

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Off-site logistics  
**Date:** Wednesday, February 06, 2019 3:47:43 PM  
**Importance:** High

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Commissioners,

Please be reminded that tomorrow's hearing is being held off-site at the Mission HS Auditorium starting promptly at 4 pm with a hard stop at 8 pm.

We will be allowing members of the public to enter at 3:30 pm through the main doors on 18<sup>th</sup> Street. We expect a large number of people queuing to get in, as there is a rally planned in Dolores Park starting at 2:30. Therefore, we've arranged for staff and Commissioner entrance on the Church street side of the High School. A member of our staff will be manning the door.

Finally, we will not be providing food or beverages. Please plan accordingly.

Brace yourselves, a storm is approaching.

Sincerely,

*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](http://www.sfplanning.org)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace eviction  
**Date:** Wednesday, February 06, 2019 9:31:08 AM

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**From:** Jacqueline Wong <jacquelinew28@gmail.com>  
**Sent:** Wednesday, February 06, 2019 9:30 AM  
**Subject:** ActivSpace eviction

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

My name is Jacqueline. I read today about the possibility of shutting down the *many* independent business operators currently working in ActivSpace due to zoning issues. I am writing now to implore you to protect those small business owners by allowing them to continue working while your commission rezones the building.

I don't speak on behalf of the group and I'm not a building tenant, but I believe strongly that throwing them out would be a disservice to the community, not to mention devastate these small business owners. Where are they supposed to go in this city? Isn't the city supposed to be making efforts to keep any semblance of a middle class in tact? It's highly unlikely anyone in there is a millionaire. You would be throwing our hair dressers and massage therapists and the like.

Please allow these people to maintain their space, keep working in service of the community, and rezone the building to support them.

Sincerely,  
Jacqueline Wong

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** ActivSpace  
**Date:** Wednesday, February 06, 2019 9:31:00 AM  
**Attachments:** [ActivSpace Rezoning.msg](#)  
[ActivSpace - please rezone the building.msg](#)  
[Untitled.msg](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** ActivSpace  
**Date:** Wednesday, February 06, 2019 9:01:23 AM  
**Attachments:** [Eviction of bodyworkers from ActivSpace Building.msg](#)  
[ActiveSpace .msg](#)  
[Please help the ActivSpace small business owners.msg](#)  
[ActivSpace.msg](#)  
[ActivSpace evictions..msg](#)  
[Activspace - Inbar Sariq - Zoning - 262019.msg](#)  
[ActiveSpace 3150-18th Street SF.msg](#)  
[Please let small businesses like Lara Klemens Massage Therapy continue to work.msg](#)  
[In support of healing arts.msg](#)  
[Eviction of Bodyworkers from Activespace.msg](#)  
[ActivSpace zoning.msg](#)  
[My ActiveSpace Masseuse.msg](#)  
[please don't evict the body workers at Activspace.msg](#)  
[Eviction of Bodyworkers at ActivSpace.msg](#)  
[Active space and massage therapy.msg](#)  
[ActivSpace evictions.msg](#)  
[eviction.msg](#)  
[eviction of my massage therapistbody worker.msg](#)  
[Re Wrongful eviction of ActivSpace body workers.msg](#)  
[RE ActivSpace Mission evictions.msg](#)  
[Wrongful eviction of ActivSpace body workers.msg](#)  
[eviction .msg](#)  
[Plea in support of bodyworkers at Activespace.msg](#)  
[Massage therapist evictions at ActiveSpace.msg](#)  
[ACTIVSPACE ZONING CRISIS.msg](#)  
[ActivSpace.msg](#)  
[ActivSpace.msg](#)  
[Eviction of 50 bodyworkers from Activespace.msg](#)  
[Zoning for ActivSpace.msg](#)  
[Zoning issue evicting small businesses.msg](#)  
[Please Help Rezone ActivSpace.msg](#)  
[Active Space eviction .msg](#)  
[Zoning issues and eviction of small businesses.msg](#)  
[Re 40-day Eviction Notice from ActivSpace.msg](#)  
[Activspace - Allow Tattoo Artists to Stay.msg](#)  
[Small Business Crisis at ActivSpace.msg](#)  
[Please Reconsider evicted body workers.msg](#)  
[Evictions at Activespace .msg](#)  
[Activespace evictions of body workers.msg](#)  
[Change zoning for Activspace .msg](#)  
[Healing Arts Zoning.msg](#)  
[ActivSpace zoning.msg](#)  
[Please consider re-doing zoning restrictions for ACTIV Space.msg](#)  
[3150 18th St ActivSpace Bodywork.msg](#)  
[Please take emergency measures to put a hold on evictions of massage therapists at ActivSpace.msg](#)  
[Activespace.msg](#)  
[crisis.msg](#)  
[I am strongly opposed to the eviction of bodyworkers from ActivSpace in the Mission.msg](#)  
[Concerned for the tenants of ActivSpace.msg](#)  
[Activespace Zoning issues..msg](#)  
[Preserve the rights of legitimate small businesses at ActivSpace in the heart of the Mission.msg](#)  
[Don't evict bodyworkers from Activespace.msg](#)  
[ActivSpace.msg](#)  
[Evictions at Active Space.msg](#)  
[ActivSpace.msg](#)  
[ActivSpace Zoning.msg](#)  
[Protect small business owners at 3150 18th Street.msg](#)  
[eviction from activespace.msg](#)  
[ActivSpace.msg](#)  
[Please do not evict bodyworkers from Activ Space.msg](#)  
[Wrongful closure of Business in Activespace on Treat Ave in the Mission.msg](#)  
[Do not evict body workers from ActivSpace.msg](#)  
[Please support small businesses in your community.msg](#)  
[Healing and healthy small businesses in active space .msg](#)  
[Eviction of 50 healing arts practitioners from ActivSpace in SF.msg](#)  
[Please help us remain at ActivSpace .msg](#)  
[Eviction of San Francisco massage therapists from Activespace.msg](#)  
[ActivSpace Evictions.msg](#)  
[Activ Space Tenants.msg](#)  
[Please save ACTIVESPACES- small businesses doing legitimate healing work.msg](#)



[Small Business Owners Threatened in Activspace - please change zoning!.msg](#)  
[PLEASE HELP THE COMMUNITY AT ACTIVSPACE RIGHT NOW.msg](#)  
[Please help the ActivSpace bodywork businesses.msg](#)  
[Urging you to reconsider eviction of healing arts professionals from ActivSpace.msg](#)  
[Activspace Zoning crisis.msg](#)  
[URGENT Please Help ActivSpace on 18th and Treat.msg](#)  
[ActivSpace .msg](#)  
[ActivSpace tenants .msg](#)  
[URGENT MATTER Please save the community of small businesses at ACTIVSPACE.msg](#)  
[Activspace - Small business owner- Please consider changing the zoning..msg](#)  
[ActivSpace \(3150 18th St\).msg](#)  
[Please help us - ActivSpace in crisis.msg](#)  
[Please support ActivSpace small business owners!.msg](#)  
[ActivSpace at 18th Treat \(3150 18th Street\).msg](#)  
[Please help these San Francisco small business owners!.msg](#)  
[ActivSpace crisis.msg](#)  
[Zoning of ActivSpace.msg](#)  
[ActivSpace Zoning Petition.msg](#)  
[Please help save businesses at Activspace .msg](#)  
[Untitled.msg](#)  
[A plea for ActiveSpace Mission District.msg](#)  
[CRISIS Possible ActivSpace Eviction 3150 18th Street.msg](#)  
[In defense of massage therapists at ActivSpace.msg](#)  
[ACTIVSPACE.msg](#)  
[Building Called ActivSpace at 3150 18th St in San Francisco.msg](#)  
[Activspace rezoning consideration.msg](#)  
[Bodyworkers and massage therapists at ActivSpace.msg](#)  
[San Francisco Massage Ordinance.msg](#)  
[Activspace n the Mission.msg](#)  
[ActivSpace Zoning.msg](#)  
[ActivSpace and small business owners.msg](#)  
[please reconsider ActivSpace evictions.msg](#)  
[ActivSpace Request from David Grabstald.msg](#)  
[Zoning issue with ActivSpace.msg](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** ActivSpace  
**Date:** Tuesday, February 05, 2019 2:01:46 PM  
**Attachments:** [RE-ZONE ACTIVSPACE BUILDING!!! .msg](#)  
[ActivSpace in the Mission.msg](#)  
[Need for rezoning or variance for ActivSpace.msg](#)  
[PLS CHANGE ZONING FOR ACTIVSPACE.msg](#)  
[3150 18th Street in San Francisco.msg](#)  
[ActivSpace evictions.msg](#)  
[ActivSpace Therapists.msg](#)  
[Zoning Change 3150 18th St.msg](#)  
[Re shutting down 200+ small businesses run by working class people in one fell swoop.msg](#)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Activspace zoning  
**Date:** Tuesday, February 05, 2019 12:57:47 PM

---

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

From: Evan Kaminsky <[evan@ouithreequeens.com](mailto:evan@ouithreequeens.com)>  
Sent: Tuesday, February 05, 2019 11:43 AM  
Subject: Activspace zoning

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am one of the small businesses operators within the ActivSpace building. I have been at Activspace for well over a decade and was lead to believe that the services my business provides were legal under the zoning at ActivSpace when I signed my lease. I was never, at any point, made aware that ActivSpace was only zoned for light industrial use or PDR-1. But I've been hearing a lot about the zoning issue over the last week; and trying piece together what has been a confusing situation.

I am a gay disabled man and have lived in San Francisco for 25 years. I have worked very hard to establish a clientele that rely on my services on a monthly basis. I suffer from extreme depression and anxiety disorders which make working for a traditional employer impossible. Starting my own business allowed me to set my own hours and work around my disability in order to sustain myself. As a small business owner, my work not only sustains me financially it gives me purpose. I'm an Esthetician and I specialize in Skin Care, Waxing, Grooming and Makeup Artistry. I cater to all genders and body types that don't feel comfortable going to other salons. Im the only business of its kind in San Francisco.

Working out of Activspace has allowed individual businesses to work independently with the option of collaborating with colleagues in the building, refer clients and build business relationships. I personally did not receive a notice but I'm aware that others in the building were asked to vacate by February 10th due to this zoning issue. It is concerning to see this many businesses getting displaced. Many of these businesses will not be able to afford to relocate, and cannot afford renting a larger commercial space, so they will be forced to close permanently or leave the city.

I'm told that only massage therapist and tattoo artists are being asked to leave, my worry is that it will start to effect others like myself. This could potentially mean displacing hundreds of minority, female, and LGBTQIA owned

businesses.

As a disabled small business owner I live month to month. If displaced, I won't be able to afford a new location. I've looked at what is available and it's all out of my price range. I would be forced to close my business and possibly even leave the city. I'm not be able to hold a regular 9-5 job, due to my disability. So, this would jeopardize not just my business, but my entire life. Not only that, my clients would not be able to receive the kind of care and services they get from me from another provider.

I'm asking with all sincerity, that you consider changing the zoning to allow all the businesses at ActivSpace to be grandfathered in under a zoning exception, so they all may be allowed to stay and conduct their business. At the very least, please allow folks more than just 40 days to find alternative arrangements. We are not billion dollar corporations, we are small businesses, most of which have invested all of our finances, blood, sweat and tears just to get our businesses off the ground. Many, like myself, are barely eeking by.

Thank you for your time and consideration.

With Gratitude,

Evan Kaminsky,  
beauty and grooming guru  
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[www.facebook.com/ouithreequeens](http://www.facebook.com/ouithreequeens)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please Stop the Immediate Evictions at ActivSpace  
**Date:** Tuesday, February 05, 2019 11:40:30 AM

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**From:** London Elise <london@studiosoothe.com>  
**Sent:** Tuesday, February 05, 2019 11:40 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Please Stop the Immediate Evictions at ActivSpace

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Melgar and Commissioners-

I am writing you today on behalf of the eviction notice given to Massage Therapists and other Small Businesses in the Healing Arts and Personal Service community who are being threatened with immediate eviction from their place of work, ActivSpace in the Mission District.

ActivSpace is the location for nearly 200 practitioners and service providers that offer an affordable rent for these individuals to care for their clients in San Francisco. Due to the zoning of their building that only allows for light industrial use, a massive community of Small Business owners are about to be displaced. Some are being asked to give notice as of February 10th, and have been told they need to be out in two weeks. This is horrific, and will be a travesty for San Francisco Small Business.

I am the owner of Studio Soothe, a two room studio in San Francisco, and I was one of the businesses that fought for our right to offer Massage Therapy when the legislation was passed in 2016. It cost me a fortune to comply with the new onerous law, and stay open under the new zoning regulation that made Massage Therapy all but illegal in San Francisco under then Supervisor Tang's legislation. I employ highly skilled certified and

licensed practitioners, most of whom are women, who all struggle to live in San Francisco due to high rents and gentrification. I managed to stay open, but many practitioners and businesses were closed down under the previous legislation.

Several of my practitioners went on to open their own business in ActivSpace, and many of my colleagues in allied Healing Arts and Personal Service disciplines work out of this building. They are on the front lines of providing care and support to the citizens of San Francisco, and are able to refer their clients to their colleagues in the building. Due to the high cost of commercial rent in San Francisco, ActivSpace has been one of the ONLY places that these practitioners can afford to work for themselves and see clients at reasonable rates.

The thought of these professionals being zoned out of existence is overwhelming. At the rate we are moving in San Francisco, we are guaranteeing that Personal Services will no longer be offered in our city. This was not the case when I moved here 18 years ago, and it is heart breaking to see our Healing Arts and Personal Service providers leaving in mass to other cities that are more affordable and accommodating to Small Business.

**As the Planning Commission, you have the power to change the zoning to allow these businesses to stay permanently. At minimum, you can extend their stay until those who do not fit the zoning qualifications are able to find other places to move to.** Asking working class people, who are barely surviving in San Francisco to move in such a short period of time is not something that this commission should endorse, nor can I imagine you being in support of.

Please stand up for Small Business today and help these practitioners stay in San Francisco. We desperately need people who care for our citizens to be within our city limits and make sure that we are protecting small business for the future of San Francisco.

Sincerely,  
London Elise  
Licensed Esthetician and owner of Studio Soothe  
415-517-2717

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**\*Studio Soothe\***

[www.studiosoothe.com](http://www.studiosoothe.com)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Help ActivSpace Community  
**Date:** Tuesday, February 05, 2019 11:03:36 AM

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**From:** Mengting Ren <mtr.ren@gmail.com>  
**Sent:** Tuesday, February 05, 2019 11:02 AM  
**Subject:** Help ActivSpace Community

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear city officials,

As a SF resident and client of Eryn Lauckern's, I am asking you to save the massage therapist and healing arts community of licensed professionals at ActivSpace (Mission, 18th and Treat St). Please change the zoning in order to allow massage therapists like Eryn to stay. I have been with Eryn for over 4 years, and she has provided consistent and quality care to healing my body. It's hard to quantify how much Eryn has contributed to my physical, mental, and emotional well-being - I go out of my way to proactively budget and plan for visits to Eryn because she provides the best care, and frankly above and beyond what doctors and nurses have provided.

Eryn and other healers at ActivSpace provide an invaluable service to the SF community (and not just in the Mission - I have friends who come from East Bay or South Bay to come see her). The massage therapist community has been at ActivSpace for years, and were never told once that they are not allowed here - in contracts, with building management, or otherwise. I do not know of illegal activities and believe these practitioners should at least be shown the respect and dignity for their service to the community, whether through rezoning or extending their practice at ActivSpace to allow for more time to relocate. From an economic angle, you are not only losing thousands of dollars (per client!) by evicting this community, but also displacing an entire group of working class practitioners who have dedicated their life's work to healing and caring for others.

It is extremely disappointing to see this population treated this way - they are simply looking for

affordable, high-quality, and legal way to do what they love and help others. The SF community has always supported small businesses, especially those who hold services of the highest integrity and quality of care. I hope you will reconsider zoning restrictions on ActivSpace and do what's right for this community of practitioners and all of their clients, by allowing them to continue to practice and serve in the ActivSpace building.

Thanks for your time,  
Mengting Ren



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support my hair stylist and other ActivSpace small business owners  
**Date:** Tuesday, February 05, 2019 11:02:41 AM

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Jonas P. Ionin,  
Director of Commission Affairs

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

From: Bridget Harrison <[bridget.m.harrison@gmail.com](mailto:bridget.m.harrison@gmail.com)>  
Sent: Tuesday, February 05, 2019 10:57 AM  
To: Dick-Endrizzi, Regina (ECN) <[regina.dick-endrizzi@sfgov.org](mailto:regina.dick-endrizzi@sfgov.org)>; BOS-RonenConstituentServices <[RonenConstituentServices@sfgov.org](mailto:RonenConstituentServices@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Please support my hair stylist and other ActivSpace small business owners

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Ronen, Director Dick-Endrizzi, Members of the SF Planning Commission, and other interested parties:

I am writing in support of my beloved hair stylist, Elise Stengel, who has been cutting my hair for 17 years and who works in the ActivSpace.

She is amazing. She used to work in a larger salon but opened her own business because of allergies she and clients had to chemicals other stylists in the larger salon used, and because take-home pay was higher working in her own.

She works in ActivSpace, a building full of small business owners and one of few affordable spaces in San Francisco where working class small business owners can afford to practice their business.

Because of zoning ordinances that she and her fellow small business owners were unaware of, they now face eviction from the building, with few or no alternative affordable places to go to continue their work.

I urge you to work quickly with the Public Health Department and these small business owners to find a solution that allows them to continue their work while practicing in a safe way. Please don't kick these folks out and contribute further to San Francisco's gentrification and pricing out of working class people. It is critical to maintain affordable locations in the city where my hair stylist and other small business owners can practice their work.

Thank you for your time and consideration.

Sincerely,  
Bridget Harrison

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace  
**Date:** Tuesday, February 05, 2019 10:53:10 AM

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*Jonas P. Ionin,  
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**From:** jeffrey jorge <jeffrey.jorge@gmail.com>  
**Sent:** Tuesday, February 05, 2019 10:45 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** ActivSpace

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Morning Commission Secretary Ionin,

I wanted to write you a quick message in support of rezoning ActivSpace to allow for Illuminate Bodyworks and the other massage therapy businesses to stay open. Eryn is an incredible massage therapist who I have been going to for three years now for deep tissue massages. As an SFUSD public school teacher, self-care is incredibly important to me so that I can be the best version of myself with my students, their families, and my colleagues. Eryn greatly contributes to my health and wellness throughout the year and indirectly has a big influence on the lives of so many other members of the community.

Please consider all of the positive externalities that these small businesses have on San Francisco when making your decision. The people currently running their businesses out of ActivSpace provide great economic value to our city, and, more importantly, they have chosen to devote their professional lives to the health and wellbeing of others.

Thanks again for your consideration to rezone ActivSpace so that these businesses can stay open and continue to contribute to our city's public health.

Warmest Regards,  
Jeff Jorge

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Save the businesses of ActivSpace!  
**Date:** Tuesday, February 05, 2019 10:26:11 AM

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**From:** Kenneth Berger <kberger@kberger.com>  
**Sent:** Tuesday, February 05, 2019 10:24 AM  
**To:** Dick-Endrizzi, Regina (ECN) <regina.dick-endrizzi@sfgov.org>; BOS-RonenConstituentServices <RonenConstituentServices@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
**Subject:** Save the businesses of ActivSpace!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

||

Hi there,

I've been living in the Mission for 15 years now, and for nearly all of that time I've been a client of various businesses at ActivSpace at 18th and Treat. They rent small office space to therapists, coaches, hairdressers, personal trainers, massage therapists, etc. I depend on these people and visit the building at least once or twice a week. I also love supporting local small businesses and connecting with them in person—I know without affordable spaces like this one many of them would go out of business or have to leave San Francisco. They are part of what makes living in San Francisco special.

Recently it's come to my attention that these businesses may not technically be permitted under PDR zoning—yet it's exactly these kinds of businesses with small budgets but big

importance to their community that PDR zoning was design to protect. I hope that you will be able to help all of the tenants/small business owners at ActivSpace in finding a solution to this issue. Over 50 people have less than 30 days to find new places to work. This is an urgent matter. During this time of massive growth, gentrification and displacement in our city, it's more important than ever to protect the 200+ small businesses here. They are the best of San Francisco.

I don't know what I would do without these businesses, and I'm counting on you to make sure I don't have to find out. I don't know what the right solution is, but I know now is the time to step in and help.

Best,  
Kenneth

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[Kenneth Berger](#), Executive Coach

Read: [About Me & My Practice](#)

Watch: ["Unleash Your Leader Within"](#)

Meet: [Schedule a Meeting](#)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace Zoning  
**Date:** Tuesday, February 05, 2019 10:26:05 AM

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Jonas P. Ionin,  
Director of Commission Affairs

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

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[www.sfplanning.org](http://www.sfplanning.org)

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

From: Jessica <[sooperpixie@gmail.com](mailto:sooperpixie@gmail.com)>  
Sent: Tuesday, February 05, 2019 10:25 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: ActivSpace Zoning

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissions Secretary -

I am writing on behalf of my friend and hair stylist who has been working at ActivSpace for nearly 9 years. I highly advocate reconsidering the zoning restrictions (that she was not made aware of at lease signing) that affect the current businesses.

Please reconsider the current zoning restrictions and help these small businesses remain in the mission in SF. This is a very important decision!

Sincerely,  
Jessica Lewis  
Bay Area voter and resident of 32 years

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace Zoning Issues - Time Sensitive  
**Date:** Tuesday, February 05, 2019 10:17:09 AM

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*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Ava Schmidt <ava.message@gmail.com>  
**Sent:** Tuesday, February 05, 2019 10:06 AM  
**To:** Ava Schmidt <ava.message@gmail.com>  
**Subject:** ActivSpace Zoning Issues - Time Sensitive

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

As you have already heard, there are at least 50 people in the ActivSpace building who are potentially losing their space do to new zoning laws and I am one of them.

I am reaching out to you in hopes that you can help our TIME SENSITIVE issue.

First, when I signed my lease I as assured that the services I provide would be legal under the zoning at ActivSpace, I was never made aware that bodywork was not legal due to the actual **zoning at ActivSpace**.

I am hoping you will consider changing the zoning to include this space or at least allow longer than 40 days to give us all more time to figure out our next move as this will be very difficult seeing how ActivSpace has over 50 massage therapists who rely on the **affordability** of the space.

I have been in the building since summer 2018 as I recently moved back to the Bay Area and this was the best space I could find in order to have the practice I wanted. There are very few options out there. ActivSpace provides a space for small businesses to flourish and allow us all to work together with different businesses.

We are all working class and you will displace many of us if these laws are not changed and soon!

Please help us keep our valued spaces.

Thank you,  
Ava Schmidt

—

Ava Schmidt, CMT

[avaschmidt.com](http://avaschmidt.com)

[ava.message@gmail.com](mailto:ava.message@gmail.com)

207-504-0043

[Facebook](#) / [Instagram](#)

@BodyworkByAva



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ActivSpace Zoning Issues  
**Date:** Tuesday, February 05, 2019 10:06:07 AM

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*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Lara Klemens <lalasfo@me.com>  
**Sent:** Tuesday, February 05, 2019 9:38 AM  
**To:** Lara Klemens <lalasfo@gmail.com>  
**Subject:** ActivSpace Zoning Issues

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am writing to you as a business owner renting at the ActivSpace building at 3150 18th Street. I am concerned that my colleagues and friends are being unreasonably required to vacate the premises.

I am sure you are aware of the issues at hand by now, I am writing to lend my support to the rest who are acting to save their livelihoods.

The main points to consider:

1. Businesses were not advised that the various types that we operate are not under the zoning for the building. We have been operating here without incident, some for many years.
2. There are very limited locations for possibly 250 sole proprietor businesses to relocate in San Francisco.
3. The city will lose money and the area around ActivSpace will lose a vibrant, diverse community that supports the other businesses around us.

Please consider rezoning the building to allow all of us to stay. At the very least, extend the notice so

those who do need to move have more than a few days to do so.

THIS IS TIME SENSITIVE as those affected need to give notice by February 10th to retain our deposit and satisfy our lease agreements.

Please act soon to resolve the issue. Thank you for your attention.

Sincerely, Lara Klemens

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Reconsider the zoning for ActivSpace Mission  
**Date:** Tuesday, February 05, 2019 9:11:58 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Kathleen Verani <katverani@gmail.com>  
**Sent:** Tuesday, February 05, 2019 9:11 AM  
**Subject:** Reconsider the zoning for ActivSpace Mission

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The ActivSpace building in the Mission has been a thriving safe place for me and my kids to go and get our hair cut for over 10 years! I just learned that my hair salon that my children have grown up going to and I have been patronizing may get evicted because of zoning? And within 30 days? This has to be an oversight. DO NOT do this!

This is a terrible mistake that the city will make if they rezone the area so that these businesses can no longer operate. Part of a thriving community is diversity in businesses. You cannot sustain a neighborhood solely on food establishments and office space. So many artists and small businesses have moved to Oakland where costs are much less and support for these artists is so much better. San Francisco needs to keep a safe place for all it's small businesses not just the tech workers.

Please reconsider this plan to rezone the ActivSpace units for these small businesses AND the surrounding neighborhood. If you do not you will just add to the mass exodus of the people and businesses that used to make SF great.

--

Kathleen Lee Verani

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** ActiveSpace  
**Date:** Tuesday, February 05, 2019 9:11:48 AM  
**Attachments:** [Urgent! Please protect small business owners at ActivSpace!.msg](#)  
[Massage Therapy Businesses at ActivSpace.msg](#)  
[SAVE SF REIKI CENTER Located in Activspace Building at 3150 18th Street SF CA 94110 .msg](#)  
[ActivSpace Tenant Evictions.msg](#)  
[Zoning at ActivSpace in The Mission - URGENT.msg](#)  
[ActivSpace Zoning.msg](#)  
[Activspace concerns.msg](#)  
[Please help the healers who face eviction from ActivSpace!.msg](#)

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**From:** [CPC-Commissions Secretary](#)  
**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: Activspace concerns  
**Date:** Tuesday, February 05, 2019 9:10:57 AM

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

From: Adele Meyer <[adele.t.meyer@gmail.com](mailto:adele.t.meyer@gmail.com)>  
Sent: Tuesday, February 05, 2019 1:08 AM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>  
Subject: Activspace concerns

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

Hope you are well today.

I hear my massage therapist may be evicted from activspace where his small massage business has thrived the past year. Activspace is right in my neighborhood. I receive biweekly massage from my trusted practitioner due to a back disability. I am so grateful that my practitioner has a convenient, nice and affordable space a short walk from my home.

It's extremely difficult to make it as a massage therapist in this inflated economic situation. But we- San Franciscans with injuries, disabilities and musculoskeletal issues- need access to affordable care. My therapist provides a sliding scale for my income level. I can't go to a hotel or whatever for his level of care at his price point.

Please do not further endanger access to vital services in our city and hurt hardworking skilled practitioners. This is happening too much.

Thank you,  
Adele

Sent from my iPhone :)

**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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON LUNAR NEW YEAR  
**Date:** Tuesday, February 05, 2019 9:06:53 AM  
**Attachments:** [2.5.19 Lunar New Year.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, February 05, 2019 7:05 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON LUNAR NEW YEAR

**FOR IMMEDIATE RELEASE:**

Tuesday, February 5, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON LUNAR NEW YEAR**

“The celebration of Lunar New Year with our Asian Pacific Islander communities is a special time for all of us, especially here in San Francisco with our long history of honoring our cultural diversity. We are home to the best Lunar New Year festivities in the country, highlighted by our world famous Chinese New Year Parade, which draws people from all over to celebrate in our very own Chinatown. As we kick off the Year of the Boar, I am especially grateful that Senate Bill 892 has officially expanded the traditions of Lunar New Year to the entire State of California for the first time, strengthening our cultural foundation. I am proud to join everyone in embracing and celebrating our family, friends and community. Have a wonderful, safe and happy Lunar New Year! Gung Hay Fat Choy!”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for February 7, 2019  
**Date:** Friday, February 01, 2019 1:40:42 PM  
**Attachments:** [2013.1543\\_20190207.pdf](#)  
[CPC Hearing Results 2019.docx](#)  
[20190207\\_cal\\_offsite.pdf](#)  
[20190207\\_cal\\_offsite.docx](#)  
[Advance Calendar - 20190207.xlsx](#)

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Commissioners,

Attached are your Calendars for February 7, 2019. In addition, an update memo and new plans are attached. Hard copies are being mailed to you.

Please note that this hearing is being held off-site at the Mission HS Auditorium between 4 pm and 8 pm. As such, we would like to start promptly. I will be at the school from 2 pm on...so you can arrive any time after that.

Stay dry,

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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[www.sfplanning.org](http://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](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON BLACK HISTORY MONTH  
**Date:** Friday, February 01, 2019 9:54:22 AM  
**Attachments:** [2.1.19 Black History Month.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, February 01, 2019 9:52 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON BLACK HISTORY MONTH

**FOR IMMEDIATE RELEASE:**

Friday, February 1, 2019

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON BLACK HISTORY MONTH**

“As San Francisco’s first African American woman Mayor, I am proud to kick off Black History Month. From the jazz artists of the "Harlem of the West" to Maya Angelou and the shipbuilders of World War II, we celebrate our own rich Black history and that of all African Americans. As we celebrate the past, let us rededicate ourselves to the challenges of the present, be it income inequality, closing the achievement gap in our public schools, or reforming our criminal justice system. Every day I am inspired by those who came before and committed to continuing their work for a more fair and equitable society.”

###



**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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019 Statement of Economic Interests Form 700 due April 2 and Ethics/Sunshine Trainings due April 1  
**Date:** Friday, February 01, 2019 9:17:50 AM  
**Importance:** High

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FYI

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Ethics Commission, (ETH)  
**Sent:** Thursday, January 31, 2019 7:08 PM  
**Subject:** 2019 Statement of Economic Interests Form 700 due April 2 and Ethics/Sunshine Trainings due April 1

Hello Department Heads and Assigned Filing Officers,

Annual [Statements of Economic Interests \(Form 700\)](#) are required to be filed by public officials each spring and this year the statements are due on **Tuesday, April 2, 2019**. The annual Form 700 deadline has been moved to the next business day by the Fair Political Practices Commission in observance of Cesar Chavez Day on April 1<sup>st</sup> (state holiday). Annual Ethics and Sunshine Ordinance Declaration Forms (for those who are required to file them) are due **Monday, April 1, 2019**, per City's deadline. As department heads, you are responsible for the filing officer duties with respect to the financial disclosure requirements of positions in your department. You may delegate the filing officer related tasks to a staff person as necessary. Please visit the [Filing Officer Duties](#) page on our website for more details.

2019 Annual filing requirements, deadlines, and step-by-step resources for filers and filing officers are available on our website:

<https://sfethics.org/ethics/2019/01/annual-form-700-filings-due-tuesday-april-2-2019.html>

We are also offering information sessions listed below to help filing officers and filers learn more about upcoming annual filing requirements. **Please use this [online form](#) to sign up for the information sessions.** If you are unable to attend one of these sessions, we are happy to provide you one-on-one guidance.

**Filing Officer Information Sessions:**

**Session FO-1:**

Tuesday, **February 12<sup>th</sup> 2019** - 1:30 PM to 2.30PM  
Room 421, City Hall

**Session FO-2:**

Tuesday, **March 12<sup>th</sup> 2019** - 1:30 PM to 2.30PM  
Room 421, City Hall

**Filer Information Sessions:**

*We encourage you to invite your filers to participate in one of the sessions shown below.*

**Session FI-1:**

Wednesday, **February 20<sup>th</sup> 2019** - 1:30 PM to 2.30PM  
Room 421, City Hall

**Session FI-2:**

Wednesday, **March 20<sup>th</sup> 2019** – 1:30 PM to 2.30PM  
Room 421, City Hall

**Form 700: What and Why**

Annual Statements of Economic Interests (Form 700) are required to be filed by public officials and designated employees throughout California each spring. Financial disclosure filings serve two important purposes. First, they help officers and employees monitor their financial interests to detect and avoid potential conflicts of interest. Second, they provide transparency and promote public confidence that governmental decisions are made without any regard to any personal financial gain by those involved in making those decisions. Complete and timely filings, therefore, are an essential element of open and accountable City government.

**2019 Annual Filing Requirements**

- Elected officials, department heads, and members of the City's boards and commissions must:
  - File their Form 700s electronically with the Ethics Commission through [Netfile](#) (due April 2, 2019)
  - Complete their Ethics and Sunshine Ordinance training online through [Netfile](#), and electronically file the Ethics and Sunshine Training Declaration Form (due April 1, 2019)
- Employees who hold positions designated in their departmental Conflict of Interest

Code file their Form 700s on paper with their respective department's filing officer (due April 2, 2019).

**Key Reminders**

- There is no provision in the law for extending filing deadlines.
- Form 700s filed late are subject to late fees of \$10 per day, up to a maximum of \$100, for each filing required.
- **Per San Francisco Campaign and Governmental Conduct Code Section 3.1-102.5(c), members of City boards or commissions who have failed to file Form 700 and/or the Ethics and Sunshine Ordinance Training Declaration Form by the applicable filing deadline are disqualified from participating in or voting on matters listed on their boards' and commissions' meeting agendas until the filing requirements are met.**
- The Ethics Commission and the Fair Political Practices Commission have authority to initiate administrative enforcement action against any filer whose Form 700 filing is more than 30 days late, with potential fines of up to \$5,000 per violation. Willful failure to file may be pursued as a misdemeanor.
- Non-filers may be subject to disciplinary action by his or her appointing authority, including removal from office or termination of employment.

We request your help in ensuring timely and complete filings by your Department's filers. Please share the resources and reminders mentioned in this notice with your filers, and encourage them to attend the upcoming filer information sessions.

We understand how important it is for you and your filers to find the information you need to comply with these requirements. The Ethics Commission is committed to supporting you and your filers in this process. If you have any questions or require any assistance, please contact the Engagement and Compliance team at [ethics.commission@sfgov.org](mailto:ethics.commission@sfgov.org) or 415-252-3100. We will be happy to assist you.

Thank you for your continued support of this year's filing process.

Sincerely,  
The Ethics Commission

**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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE HALT TO BALANCE BILLING AT ZUCKERBERG SAN FRANCISCO GENERAL HOSPITAL UNTIL PLAN TO IMPROVE LONG-TERM BILLING PRACTICES IS IMPLEMENTED  
**Date:** Friday, February 01, 2019 9:17:15 AM  
**Attachments:** [2.1.19 Balance Billing.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Friday, February 01, 2019 8:32 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE HALT TO BALANCE BILLING AT ZUCKERBERG SAN FRANCISCO GENERAL HOSPITAL UNTIL PLAN TO IMPROVE LONG-TERM BILLING PRACTICES IS IMPLEMENTED

**FOR IMMEDIATE RELEASE:**

Friday, February 1, 2019

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE HALT TO BALANCE BILLING AT ZUCKERBERG SAN FRANCISCO GENERAL HOSPITAL UNTIL PLAN TO IMPROVE LONG-TERM BILLING PRACTICES IS IMPLEMENTED**

*Department of Public Health and ZSFG will develop a comprehensive plan for improvements within 90 days to address the issue of patients being billed the balance of their bills when their private insurers refuse to cover their bills*

**San Francisco, CA** —Today Mayor London N. Breed, Supervisor Aaron Peskin, the Department of Public Health and Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG) announced immediate steps to improve billing practices at ZSFG for patients who have gotten stuck in the middle of disputes between the hospital and their insurance provider, including a temporary halt to the practice of balance billing.

The San Francisco Department of Public Health (DPH) operates ZSFG as part of the San Francisco Health Network, the City's public health care system. As San Francisco's public hospital, the vast majority of ZSFG patients have Medi-Cal, Medicare or are uninsured. About 6 percent of patients have commercial insurance (including HMO or PPO plans) and come to ZSFG through trauma and emergency services. For those patients, their insurance is billed for services, and the insurance company decides what to pay. When an insurance company does not pay in full, PPO patients can be billed for the balance, a practice known as "balance billing."

"Although 'balance billing' affects a very small number of ZSFG patients, the stress and hardship they experience when it happens is very real," said Mayor Breed. "We need to look hard at our current billing practices, and until we come up with a plan that works for patients, we will not continue the practice of balance billing. In an emergency, people's focus should be on getting help quickly, not on what hospital they should go to. Private insurance companies also need to be held accountable to actually pay for the healthcare for anyone they cover."

"The City is taking the right step by stopping the practice of balance billing at SF General, because there's nothing 'balanced' about it," said Supervisor Peskin. "It's extra billing for services that patients don't have a choice about receiving, further delaying their ability to move on and heal. This immediate halt also covers the previous patients who've been stuck with crippling bills, including those being sent to collections. Healing delayed is healing denied, so I'm looking forward to working with the Department of Public Health on a new path forward."

Greg Wagner, Acting Director of Health, and Dr. Susan Ehrlich, CEO of ZSFG, outlined a set of immediate actions and elements of a comprehensive plan for improvement that will be developed within 90 days. This includes making changes to billing practices, financial assistance and patient communications. In addition, DPH and ZSFG are exploring policy solutions in coordination with local and state elected officials.

"The billing practices at Zuckerberg San Francisco General Hospital and Trauma Center for privately insured patients who receive trauma and emergency services are not working for some of our patients," Wagner said. "Keeping the patients' experience as the focal point, we will explore ways to protect patients from financial hardship, increase participation in financial assistance programs and where possible, recover costs for services from insurers to avoid lost revenues to the City."

"While hospital billing in the United States is very complicated, patients should not be caught in the middle of disputes between hospitals and insurance companies," Ehrlich said. "At ZSFG, our mission is to provide high quality health care and trauma services with compassion and respect to everyone in San Francisco. We are working to ensure that our billing practices better align with that mission. We are sensitive to people's circumstances and our patients come from all over the economic spectrum. We cannot solve the problems of the entire health care system, but we can do better to serve San Franciscans, who consistently have supported ZSFG and the rest of the City's excellent public health programs and services."

DPH and ZSFG have continued to address the problem of insurance payment shortfalls. DPH sued insurers for underpayment and reached settlements, reducing the number of privately insured patients who might be affected by a dispute. DPH's patient financial services

department works with individuals year-round to help them with billing issues, including financial assistance and appeals to insurance plans.

### **Immediate Changes**

#### **Temporarily halt all balance billing of patients**

- Effective immediately until a better plan is determined

#### **Make financial assistance easier to get**

- Proactively begin the process of assessing a patient's eligibility for assistance, rather than waiting for them to apply

#### **Improve patient communications**

- Proactively reach out to patients who are receiving large bills to explain the situation, remove the element of surprise, and offer to help
- Create a Frequently Asked Questions document to clear up many of the routine questions about billing and financial assistance
- Publicize the patient financial services hotline, (415) 206-8448, so that people know where to go for help
- Increase communication with patients and provide information about financial assistance opportunities

### **Additional elements of a comprehensive plan to be developed within 90 days**

#### **Make financial assistance easier to get**

- Adjust charity care and sliding scale policies to expand the number of people who are eligible
- Revise ZSFG catastrophic high medical expense program to support more patients who are faced with high, unexpected bills for catastrophic events
- Streamline the process of applying for assistance

#### **Protect patients' financial health**

- Establish an out-of-pocket maximum for patient payments to ZSFG
- Pursue agreements with private insurance companies
- Work with state partners to explore additional efforts to improve insurance payments

#### **Ensure ZSFG prices and practices are fair**

- Undertake a study of hospital charges regionally, comparing trauma centers, academic medical centers, San Francisco and Bay Area hospitals
- Research billing and financial assistance practices of California public hospitals to identify opportunities for improvement
- Conduct financial analysis of impact on the City of proposed changes

##

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**Subject:** Board Report  
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Commissioners,

Attached, please find this week's Board Report.

Sincerely,

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**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: January 31, 2019 Hearing Item 13: Housing Strategies and Plans Information Presentation  
**Date:** Thursday, January 31, 2019 10:20:09 AM

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January 30, 2019

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Re:

January 31, 2019 Hearing

Item 13: Housing Strategies and Plans Information Presentation

Dear San Francisco Planning Commissioners,

Please INCLUDE this letter in the AGENDA PACKET for the January 31, 2019 Hearing.

The Memo to the Planning Commission prepared by Miriam Chion covers many points, and concludes,

“San Francisco, the Bay Area and California are committed to provide housing solutions to the scale of the challenge. This means providing healthy and affordable housing for our current population and future generations. This means housing 1.1 million people in San Francisco, 9.3 million in the Bay Area and more than 45 million in California by 2040. This also means retention and expansion of our middle class with good jobs, reduction of displacement of low-income communities, and housing choices and stability for the African-American and Latino communities.”

The memo, however, omits the following facts and issues.

1.

San Francisco is already the second most-densely populated city in the United States

San Francisco is the second most-densely populated city in the United States, after New York. The 2010 Census recorded a population of 805,816 people in San Francisco, in a land area of 46.69 square miles (not the proverbial 49 square miles), and a population density of 18,679 people per square mile. New York’s population density was 27,016 people per square mile.

A mile is 5,280 feet. A mile is about 20 city blocks; a square mile is about 400 city

blocks. The Sunset District in San Francisco is 5.7 square miles, or about 2,280 city blocks.

A population of 1.1 million people in San Francisco would mean a population density of 23,560 people per square mile (about 400 city blocks). This represents a population increase of almost 300,000 from the 2010 Census, or almost a 37% increase in population from 2010.

2.

San Francisco's geography is constrained on all sides

San Francisco is a peninsula, surrounded on three (3) sides by water, and on the fourth by the San Mateo County line. Almost every foot of land in San Francisco has been developed or is public land, such as Golden Gate Park. There simply are not large swaths of land available for huge developments. The list of hazardous Superfund sites in reuse in California is astounding – including the ongoing scandal surrounding the Hunter's Point Shipyard development.

The only option is to build up, a la Manhattan – to take an existing single-story building footprint and stack unit upon unit. Each unit, of course, would generate a separate property tax.

3.

The City and developers will profit

This paradigm is setting a collision course with owners and residents of single-family homes, most of whom want to preserve the low-profile character of their family neighborhoods, and a city / county administration ravenous for increased property tax revenue working with developers who want to make a profit. There is a clear pro-development bias existing in the Planning Department. In addition, there is no description of impact on historic areas or even neighborhood character; or discussion of how an historic zone is protected from over development. It also does not address how a neighborhood can sustain the character that its residents cherish within the framework proposed of development at all costs.

4.

Environmental issues and sustainability

The issue of sustainability of our environment and resources is not addressed. Demands for water and infrastructure for more people to live in San Francisco are not environmentally sustainable. The State of California is already threatening to cut water supplies to San Francisco by 20-40%. The monarch butterfly is facing extinction on the West Coast. High rises lead to other problems, such as reduced

sunshine, creation of concrete canyons and wind tunnels, and increased bird deaths.

Population growth should not be encouraged, unless all facets of urban living are sustainable. That includes public transportation such as MUNI and BART and education infrastructures, which are currently unable to properly handle the current existing population.

And while development is always phrased in terms of “units built,” the reality is that every unit will have at least two (2) people, if not more. And while new construction no longer needs to include parking spaces, or very few for the development, the reality is that people are always going to have cars – and now, nowhere to park them, except on neighborhood streets.

5.

Earthquakes and fires

California is predicted to have greater storms and floods and greater droughts and fires in the future. The next major earthquake is a matter of when, not if. Fires will follow. San Francisco just experienced a 3.8 earthquake today at 10:28am. San Francisco is not adequately equipped nor prepared to deal with a major earthquake and fire. For example, both the Sunset District and the Richmond District, on the western side of San Francisco, are outside of the protection of the Auxiliary Water Supply System. That system stops (for the most part) at 19th Avenue. Most single-family homes are wood construction. We can expect that the next big earthquake and fire will devastate the western side of San Francisco.

6.

Promise of affordable homes for all is unrealistic and impractical

Much emphasis is placed on building “affordable” homes for the middle and lower classes, and for building units for the “homeless.” It costs about \$700,000 to build an “affordable” home. The only way such a unit is affordable to the middle and lower classes is if the government subsidizes it. That means, in reality, that it is NOT affordable to the middle and lower classes. It is a new iteration of the “projects” in all but name.

Likewise, building units for the “homeless” is another taxpayer drain. Who is going to pay the rent? Who is going to pay to clean the unit? Who is going to pay for maintenance and repairs? The answer is: Taxpayers. If taxpayers weren’t paying so much for the government to continue to enable social problems and misguided solutions, perhaps they would have enough money to buy a modest home in an affordable area. In the same vein, funding for small site acquisitions of “affordable units” is also misguided and simply makes the government a major landlord and the

taxpayers a wallet.

7.

Demand does not mean government should respond

When I was looking for my first home, I wanted a Victorian in the Haight-Ashbury. Well, I could not afford such a home, and I had to settle for a doll-house in the Sunset District. My commute between home and work downtown doubled. I did not run to the Mayor's Office of Housing and Community Development and demand that the city build me, or give me, a house, or complain that I should not have to commute. As a responsible citizen and taxpayer, I bought a house in an area that I could afford, even though my commute time doubled. That was the sacrifice I made.

If I cannot afford a Rolex watch, I buy a Timex. If I cannot afford filet mignon, I buy hamburger.

There seems to be a certain generation who expects instant gratification: from their cell phones to Amazon deliveries, and now extended to the production of housing. There seems to be a move towards having Big Government do everything for the people: to be their parents, their landlord, their insurer, their utility provider, etc. These functions are not the role of government.

New housing must be thought out in a careful, deliberative manner – and legislative policies need to be carefully thought out and all possible consequences, and unintended consequences, considered. That is why we have laws and zoning regulations, and why they should be followed, not gutted and emasculated.

If people cannot find a place to live in San Francisco, or cannot afford to live in San Francisco, then they should be responsible for themselves, show some initiative, and move to another area that they can afford to live in. The government, and taxpayers, have no duty to provide housing to every person who decides he or she wants to come and live in San Francisco.

The emphasis on up-zoning and automatic zoning exemptions is considering only immediate demand, and not long term consequences. Zoning rules exist for a reason: to provide a standardized quality of life for residents, to allow homeowners and residents to know the type of neighborhood they are buying or moving into. Changing zoning rules after the fact makes a mockery of our system of laws. I live in an area zoned RH-1, and I want it to remain that way. Changing the zoning in my area would be breaking a promise made to me as a citizen and taxpayer when I bought my house.

8.

Use existing housing stock before building more stacked units

The “housing crisis” has existed for almost 40 years, as evidenced by the Housing Accountability Act (Government Code Section 65589.5) enacted in 1982. A housing “crisis” has existed in California, and San Francisco, probably since 1849, if we access the right records. Demand exceeding supply in San Francisco is nothing new – it is par for the course – and it is not a crisis.

Yet the Memo never mentions existing housing stock that is being held off market. Existing housing stock should be used before aggressive building and development projects are undertaken. There are an estimated 40,000 empty units in San Francisco, that landlords do not want to market, for various reasons. Most of all, landlords are refusing to rent their units because of the onerous laws in San Francisco, which are so out of balance between landlords and tenants, and the rent control laws. To encourage the availability of rental units, San Francisco should revise its unfair Landlord-Tenant laws to make renting a win-win situation for all.

State laws on rent control and eviction need to be changed so that landlords are willing to rent to tenants once again. Rent control should either be expanded to all units, old and new, or abolished altogether and let market forces determine rental prices.

Units occupied by illegal aliens should be freed up for U.S. citizens and lawful permanent residents to help alleviate the housing “crisis.” For example, it is estimated that there are 44,000 illegal aliens in San Francisco. If four people (4) occupy a unit, that means 11,000 units are unavailable to U.S. citizens and lawful permanent residents, including the “homeless.” And we can expect this situation to worsen, as Governor Newsom is inviting unlimited illegal aliens to settle in California.

Thank you for your consideration of my letter.

Very truly yours,

Lou Ann Bassan

cc: Gordon Mar, Supervisor, District 4