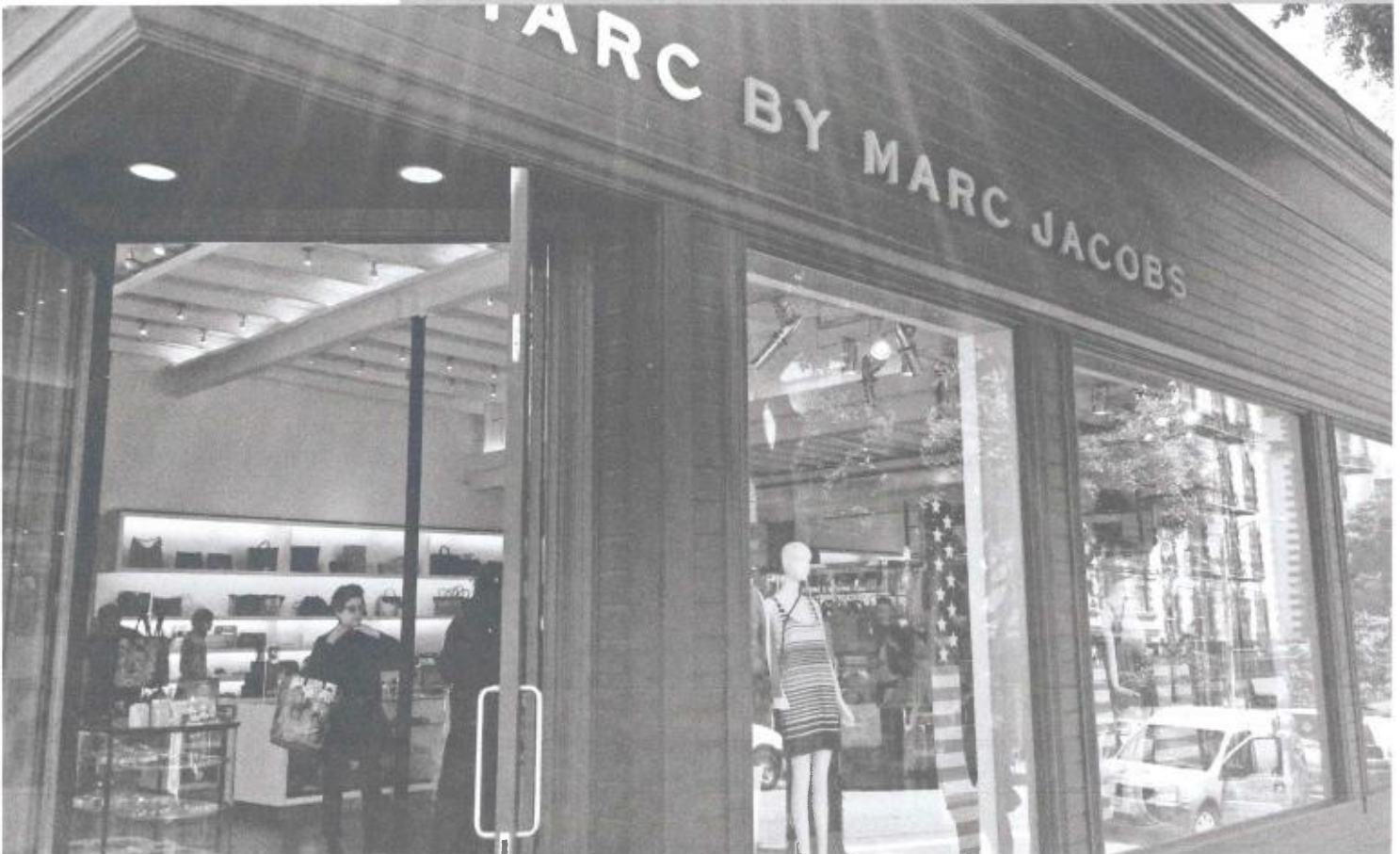


SAN FRANCISCO
PLANNING
DEPARTMENT

Commission Guide for Formula Retail

DETERMINING LOCATIONAL APPROPRIATENESS AND
PERFORMANCE-BASED DESIGN GUIDELINES

San Francisco PLANNING DEPARTMENT | JULY 2014





While any one formula retail establishment may fit well in a neighborhood, overconcentration of formula retail can degrade the character of a street.

Illustration by Raven Keller
for The Bold Italic

The increase of formula retail businesses in the City's neighborhood commercial areas, if not monitored and regulated, will hamper the City's goal of a diverse retail base with distinct neighborhood retailing personalities comprised of a mix of businesses.

These standards are intended to lessen the visual impacts that the repetitiveness of formula retail brings by first evaluating whether the formula retail use is either necessary or desirable in the neighborhood. See a discussion of this topic in Part I: Determining Locational Appropriateness. Once the use is deemed appropriate, the next step is to ensure aesthetic compatibility. For more information on this topic, see Part II: Performance-Based Design Guidelines.

While a factor in the homogenization of neighborhoods, formula retail does provide lower-cost goods and services, and is generally recognized to provide more employment opportunities to minorities and low-income workers. Formula retail is neither good nor bad – and it

plays an irrefutable role in the City. To best accentuate the benefits of formula retail, the City should regulate it with care, helping to reduce its standardized features.

San Francisco needs to protect its vibrant small business sector and create a supportive environment for new business innovations. One of the eight Priority Policies of the City's General Plan resolves that "existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhances."

The Planning Department recognizes the benefits formula retail can bring to the City. Where the use would provide a necessary or desirable addition to the neighborhood, staff will work with applicants to improve their aesthetics, including signage, storefront design, transparency, and pedestrian accessibility, to help them successfully integrate into San Francisco's neighborhoods.

Forbes / Tech / #BigBusiness

SEP 13, 2016 @ 09:00 AM

18,551

Philz Coffee Plans For Boston Expansion With \$45 Million Round

**Ryan Mac**, FORBES STAFF

FULL BIO



Philz Coffee's Jacob Jaber and Phil Jaber plan to expand to Boston by next year. (Photo: Christian Peacock for Forbes) [+]

Philz Coffee CEO Jacob Jaber hopes to conquer all of America with his slow serve, pour-over coffee, a favorite of the Silicon Valley tech set. But despite a recent infusion of cash, his projected takeover will be deliberate and methodical.

In an interview last week, Jaber said that his company had raised \$45 million in a round led by private equity firm TPG. He declined to give a valuation for the San

San Francisco-based chain of java houses, but said that the money will be used as part of an on-going effort to push his family's business outside of the Bay Area. By 2017, Philz will have stores in Boston, according to Jaber, its second East Coast market after its expansion into Washington, D.C. earlier this year.

"To grow and reach new milestones, you have to have capital and have great people behind you," he said. "We have productive paranoia. We're always thinking ahead."

In Silicon Valley, it's become the norm for any fast-growing company to take on investment from venture capital and private equity firms and coffee shops have been no different. Oakland-based Blue Bottle has raised more than \$120 million, which included a \$75 million round in early 2015, while other smaller companies including Sightglass Coffee, count heavyweights such as Jack Dorsey among their investors.

With the latest round, Philz, which began out of a Mission district corner market in 2002, has raised a total of \$75 million and built out 34 locations in the last 15 years. By the end of 2017, Jaber and his father Phil, who founded the company, aim to have more about 50 locations across four major metropolitan markets.

Like most tech CEOs looking to project confidence, Jaber said that the company "didn't need to go out and raise new money," but took the opportunity to "accelerate growth" after meeting with TPG in May. The firm, whose partners often frequented a Philz truck outside their office, had followed the brand for years, and was introduced to the Jabers through Philz board member and former Apple executive Ron Johnson. TPG's Sanjay Banker, who is now on the board with fellow partner Jim Coulter, would go on to spend more than 100 hours over the summer with Jacob, learning of Philz' business and eventually investing.

Jaber said that the firm's with experience with retail and consumer companies, such as J. Crew and Burger King, will help in sussing out future business opportunities, but stressed that Philz was far from selling out. He and his father still maintain voting control over the company, and he will not permit practices that he feels are antithetical to Philz' focus on product quality, including franchising and licensing goods to other retail locations.

While that may prevent it from becoming a close competitor to Starbucks SBUX -1.02% in the near term, the calculated approach to expansion may translate to longevity for a business that is doing more than \$50 million in sales a year by FORBES estimates. Instead of opening any store anywhere, the Jabers have focused on affluent, metro areas, preferring to establish multiple Philz locations in a given region, before

focusing on the next city. In Los Angeles, the company will soon open its fifth and sixth shops in the span of two years, while the two current D.C. stores will soon have neighboring locations in Maryland and Virginia.

Boston is Philz' next target, said Jaber, who cited the city's young, college-aged demographic as its main attraction. While the town is the home of Dunkin' Donuts, Philz CEO noted that there's opportunity for a higher-end coffee chain to coexist with other established players.

"We know and we respect local brands but what we're trying to do is something different," he said. "It's a different environment and a different culture. We don't spend time focusing on them."

Follow Ryan on Twitter at @RMac18 or email him at rmac@forbes.com.

May 6, 2018

Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Case No. 014693CUA

2222 Polk Street

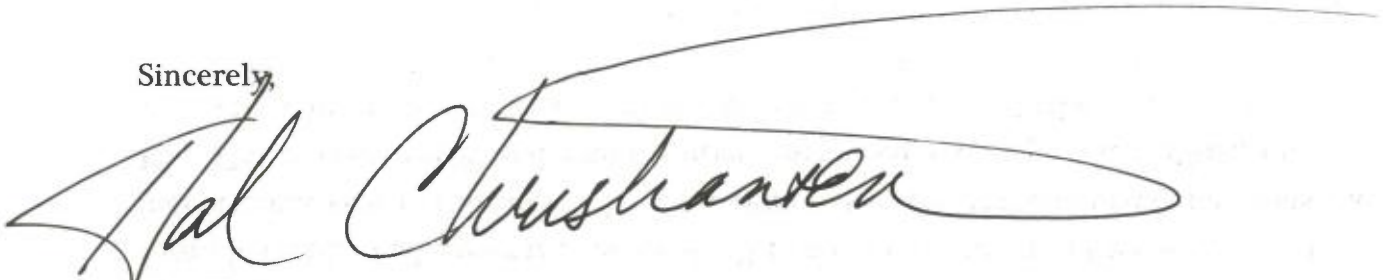
Hearing Date: Thursday, May 10, 2018, after 1 p.m.

Dear Commissioners:

My name is Hal Christiansen and I am a resident of San Francisco at 1864 Larkin Street, No. 5. I completely support the three independently-owned coffee houses, the Royal Ground, the Fueling Station, and St. Frank's. I do not want Philz Coffee, which is formula retail, to take over the spaces at 2222 Polk Street and the adjacent space. The independently-owned businesses have the right to succeed at their current locations and Philz Coffee could easily undercut the prices they need to charge to stay afloat, and would have more store space than these three places and could take away more customers than any of these businesses can currently seat. We have enough coffee shops on Polk Street in the Russian Hill neighborhood and we don't need another one. I would rather see a business go in there that the neighborhood actually needs, not another coffee shop or nail salon.

Please do not grant the zoning change Philz Coffee needs to open a store in that location.

Sincerely,



Hal Christiansen

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MAY 07 2018

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

SAN FRANCISCO PLANNING COMMISSION
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

5-5-2018

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

To Whom it May Concern:

As the current and long term, 31 years, business owner
of Brand X Antiques, 570 Castro St.; Cecil Russell, owner
of Always Tan Skin & Body has been an asset to our
community and neighborhood.

It is the small privately owned businesses that
are what makes a neighborhood unique! Accepting and
welcoming.

Not large commercial chain ventures concerned only
with their top dollar, etc., which many neighborhoods
have experienced in recent years.

Therefore, it is with great pleasure that, ^{my recommendation for} Always
Tan be granted their Conditional Use Permit to continue
operating in our unique neighborhood.

Respectfully,
Timothy J. Flint
Owner - Brand X Antiques
570 Castro St.
San Francisco, CA 94114

Lauren Bohlin
2340 Polk St.
San Francisco, CA 94109
lauren@saintfrankcoffee.com

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MAY 02 2018

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

April 30, 2018

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

RE: Case No. 2017-014693CUA, Philz Coffee Conditional Use Application for 2230 Polk Street – **Letter of Opposition**

Dear Commissioners:

I am writing to oppose the application of Philz Coffee for a conditional use of 2230 Polk Street as a coffee house.

Within a few blocks of the proposed site are 2 national coffee anchor chains (Starbucks, Peets), 3 independent small coffee shops, and several cafes offering coffee/espresso drinks. Adding another chain coffee shop in such close proximity goes against the Commission Guide for Formula Retail in which it is clear that another coffee chain is neither necessary nor desirable in the neighborhood. San Francisco needs to protect its vibrant small business sector and create a supportive environment for new business innovations.

Not only do my husband and I own a coffee shop within two blocks, we also live in the neighborhood and are members of the Russian Hill Neighbors organization. RHN may send a letter in favor of Philz but it not because they believe the neighborhood needs another coffee shop. It is because they do not like seeing a vacancy on Polk Street. While this is a valid point, I believe that adding a third national chain may create a larger ripple effect of vacancies in which small local shops cannot compete and is the opposite of creating a supportive environment for new business innovations. In addition, this vacancy has not been a long term vacancy. Philz signed a lease after it had only been on the market for a short time and has been waiting for this process to conclude. There was not an opportunity to see what other possibilities there could be in that space other than another coffee shop chain.

The Conditional Use Authorization for Formula Retail Uses was created in an effort to protect San Francisco's small business sector. The increase in formula retail coffee businesses in Russian Hill/Northern Polk Street does not support small business or promote a diverse retail base and thus does not enhance the unique social, cultural and esthetic qualities of the City and neighborhood.

We are asking that you please oppose the Conditional Use application for this project.

Thank you,



Lauren Bohlin