

From: [Starr, Aaron \(CPC\)](#)
To: [Planning@RodneyFong.com](#); [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Board Report
Date: Thursday, February 14, 2019 12:18:07 PM
Attachments: [2019_02_14.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Attached, please find this week's Board 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: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Pollak, Josh \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pollak, Josh \(CPC\)](#)
Subject: FW: Sponsor Statement - Appeal Hearing of PMND for 5 Third Street
Date: Thursday, February 14, 2019 11:58:48 AM
Attachments: [Hearst Bldg - Appeal Hearing - Sponsor Statement 2019-02-14 \(Signed with Attachments\).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: Jan Smidek <jsmidek@jmaventuresllc.com>
Sent: Thursday, February 14, 2019 11:44 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: Sponsor Statement - Appeal Hearing of PMND for 5 Third Street

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

Dear Commission Secretary:

Ahead of today's appeal hearing of Preliminary Mitigated Negative Declaration for 5 Third Street (Planning Department Case No. 2016-007303ENV), please find attached our sponsor statement.

Best regards,
-Jan Smidek

Jan Smidek
JMA Ventures, LLC
460 Bush Street
San Francisco, CA 94108
p: 415-728-0772
e: jsmidek@jmaventuresllc.com
www.jmaventuresllc.com

From: Jan Smidek
Sent: Thursday, February 14, 2019 11:30 AM
To: 'richhillissf@gmail.com' <richhillissf@gmail.com>; 'myrna.melgar@sfgov.org'

<myrna.melgar@sfgov.org>; 'planning@rodneyfong.com' <planning@rodneyfong.com>;
'milicent.johnson@sfgov.org' <milicent.johnson@sfgov.org>; 'joel.koppel@sfgov.org'
<joel.koppel@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>;
'dennis.richards@sfgov.org' <dennis.richards@sfgov.org>
Cc: 'Rahaim, John (CPC)' <john.rahaim@sfgov.org>; 'Joslin, Jeff (CPC)' <jeff.joslin@sfgov.org>;
'claudine.asbagh@sfgov.org' <claudine.asbagh@sfgov.org>; 'Frye, Tim (CPC)' <tim.frye@sfgov.org>;
'Vanderslice, Allison (CPC)' <allison.vanderslice@sfgov.org>; 'Dwyer, Debra (CPC)'
<debra.dwyer@sfgov.org>; josh.pollak@sfgov.org; Salgado, Rebecca (CPC)
<rebecca.salgado@sfgov.org>; Adina, Seema (CPC) <seema.adina@sfgov.org>; 'Harry O'Brien'
<hobrien@coblenzlaw.com>; Caroline Guibert Chase (cchase@coblenzlaw.com)
<cchase@coblenzlaw.com>; Hearst Hotel <hearsthotel@jmaventuresllc.com>
Subject: Sponsor Statement - Appeal Hearing of PMND for 5 Third Street

Dear San Francisco Planning Department Commissioners:

Ahead of today's appeal hearing of Preliminary Mitigated Negative Declaration for 5 Third Street (Planning Department Case No. 2016-007303ENV), please find attached our sponsor statement.

Best regards,
-Jan Smidek

Jan Smidek

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460 Bush Street
San Francisco, CA 94108
p: 415-728-0772
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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, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY TRANSPORTATION AUTHORITY, AND PORT OF SAN FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY TERMINAL
Date: Thursday, February 14, 2019 10:06:10 AM
Attachments: [2.14.19 Ferry Terminal Gates.pdf](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Thursday, February 14, 2019 9:59 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SENATOR SCOTT WIENER, ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY TRANSPORTATION AUTHORITY, AND PORT OF SAN FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY TERMINAL

FOR IMMEDIATE RELEASE:
Thursday, February 14, 2019
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON BREED, SENATOR SCOTT WIENER,
ASSEMBLYMEMBER DAVID CHIU, WATER EMERGENCY
TRANSPORTATION AUTHORITY, AND PORT OF SAN
FRANCISCO OPEN NEW GATES AT DOWNTOWN FERRY
TERMINAL**

Gates are an important component of a \$98 million expansion of ferry capacity in San Francisco to meet increased demand for ferry service, which has doubled since 2012

San Francisco, CA — Mayor London N. Breed, Senator Scott Wiener, Assemblymember David Chiu, the San Francisco Bay Area Water Emergency Transit Authority (WETA) and the Port of San Francisco (Port) today announced the opening of the second of two new ferry gates to increase capacity at the Ferry Building. The new gates are part of the downtown San Francisco Ferry Terminal Expansion Project, which will double downtown ferry capacity to support increased San Francisco Bay Ferry ridership, which has doubled since 2012.

“Right now it is simply too difficult for many people to commute in and out of San Francisco,” said Mayor Breed. “Our population and our economy are growing. We need to make sure that we continue to invest in our transportation infrastructure to break the gridlock, and this includes expanding our ferry service throughout the Bay Area.”

The new Gate F, south of the iconic Ferry Building in downtown San Francisco, is now open for service, serving San Francisco Bay Ferry passengers riding the Richmond and Harbor Bay routes. The new Gate G opened in December 2018, serving passengers on the transit system’s Alameda/Oakland route.

In addition to providing increased ferry transit capacity, WETA is charged with coordinating emergency water transit in the Bay Area. Additional berths in San Francisco greatly improve WETA’s ability to evacuate the City and transport first-responders if necessary.

“An efficient and fully-funded transportation system—particularly public transportation—is essential to our states’ economy, environment, and residents’ quality of life,” said Senator Scott Wiener. “Investments in the downtown San Francisco ferry terminal and services will improve our state’s transportation system and improve the quality of life of thousands of Bay Area commuters.”

“Our state must be aggressive in investing in our transportation infrastructure during a time when people are commuting long hours due to our housing crisis,” said Assemblymember David Chiu. “With a new governor and an extraordinary budget surplus, now is the time to make ongoing investments in transportation and emergency infrastructure.”

The \$98 million project includes funding from State Proposition 1B, Regional Measure 2 toll revenue, the U.S. Department of Transportation’s Federal Transit Administration and San Francisco’s Proposition K transportation sales tax.

“San Francisco Bay Ferry service is growing with new routes and more passengers than ever,” said Nina Rannells, the executive director of WETA. “These new gates in downtown San Francisco increase our capacity and represent a major upgrade to our busiest terminal. This is a huge milestone for this project and for the growth of WETA’s ferry service in the Bay Area.”

“We are welcoming more people by ferry to our waterfront each year and expect that number to increase,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The Port is planning for future growth and making sure all waterfront projects, including the downtown San Francisco Ferry Terminal Expansion Project, are built with consideration of the latest sea level rise forecasts and designed to remain functional after a major earthquake, while also making sure our shoreline is enhanced for the thousands of people that enjoy it each day.”

The existing Gate E will be rebuilt over the next year as work continues on a new public plaza at the site. The public plaza will have new amenities such as weather-protected canopies, an extension of pedestrian promenade areas, and other public access improvements. The new gates and amenities will significantly improve waiting and queuing conditions for existing riders and expand the space available for WETA to stage emergency water transit services in the event of a regional transportation disruption or disaster.

WETA began project construction in 2016 and the full project is expected to be completed in early 2020. The Project design team is led by ROMA Design Group. Power Engineering Construction is the general contractor for the project and Jacobs Engineering serves as the construction management firm.

In January, WETA launched new San Francisco Bay Ferry service between Richmond and San Francisco. The Port of San Francisco is leading a citywide effort with WETA and other partners to build a ferry landing in the city's growing Mission Bay neighborhood.

###

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 \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Cc:
Subject: FW: Possible Closure of Opera Plaza Cinema
Date: Thursday, February 14, 2019 9:19:36 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Rod Freebairn-Smith <rf-s@f-sc.com>
Sent: Tuesday, February 12, 2019 4:53 PM
To: Janet Crane <jcrane@f-sc.com>; Milligan Jeanne <Jeanne_M@pacbell.net>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Possible Closure of Opera Plaza Cinema

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For retention of this small theater complex, at least three constituencies must consider potential damage to their futures:

1. **Landlord** is responsible for improving rental income returns. In this long period of economic boom, Opera Plaza has not been able to hold its smaller food retailers. Set so deeply off Van Ness, what retail tenant will pay a rent above the theater's? Film houses are classically able to support others, by pulling customers past "impulse retail", to "destination retail" (the theater).
2. **Max's, Peet's, Bookstore** will be damaged, threatened (?) if the theater traffic is removed. All three should vigorously advocate holding on to the theater. What alternative tenancy that can survive in the theater's hidden location, can support their business?
3. Four classic (mutually supportive) businesses are in place; a **rare cluster** vanishing elsewhere from San Francisco: Restaurant, bookstore, coffee and films. Culturally, essential stuff. For the residents living above, the film patrons make night-time walking home safer by putting "eyes on the Plaza", well into each evening.

Those of us in SF's NE Sector (especially Telegraph and Russian hills),

residents who frequent all four businesses at Plaza level, will sorely miss this tiny theater complex if films are removed. Will the bookstore be the next to close? Max's?

Suggestion: Create a new, city-wide marketing strategy creating a far greater awareness of Opera Plaza's four interdependent businesses, such that increased returns from their percentage rents (without raising base rents) can satisfy the building owners' desires for a higher return.

Rod Freebairn-Smith
Retired SF Civic Design
Commissioner, Arts
Commission.

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: Hearst Hotel - 5 Third Street - Case No. 2016-007303ENV
Date: Thursday, February 14, 2019 9:19:23 AM
Attachments: [HEARST Appeal CaseNo-7303ENV FINAL.pdf](#)

*Jonas P. Ionin,
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From: Pollak, Josh (CPC)
Sent: Tuesday, February 12, 2019 5:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>
Subject: FW: Hearst Hotel - 5 Third Street - Case No. 2016-007303ENV

Hello,

We received the attached letter from one of the appellants of the 5 Third Street project who would like to distribute it to the Commissioners for this Thursday's hearing.

Thanks,
Josh

Josh Pollak, AICP
Senior Environmental Planner

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8766 | www.sfplanning.org
[San Francisco Property Information Map](#)
Email: josh.pollak@sfgov.org

From: Sal Salma <yasalma@aol.com>
Sent: Tuesday, February 12, 2019 5:48 PM
To: Pollak, Josh (CPC) <josh.pollak@sfgov.org>
Subject: Re: Hearst Hotel - 5 Third Street - Case No. 2016-007303ENV

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

Hi Josh,

Please use the version I've attached to this email. The one I sent earlier had an error.

Thanks,
Sal

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

From: Sal Salma <yasalma@aol.com>

To: josh.pollak <josh.pollak@sfgov.org>

Cc: yasalma <yasalma@aol.com>

Sent: Tue, Feb 12, 2019 5:42 pm

Subject: Hearst Hotel - 5 Third Street - Case No. 2016-007303ENV

Hello Josh,

I would like to include the attached document in my appeal to the Planning Commission.

Thanks,
Sal Salma

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: February 14 Agenda Item 16:Hearst Building Negative Declaration Appeal
Date: Thursday, February 14, 2019 9:17:54 AM
Attachments: [SBH Letter and BR report Hearst Building Neg Dec Appeal-signed.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

From: SUSAN BRANDT HAWLEY <susanbh@me.com>
Sent: Wednesday, February 13, 2019 3:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Rodney Fong <planning@rodneymfong.com>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Pollak, Josh (CPC) <josh.pollak@sfgov.org>; Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Harry O'Brien <hobrien@coblentzlaw.com>; rachel mansfield-howlett <rhowlettlaw@gmail.com>
Subject: February 14 Agenda Item 16:Hearst Building Negative Declaration Appeal

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

Good afternoon. Please see the attached letter and report in support of the Hearst Building negative declaration appeal. Thank you.

Susan Brandt-Hawley

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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OPera Plaza Cinema- submit
Date: Thursday, February 14, 2019 9:17:25 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Jeanne Milligan <Jeanne_M@pacbell.net>
Sent: Tuesday, February 12, 2019 2:50 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 'Jeanne Milligan' <Jeanne_M@pacbell.net>
Subject: OPera Plaza Cinema- submit

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

It came as such a surprise that the Planning Commission will hold a hearing within the month to determine the fate of one of the most popular cultural icons and important contributors to the rich cultural life of San Francisco, the Opera Plaza theatre owned by Landmark Theatres. It does not present much time for those of us that feel strongly that the City of S.F. should be taking an aggressive stand for maintaining cultural institutions that are so vital to the quality of life in San Francisco.

The landlord of that property would be well advised to offer to put monies into improving the theatre to become a state of the art property, rather than not renewing their lease or at least not offering a price on the lease that Landmark Theaters would accept .

With so little time to organize this movement to keep the theatre, I would suggest that the Planning Commission refuse to alter the Conditional Use Permit and instead instruct the various principals in this issue to manage with all of their resources to keep this theatre open.

There is NO retail use that could attract enough people to this location in the Center. It is hidden and difficult and not inviting, thus it would ultimately resort to commercial offices making San Francisco less worthy of the reputation that it now has as a center of culture.

This location for the theatre places it among the other cultural icons in this neighborhood.

Landmark Theatres, which was once a major force for art-house and foreign cinema, will be reduced

to just the Embarcadero Center Cinema and the Clay in San Francisco.

We implore you to use your resources to improve the relationship to help enable it to move forward with keeping the Opera Plaza Theatre in place.

Thank you.

Jeanne Milligan
(415)563-3494

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: Keep movie theater at Opera Plaza
Date: Thursday, February 14, 2019 9:17:18 AM

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

From: jane winslow <janemwinslow@gmail.com>
Sent: Tuesday, February 12, 2019 3:06 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Keep movie theater at Opera Plaza

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

SF doesn't need more retail space. We need to keep the few movie theaters we have.
Please do not change the use of the movie space at Opera Plaza.
Jane Winslow
Telegraph Hill
Sent from my iPhone

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: Status of Opera Plaza Cinema hearing - 601 Van Ness, SF 94102
Date: Thursday, February 14, 2019 9:17:06 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Darcy Cohn <darcycamille2@gmail.com>
Sent: Tuesday, February 12, 2019 4:34 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Status of Opera Plaza Cinema hearing - 601 Van Ness, SF 94102

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

Mary,

I left a phone message for you this morning regarding questions I had concerning the hearing for Opera Plaza Cinema.

I'm one of many folks who have frequented Opera Plaza Cinema since it opened, I've worked in the film industry and taught filmmaking and cinema studies for many years and feel it's imperative to oppose the closing of this cinema. Opera Plaza Cinema is one of our city's treasures. So I have a few questions related to this issue, which I hope you will be kind enough to answer.

1. Harvey Hacker shared your email response to him about a request that the Opera Plaza Cinema hearing being continued to April 18th. I'd just like to be clear that the Planning Dept. did, in fact, agree to the owner's request to continue this hearing? There are many people who oppose the closing of this cinema; if the hearing is taking place, as originally scheduled on February 21, 2019, I'd like to let them know, so they can contact you and the Planning Commission.
2. I understand that there had been another planner on this case - Sarah Velve. Do you - as the current planner - receive a packet from her containing files about the history of this application for conditional change of use? Many fellow cinephiles and I hope that as the current planner assigned to

this case, you have been given all this history: all the files and background concerning past public opposition (letters and activities) to the potential closing of Opera Plaza cinema?

3. Another question that came up in speaking to people who live in Opera Plaza and oppose the cinema closing: When Opera Plaza was given a permit to be developed, was there a requirement that there be a space provided for a public theater?

4. Finally, regarding people who have written to you voicing their concern about the fate of Opera Plaza Cinema - do you keep their letters for the next hearing, if it is to happen April 18, 2019 - or do they have to write again? I would hope their comments become part of the public record for any future hearing on the subject of Opera Plaza Cinema closing.

Thank you for responding to these questions at your earliest convenience.

Darcy Cohn
home: 415.681-6908

**Former Film/TV Faculty
Creative Arts Division
De Anza College**

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: Keep Opera Plaza Theater open
Date: Thursday, February 14, 2019 9:16:49 AM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Kei Yamagami <yamagamidesign@gmail.com>
Sent: Wednesday, February 13, 2019 7:55 AM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Keep Opera Plaza Theater open

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

Most film goers are people from the local community. More and more facilities, open spaces, water front areas are being taken for tourists. Small theaters are important to us who live here and we need the energy it provides to the neighborhood. There are already many restaurants, cafes, cleaners, etc. but movie houses bring locals together. Keep small theaters here in SF.
Kei Yamagami
yamagamidesign@gmail.com

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: Opera Plaza Cinemas
Date: Thursday, February 14, 2019 9:16:40 AM

*Jonas P. Ionin,
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From: Hollister Sidney J.P. <shollister@mindspring.com>
Sent: Wednesday, February 13, 2019 12:50 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opera Plaza Cinemas

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

"Dear Planning Commissioner Woods:

I am writing to urge you to support the continued use of the Opera Plaza Cinema as a movie theater and to reject the proposed change of use. Opera Plaza Cinema is an important community asset for neighborhood residents and residents from all areas of San Francisco who enjoy viewing a diverse range of foreign and independent films. Landmark Theatres operates Opera Plaza Cinema and wants to stay. They are working with the San Francisco Neighborhood Theater Foundation on a plan to substantially upgrade the theater and have identified donor funding for the project. The plan is economically viable and would offer fair rent to Opera Plaza while assuring that the vitality of the Opera Plaza retail district would not be undermined by the loss of the theater. Thank you for your work on behalf of the residents of San Francisco.

Part of the Cinema's difficulty is caused by the absence of visually attractive signage. As I attend the Opera Plaza Cinemas often, frequently running into friends there, I notice that retail stores and

restaurants change frequently, as they, too, have no easily visible signage to draw customers. Books Inc. and Max's, being on the street, have less of a problem. Retail back in the center of the Plaza would suffer the same fate as the retail and restaurants that have opened and closed there over the years. Please do all you can to preserve this cinema, an increasingly rare venue for films that are difficult to find elsewhere, if at all.

Sincerely,
Sidney J.P.Hollister
465 Chestnut Street
San Francisco, CA 94133
(415)772-8903

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: Please Keep Opera Plaza Cinema Open
Date: Thursday, February 14, 2019 9:16:31 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Thao Duong <thao@sfo-zrh.net>
Sent: Wednesday, February 13, 2019 1:18 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please Keep Opera Plaza Cinema Open

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

Dear Ms. Woods,

I am compelled to write you today to implore your utmost efforts in keeping San Francisco's beloved Opera Plaza Cinema alive.

Having grown up in San Francisco Bay Area and recently moved back after 14 years in Zurich, Switzerland, I find the economic and social disparity that has spread throughout the city distressing. If I may speak out or engage to make any difference, then it would be this: Please keep Opera Plaza Cinema open and running. We need it, the city of San Francisco as well as the Bay Area needs it, and our culture needs it. When a landmark of our culture and heritage dies, it leaves our landscape barren and our communities poor and malnourished, lacking in place of gathering, a site to convene and learn about one another; our lives, stories, and infinite human experience.

Letting the Opera Plaza Cinema go would not only be a great loss for one of the greatest art forms and forms of entertainment of our times - the movies and going to the movies - but it would be a loss for all of us who appreciate and seek community through collective experiences such as the cinema-going experience. As a film curator and professional in film and media production, I know of the struggle brick-and-mortar theaters are having to endure, its livelihood threatened by new distribution platforms. And it is precisely the reason we must keep cinemas such as the Opera Plaza alive. For all the possibilities that are available to see and consume films, these cannot replace the experience of going to the movies and watching them with an audience in the transportive magic that is being in a theater. We need and seek this unique human experience the same way we have tablets and still read books in glorious print on paper.

Thank you for keeping the Opera Plaza of San Francisco alive so that the community continues to have a place of

gathering and possibility of experiencing the gloriousness that films and movie-going can be.

Sincerely,
Thao Duong

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-007049CUA - 3378 Sacramento Street
Date: Thursday, February 14, 2019 9:14:08 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: William Hudson <whud52@yahoo.com>
Sent: Wednesday, February 13, 2019 8:51 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: Fw: 2018-007049CUA - 3378 Sacramento Street

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

Bill Hudson

7 Presidio Avenue

San Francisco, CA 94115

415-694-1271 (cell)

----- Forwarded Message -----

From: William Hudson <whud52@yahoo.com>
To: myrna.melger@sfgov.org <myrna.melger@sfgov.org>; joel.koppel@sfgov.org <joel.koppel@sfgov.org>; planning@rodneymfong.com <planning@rodneymfong.com>; richhillissf@gmail.com <richhillissf@gmail.com>; milicent.johnson@sfgov.org <milicent.johnson@sfgov.org>; kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>; dennis.richards@sfgov.org <dennis.richards@sfgov.org>
Cc: Charlie Ferguson <charles.ferguson@kaydryden.com>; laura.ajello@sfgov.org <laura.ajello@sfgov.org>; cpc.commissionsecretary@sfgov.com <cpc.commissionsecretary@sfgov.com>; Catherine Stefani <catherine.stefani@sfgov.org>
Sent: Wednesday, February 13, 2019, 4:59:39 PM PST
Subject: 2018-007049CUA - 3378 Sacramento Street

Dear Sirs,

I am the former President and a current Director of the Presidio Heights Association of Neighbors ("PHAN"). I am writing on behalf of the current President of PHAN, Charles Ferguson, who is traveling on business but who authorized me to make this submission in his absence to oppose the above application for a conditional use permit to conduct a medical/dental practice at 3378 Sacramento Street. This application is on the Planning Commission calendar for consideration on February 14th.

In 2016, PHAN similarly and successfully objected to a similar application by the same applicant for the same conditional use permit for the same property and there is no reason that the result should be any different three years later. Applicant purchased this space in 2016 when it had been a longtime retail framing establishment and knew then that the space was subject to the Neighborhood Commercial District ordinance governing Sacramento Street that prohibits medical offices in street level commercial spaces.

PHAN is committed to preserving the retail character of Sacramento Street as required by the Neighborhood Commercial District ordinance and as a result remains strongly opposed to the conditional use permit sought by this application. PHAN believes that applicant has not made any genuine efforts to find suitable retail tenants for this space and has simply rented the space to a business use as a stepping stone to reasserting this repeat application. Applicant should not be rewarded with a conditional use permit that is explicitly at variance with the applicable zoning ordinance for this purposeful behavior to get around the ordinance.

While I cannot speak for the Sacramento Merchants Association, their leader, Traci Teraoka, is also travelling this week and unable to attend the Thursday hearing. She was very much opposed to this application in 2016 and I have every reason to believe that she remains opposed to this application for much the same reasons that I have set forth above.

Please honor the letter and intent of the applicable zoning ordinance and do not grant this conditional use permit.

Sincerely,

Bill Hudson, Director, Presidio Heights Association of Neighbors

Bill Hudson

7 Presidio Avenue

San Francisco, CA 94115

415-694-1271 (cell)

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: Copy (pdf) Objections Filed re 2016-011101CTZ on Hearing 02/21/19
Date: Thursday, February 14, 2019 9:10:40 AM
Attachments: [RCW Objections 02-13-19 as delivered.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: r_wilkinson@sbcglobal.net <r_wilkinson@sbcglobal.net>
Sent: Wednesday, February 13, 2019 12:07 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Copy (pdf) Objections Filed re 2016-011101CTZ on Hearing 02/21/19

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

Attached please find a pdf of the letter delivered to your office (15 copies to reception) this morning.

Thank you,

Ross Wilkinson

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 AND CITY ATTORNEY DENNIS HERRERA ANNOUNCE AGREEMENT TO PRESERVE ARTIST HOUSING IN MID-MARKET
Date: Thursday, February 14, 2019 8:58:38 AM
Attachments: [2.12.19 1049 Market Street.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: Press Office, Mayor (MYR)
Sent: Tuesday, February 12, 2019 5:49 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED AND CITY ATTORNEY DENNIS HERRERA ANNOUNCE AGREEMENT TO PRESERVE ARTIST HOUSING IN MID-MARKET

FOR IMMEDIATE RELEASE:

Tuesday, February 12, 2019

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

***** STATEMENT *****

**MAYOR LONDON BREED AND CITY ATTORNEY DENNIS
HERRERA ANNOUNCE AGREEMENT TO PRESERVE
ARTIST HOUSING IN MID-MARKET**

*Agreement will legalize unpermitted units and resolve legal conflicts, allowing the City to
provide funding to make the units permanently affordable through partnership with
Tenderloin Housing Clinic*

San Francisco – Today Mayor London N. Breed and City Attorney Dennis Herrera announced a settlement agreement with the owner of 1049 Market Street that will preserve 15 units of existing housing in mid-Market and make these homes permanently affordable.

Due to the efforts of the tenants, the owner, the Mayor's Office, the City Attorney, and Superior Court Judge Anne-Christine Massullo, the parties and the City reached a comprehensive resolution and settlement that, upon completion of the City's permitting and approval process, would legalize and preserve fifteen units in the building as permanently affordable housing prioritized for artists. Additionally, it would permit the owner to return the

remaining floors in the building to office use.

The settlement agreement, which Mayor Breed introduced at the Board of Supervisors today, resolves all outstanding legal issues including the pending Ellis Act evictions field against the tenants and over a dozen lawsuits between the parties filed in state and federal courts.

“Our arts community is such an important part of San Francisco and our culture, but artists, like so many others, are finding it difficult to survive in our increasingly expensive City,” said Mayor London Breed. “I want to thank City Attorney Dennis Herrera and his office as well as all our City staff for their work on this creative solution to preserve artist housing in the heart of our city. As we grow and build the housing we so badly need, we also have to work to preserve the housing we already have to keep people stable in our communities.”

“The property owner illegally converted this building into residences,” said City Attorney Dennis Herrera. “Then almost 20 years later they tried to kick everyone out in the middle of a housing crisis to illegally convert it back to offices and capitalize on the tech boom. You just can’t do that. The tenants were mostly artists, teachers and other working class San Franciscans. In crafting a solution to this complex problem, our focus was on stopping further displacement. Through some creative lawyering and years of hard work, we have been able to ensure that the remaining tenants get to stay and that 15 residences will endure as permanently affordable homes for artist households. That’s something that will benefit all San Franciscans.”

Though principally permitted as office space, 1049 Market was illegally converted decades ago to apartments. At one time, there were approximately 80 occupied residential units in the building along with six lawfully permitted units. In 2013, the owner began illegally reconverting the units back to office use without identifying and addressing the needs of the existing tenants. The Mayor’s Office and other city departments then attempted to work with the owners to find a path to legalize the entire building for residential use. Instead, the owners decided to evict the residential tenants using the state Ellis Act and pursue conversion of the building back to commercial use, and they obtained a permit for that purpose. This permit was revoked by the City, and eventually led to the owners filing six lawsuits against the City.

The City Attorney’s Office, the Mayor’s Office and various City departments have been involved in discussions with the present owner and a number of third parties seeking possible methods of retaining some of the units in the building as residential units for the last three years. Previous attempts by the owners to sell the property, with a portion of the building retained for residential use, failed.

“We’d like to thank all our City partners who collaborated on this effort to preserve essential affordable housing, especially the City Attorney’s Office and the Planning Department. We’re so grateful that this settlement will allow 15 households to continue calling 1049 Market home,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

Under the supervision of Superior Court Judge Massullo, a settlement agreement between the tenants, the owner, and the City and County of San Francisco will allow for 15 currently unpermitted units, most of which house artists, on the second floor of the building to be made legal and permanently affordable, with \$2.4 million in funding from the Mayor’s Office of Housing and Community Development. The Tenderloin Housing Clinic will own and operate

the residential units. The units in the future will be prioritized for artists. As part of the agreement, the owner of 1049 Market will dismiss the existing lawsuits filed against the City and the current tenants.

“The diverse group of tenants at 1049 Market, after more than five years of hard work and negotiations, have stopped their evictions. We are thrilled that affordable housing in Mid-Market has been saved,” said Xi’an Chandra Redack, who has lived at 1049 Market for nearly 15 years.

After the Parties execute the Settlement Agreement, the current building owner will work with the City in the coming months to obtain the approvals necessary to subdivide the property into a commercial and residential parcel, obtain conditional use authorization to convert the remaining floors back to commercial use, and obtain necessary permits for the tenant improvements. It is expected that THC will purchase the residential parcel from the current owner in approximately July 2019, and making improvements to the second floor at that time. Supervisor Matt Haney is co-sponsoring the settlement.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Accessory Dwelling Units in New Construction (file 2018-016401PCA)
Date: Thursday, February 14, 2019 8:58:21 AM
Attachments: [LC ltr ADUs in new construction \(Safai\).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: Tom Radulovich <tom@livablecity.org>
Sent: Tuesday, February 12, 2019 5:42 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rodney Fong <planning@rodneyfong.com>; Rich Hillis <richhillissf@yahoo.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Meyer, Catherine (HRC) <cathy.mulkeymeyer@sfgov.org>
Subject: Support for Accessory Dwelling Units in New Construction (file 2018-016401PCA)

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

Dear Commissioners,

On behalf of Livable City, I'm writing in support of Supervisor Safai's ordinance to permit accessory dwelling units in new construction. We urge you to give this ordinance your support when it is before you on March 7.

Best,

Tom

Tom Radulovich
Executive Director
Livable City & Sunday Streets

301 8th Street, Suite 235
San Francisco CA 94103
415 344-0489
www.livablecity.org
tom@livablecity.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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: the Bayview Hunters Point Community Economic Development Plan Information Session to be held on March 13, 2019 from 6:00pm-7:30pm:
Date: Tuesday, February 12, 2019 3:47:43 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Teague, Corey (CPC)
Sent: Tuesday, February 12, 2019 2:49 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: the Bayview Hunters Point Community Economic Development Plan Information Session to be held on March 13, 2019 from 6:00pm-7:30pm:

I think this was meant to go to Planning Commissioners.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9081 | www.sfplanning.org San Francisco Property Information Map

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

From: rodney hampton <hamptondistrict@yahoo.com>
Sent: Tuesday, February 12, 2019 2:00 PM
To: Teague, Corey (CPC) <corey.teague@sfgov.org>; PIC, PLN (CPC) <pic@sfgov.org>
Cc: jim.meko@comcast.net; margaret.yuen@sfgov.org
Subject: the Bayview Hunters Point Community Economic Development Plan Information Session to be held on March 13, 2019 from 6:00pm-7:30pm:

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

Hello Commissioners:

We are reaching out for your participation in our upcoming BVHP community economic development information session.

If possible, we ask Commissioner(s) of San Francisco Planning to come share with the community stake holders, leaders and Cannabis operators, how we (together) can shape the future of San Francisco and the region through the San Francisco Equity program; while generating an extraordinary vision for the General Plan and in neighborhood plans from these emerging opportunities. 10mins

Re: Cannabis Business Owner(s) and Operations

San Francisco Planning Commissioner(s):

Please attend the Bayview Hunters Point Community Economic Development Plan Information Session to be held on March 13, 2019 from 6:00pm-7:30pm:

Southeast Community College Facility

1800 Oakdale Ave.

SF, CA 94124

Alex L. Pitcher, Jr. Community Room

This information session & mixer is for all Cannabis business owners and/or operators (EXISTING and NON-EXISTING) and Equity Groups in the Southeast Sector of San Francisco, CA. zip codes: 94124 / 94107 / 94134

Agenda:

Introduction: Original Equity Group (OEG). 5mins.

- The Supervisor of District 10, Shamann Walton, will give voice to a vision of economic development as it relates to an emerging cannabis industry that is in harmony with expectations of the greater District 10 community. 15mins
- The Bayview Hunters Point (BVHP) Citizen Advisory Committee Commissioner(s) (CAC) will address the BVHP community economic development plan & equity inclusion as it will relate to all Cannabis business operation located in (94124 zip code); Bayview Hunters Point Community. 15mins.
- The San Francisco Office of Cannabis (OOC) will address the Equity program and the Good NeighborCommunity Policy REQUIREMENTS & application process for (EXISTING and NON-EXISTING). 15mins
- The Office of Workforce & Economic Development (OWED) will address the San Francisco local hiring program & pre-apprenticeship training. 10mins.
- Young Community Developers, Inc. (YCD) will share pre-apprenticeship training and cannabis educational development workshops in Bayview Hunters Point (BVHP). 5mins

Question & Discussion. 10mins

Information Session

Adjourned @ 7:30pm

The Bayview Hunters Point Community Economic Development Plan Information Session Mixer @ 7:30pm:

Cannabis Coalition Mixer: (good food, beverages)

Sponsored: by: My Art Gallery and The Betty Project

My Art Gallery

4526 3rd street

SF, CA 94124.

Event Sponsored by:

CDXX, The Original Equity Group (OEG), SFCRA, The World Hemp Operation Project (WHOP), Young Community Development (YCD), We Help Our People (WHOP), and The Betty Project.

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: Save Opera Plaza Cinema
Date: Tuesday, February 12, 2019 10:46:12 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Cathy Cohn <cc66@sbcglobal.net>
Sent: Tuesday, February 12, 2019 10:35 AM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Save Opera Plaza Cinema

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

Dear Mary,

How do we maintain access to 'the arts' with development running with little or adequate oversight in many respects?

I am concerned that Opera Plaza Cinema and the unique films they present are on the chopping block and another important art outlet is destined for distinction.

We have already seen and are continuing to see a loss of music venues, dance venues/spaces and the mass migration out of the city by creative artists who can't afford to work or live here.

Will we be left with many new buildings both residential and commercial (a significant number built and deliberately kept vacant) but little cultural resources in the city to maintain its vibrancy, health and quality of life?

Will the Planning Department please be more on the side of the residents and local community *over* development and corporate interests when evaluating matters of planning in the city - including this one. Please think long term outcomes when making your decisions.

Thank you for your consideration.

Best

Cathy Cohn

Tel: 415.564.7404 //Cell: 415.310.4344

cc66@sbcglobal.net

Inner Sunset

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Protesting the eviction of legitimate massage therapists from ActiveSpace
Date: Tuesday, February 12, 2019 8:56:26 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Oliver Bacon <oliver.bacon@gmail.com>
Sent: Monday, February 11, 2019 4:42 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneymfong.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: Protesting the eviction of legitimate massage therapists from ActiveSpace

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

Dear Planning Commission,

I am writing to register my concern about the forced eviction of legitimate small-business people, namely massage therapists and other body workers, from the ActiveSpace building in the Mission District. These are hard-working, independent entrepreneurs, who, overnight, were told their work falls afoul of zoning regulations that were not made known to them, as far as I can tell, by the building's owners. It is simply not acceptable to claim that they can go find another place to work, since as truly middle-class business people, they have few/no affordable workspaces to lease.

I'm not sure what kind of city you are trying to create (are you actually paying attention to what is happening to the economic mix of business owners and residents here?), but evicting these people will contribute to the destruction of the middle class in San Francisco.

Very Truly Yours

Oliver Bacon, MD

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: Opera Plaza Movies
Date: Tuesday, February 12, 2019 8:56:10 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: JANET <jlbensu@comcast.net>
Sent: Monday, February 11, 2019 4:13 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opera Plaza Movies

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

I read the sad news that there is a possibility that the Opera Plaza theaters might close. This is my favorite place to go. The movies shown here are the ones I want to see. Usually I tried to go once a week. I am a senior and it is very easy to get there. The theaters are clean and comfortable.

I hope that you can find to keep this gem open. It fills an important niche for many of us who like documentaries and foreign films.

Thanks, Janet Bensu

Sent from Xfinity Connect Application

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opera Plaza Cinemas
Date: Tuesday, February 12, 2019 8:56:00 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Leigh Blicher <leigh@videofax.com>
Sent: Monday, February 11, 2019 4:07 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opera Plaza Cinemas

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

I will not be able to leave work to attend the hearing next week but I wanted to add my voice to those urging you not to approve a change of use for this space.

The Opera Plaza Cinema is a very important theatre in San Francisco as it shows the the wonderful smaller films, the foreign films, the documentaries that the larger multiplexes ignore. We love going to this theatre.

We San Franciscans like to think of ourselves as a sophisticated city but we have few of the great museums of places like New York. But we have had wonderful cinemas playing independent and exciting films. Without those theatres what we have are a plethora of trendy eating spaces and fancy chain stores that come and go very quickly. The special arthouse cinemas actually do add sophistication and culture to the city.

From a business perspective, It also seems quite odd to add retail to a location with little foot traffic, especially when there are already so many empty retail spaces in the city.

Thank you,
Leigh Blicher, Managing Partner



home address:

1252 8th Ave

San Francisco, CA 94122

business address:

1750 Cesar Chavez, Unit G

San Francisco, CA 94124

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: Opera Plaza Cinema
Date: Tuesday, February 12, 2019 8:55:40 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Edward G. <edward5430@comcast.net>
Sent: Monday, February 11, 2019 6:10 PM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opera Plaza Cinema

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

Dear Ms. Woods,

I am a strong supporter and frequent customer of the Opera Plaza Cinema, and have been so since its inception more than 30 years ago.

I am writing to oppose the proposal that Opera Plaza Cinema be shut down and replaced with retail space.

Not only would this be a huge loss for the cultural life of San Francisco, but... if I may state the obvious... It's not necessary! San Francisco already has a huge surfeit of unoccupied retail space! Why create more retail space at the expense of a cultural institution?

The effort to close the Opera Plaza Cinema -- one of the few San Francisco venues left to see foreign film, independent film and documentaries -- isn't wanted, isn't desirable, and isn't wise.

Please do what you can to stop this stupid plan from moving forward.

Thank you,
Edward Guthmann

retired film critic, San Francisco Chronicle

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 *** S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO HIGHEST POSSIBLE "AAA" BOND RATING
Date: Monday, February 11, 2019 11:46:32 AM
Attachments: [2.11.19 Bond Rating Upgrade.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Monday, February 11, 2019 11:45 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO HIGHEST POSSIBLE "AAA" BOND RATING

FOR IMMEDIATE RELEASE:

Monday, February 11, 2019

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

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

**S&P GLOBAL RATINGS UPGRADES SAN FRANCISCO TO
HIGHEST POSSIBLE "AAA" BOND RATING**

Credit agency upgrades San Francisco ratings to highest possible levels

San Francisco, CA – Mayor London N. Breed today announced that S&P Global Ratings ("S&P")—one of the world's "Big Three" credit agencies—has upgraded San Francisco's general obligation bond rating from AA+ to AAA, the highest possible S&P rating. This follows the City's general obligation bond upgrade by Moody's, another of the "Big Three" credit agencies, to its highest rating of Aaa in March 2018. These ratings are the highest the City has achieved in approximately 40 years, and will allow the City to issue debt at lower borrowing costs.

The S&P rating upgrade is largely attributable to the City's strong management, sustainable budgeting and financial policies and practices, improved reserve position to weather the next down-cycle, robust tax base, and position as a regional economic center. The AAA rating additionally reflects the strength of the voter-approved, unlimited property tax pledge securing the bonds. While S&P cites social service demands, infrastructure deferred maintenance, and

pension and Other Post-Employment Benefits (OPEB) costs to be among San Francisco's most costly long-term challenges, the stable outlook reflects S&P's view that the City "will continue to show spending discipline" over the next two years. S&P views favorably San Francisco's budgeting approach amid a prolonged period of economic growth and notes "continuity in the finance and budgeting functions" at the City in recent years.

"This higher bond rating means lower costs for San Francisco taxpayers," said Mayor Breed. "This is the result of the work we have done to manage the City's finances, and I remain committed to making responsible choices with our budget in the years ahead. I have directed City departments to put together a budget that is based around accountability so we can continue to make responsible investments moving forward."

In January 2019, the City requested ratings in connection with the upcoming sale of approximately \$75 million in general obligation bonds to fund a loan program for the acquisition, improvement, and rehabilitation of at-risk multi-unit residential buildings and to convert such structures to permanent affordable housing.

The City expects to sell the bonds on Thursday, February 14th. Also in connection with next week's sale, Moody's and Fitch affirmed the rating on the City's general obligation bonds at Aaa and AA+, respectively. The City's ratings for its general fund lease obligations were affirmed by all three rating agencies at one to two notches lower, a normal relationship between general obligation bonds and general fund secured lease obligations.

###

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 businesses shutdown
Date: Monday, February 11, 2019 10:24:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Artie Lee <arthurian.lee@gmail.com>
Sent: Monday, February 11, 2019 10:22 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: ActivSpace businesses shutdown

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

Hello,

It's come to my attention that many, perhaps most, of the tenants of ActivSpace in the Mission have been given eviction notices due to the building being improperly zoned. I understand that the DPR zone is not intended for the kinds of businesses ActivSpace currently houses, but those are exactly the kinds of small businesses we want in our city and, as a resident of the Mission, in our community.

When I first discovered ActivSpace I was en route to a massage therapy session to ameliorate the chronic pain and tension in my lower back. Immediately, I was struck by how proud I was of this city for having this kind of business space that allows extremely small, independent business owners the opportunity to ply their trades despite the ever skyrocketing cost of leasing business space. While it's easy to belabor everything that is challenging or difficult about our city, this is a paragon of what our city truly IS and should be about!

This business complex showcases one of the greatest aspects of San Francisco. We are able to house and grow some of the largest, most influential companies in the world, as well as allow small, independent businesses to operate and thrive. Other cities look up to us for just this reason.

The group of businesses operating out of ActivSpace, and I mean ALL the businesses, lend a sense of community and neighborhood to the city that save us from being a large, bland, generic metropolis.

Again, I believe the DPR zoning laws were not intended to decimate the city's small businesses, but that is what it is doing. It is up to you and the other commissioners and leaders of the city to recognize and rectify this situation.

I'm writing today to request as strongly as I can, that as a city commissioner you please do everything you can to ensure that the businesses currently operating in our community can continue to do so and re-zone 3150 18th Street immediately, and anything else we need to do to continue to let these small businesses thrive!

Thank you,
Arthur Lee

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: 2017-014666DRP 743 Vermont
Date: Monday, February 11, 2019 9:41:22 AM
Attachments: [742 Vermont Owner response to UDU.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Winslow, David (CPC)
Sent: Monday, February 11, 2019 9:30 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 2017-014666DRP 743 Vermont

Jonas,
Please forward this to the Commissioners - attached is owner's response and eviction history to last-minute allegation of an Unauthorized Dwelling Unit in the building.
Thanks.

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400 | San Francisco, California, 94103
T: (415) 575-9159

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: ActivSpace bodyworker evictions
Date: Monday, February 11, 2019 9:09:17 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: Catie Magee <catiemagee@gmail.com>
Sent: Friday, February 08, 2019 4:32 PM
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: ActivSpace bodyworker evictions

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

Hello,

It has come to my attention that 50 bodyworkers have recently been informed that they will be evicted from ActivSpace in 40 days. While I am not aware of the circumstances of this eviction, I am acutely aware of the context in which it is taking place.

As I know you are all aware, it has become impossible for everyday people to live and thrive in this city. ActivSpace is a rare gem that has provided so many small business owners and independent practitioners the opportunity to build their businesses in an affordable, community-oriented space. These creative professionals and healers are critical to the lifeblood of this city. Evicting them from the space only serves to push San Francisco further down a path of being completely uninhabitable for anyone not in the tech sector making tech wages.

I know the zoning meeting has already taken place. I do not know the outcome of that meeting. I still wanted to voice my opinion and ask that you please reconsider this plan. ActivSpace and the people who work there is a vital part of my community, and I want to see it grow and thrive for many years to come.

Thank you for your time

Catie Magee
Mission, San Francisco, CA

--

Catie Magee
cell :: 415.244.8358
linkedin:: www.linkedin.com/in/catiemagee

life is a series of choices. today yours are good ones.

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Save ActivSpace
Date: Monday, February 11, 2019 9:09:12 AM

*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: Russell Blackwood <blackwood415@gmail.com>
Sent: Saturday, February 09, 2019 12:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com
Subject: Save ActivSpace

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

To each member of the Planning Commission:

I am writing to support and strongly defend the independent LCMTs and professional therapists who are faced with sudden eviction from ActivSpace.

As a client and supporter of individual therapists impacted by this decision I am strongly motivated to demand that the commission address and change its zoning laws and allow these tenants to stay. Beyond 40 days! Their work helps our city be a healthier more balanced place. They deserve a home in our city.

Allowing this eviction/displacement to go forward is clearly another symptom of gentrification in its ugliest sense. This is a CRISIS for working class people who cannot afford to move.

Thank you for taking the time to read and respond to my letter.

Sincerely,
Russell Blackwood
SF, CA

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: Letter of Objection to Project At 1794-98 Filbert and 2902 Octavia - February 14 Hearing
Date: Monday, February 11, 2019 8:59:55 AM
Attachments: [190214 Planning Commission Letter.pdf](#)

*Jonas P. Ionin,
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From: Waqar Qureshi <wrq@alum.mit.edu>
Sent: Monday, February 11, 2019 6:51 AM
To: Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>
Subject: Letter of Objection to Project At 1794-98 Filbert and 2902 Octavia - February 14 Hearing

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

Dear Ms Woods,

I would appreciate if you would ensure the San Francisco Planning Commissioners and the Zoning Administrator receive a copy of the attached letter in advance of the Public Hearing scheduled for February 14, 2019. Unfortunately I will be unable to attend the Hearing in person.

Regards,
Waqar Qureshi

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 ANNOUNCES PROPOSAL TO ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND AFFORDABLE HOUSING PROJECTS
Date: Monday, February 11, 2019 8:59:04 AM
Attachments: [2.11.19 Permitting Fees.pdf](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Press Office, Mayor (MYR)
Sent: Monday, February 11, 2019 8:37 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES PROPOSAL TO ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND AFFORDABLE HOUSING PROJECTS

FOR IMMEDIATE RELEASE:

Monday, February 11, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES PROPOSAL TO
ELIMINATE FEES FOR ACCESSORY DWELLING UNITS AND
AFFORDABLE HOUSING PROJECTS**

*Eliminating Department of Building Inspection fees can incentivize the construction of ADUs
and ensure more affordable housing funding is going towards construction of new homes*

San Francisco, CA — Today Mayor London N. Breed announced a proposal to eliminate Department of Building Inspection (DBI) permitting fees for Accessory Dwelling Units (ADUs) and 100% affordable housing projects. Eliminating these fees is part of Mayor Breed's strategy to remove barriers to new housing, building on her Executive Directive to expedite the approval of ADUs and her recently announced ballot measure to streamline the creation of affordable housing and teacher housing.

Permitting fees are a significant part of ADU project costs, constituting nearly 8 percent of total project costs, and fees on 100% affordable housing can range upwards of \$100,000-\$150,000 per project. Mayor Breed will be introducing legislation to eliminate these fees at an

upcoming Board of Supervisors meeting.

“To address our housing shortage, we need to break down barriers to building housing,” said Mayor Breed. “That includes eliminating fees that might prevent a small building owner from adding an extra unit to their home. We need to encourage property owners to add in-laws, not add burdens that prevent them from coming forward and prevent us from adding new homes to our neighborhoods. Cutting fees for affordable housing projects also makes sense as we try to make every dollar count in the construction of new housing, especially when City funds are being used to help finance these projects. We can absorb the loss of these fees, but we cannot absorb the loss of new housing in our City.”

ADUs are an important part of Mayor Breed’s strategy to add new housing in San Francisco. In response to a backlog of nearly 900 ADU applications and a slow approval pace, Mayor Breed issued an Executive Directive in August calling for all outstanding ADU applications be responded to within six months, and requiring that moving forward, all new applications be acted upon within four months.

On average, DBI fees represent 7.8% of the total costs of an ADU project. Because permit fees are a significant part of ADU project costs, waiving permit fees could help ease the financial burden, particularly for single family residences that typically finance ADU construction through loans or the use of their savings.

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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for February 14, 2019
Date: Friday, February 08, 2019 2:00:30 PM
Attachments: [20190214_cal.docx](#)
[20190214_cal.pdf](#)
[Advance Calendar - 20190214.xlsx](#)

Commissioners,
Congratulations on a very successful meeting last night.

Attached are your Calendars for February 14, 2019.

Commissioners Koppel and Melgar,
Please review the previous hearing and materials for the Inclusionary Housing fee amendment ordinance.

Commissioner Richards,
Please review the previous hearing and materials for Filbert Street.

Stay dry,

*Jonas P. Ionin,
Director of Commission Affairs*

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

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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: ActivSpace
Date: Friday, February 08, 2019 1:13:39 PM
Attachments: [ACTIVSPACE.msg](#)
[Allow legitimate businesses to operate in ActivSpace.msg](#)
[Help for the Community at ActivSpace.msg](#)
[ActivSpace.msg](#)
[ActiveSpace Zoning Issues.msg](#)
[Massage Therapists kicked out of workspace due to zoning.msg](#)
[Activspace evictions.msg](#)
[ActiveSpace evictions.msg](#)
[ActivSpace Re-zoning.msg](#)
[Please Don't Rezone ActivSpace.msg](#)
[ActivSpace Evictions.msg](#)
[Save the ActivSpace community.msg](#)
[ActivSpace Impact on Local Business Owners.msg](#)
[ActivSpace.msg](#)
[Protect small businesses at Activspace in San Francisco .msg](#)
[Activspace.msg](#)
[Massage Ordinance.msg](#)
[Reconsider zoning for massage therapists and other small businesses evicted at ActivSpace..msg](#)
[Please Help ActivSpace Community.msg](#)
[Please help.msg](#)
[HR Department.msg](#)
[ActivSpace zoning issues.msg](#)
[ActivSpace Tenants.msg](#)
[ActivSpace.msg](#)
[ActivSpace Mission Signed Petition.msg](#)
[Activspace - 3150 18th Street.msg](#)
[ActivSpace Building Zoning Request.msg](#)
[Please do not eject Reiki and massage therapists and other related businesses from ActivSpace.msg](#)
[ActivSpace small businesses .msg](#)
[ActivSpace in the Mission \(3150 18th St.\).msg](#)
[SAVE ACTIVSPACE NOW.msg](#)
[ActivSpace Eviction and Zoning.msg](#)
[Activspace Zoning.msg](#)
[ActivSpace.msg](#)
[ActivSpace.msg](#)
[Keep our Massage Therapists and others at ActivSpace!.msg](#)
[ActivSpace Zoning.msg](#)
[Activspace.msg](#)
[Change the zoning for ActivSpace.msg](#)
[Activspace Zoning.msg](#)
[ActivSpace.msg](#)
[ActivSpace - Please Rezone the Building!.msg](#)
[ActivSpace zoning issues.msg](#)
[Disabled and NEED this space.msg](#)
[ActivSpace Zoning.msg](#)
[Rezone ActivSpace.msg](#)
[REZONE ACTIVSPACE.msg](#)
[About ActivSpace from someone born and raised in S.F..msg](#)
[ActivSpace.msg](#)
[In defense of massage therapists at ActivSpace.msg](#)
[Please keep ActivSpace alive!.msg](#)
[Please do not hurt San Francisco small businesses.msg](#)
[Activspace!.msg](#)
[ActiveSpace for Body Work.msg](#)
[ActiveSpace request.msg](#)
[Concern about 50 small businesses - ActiveSpace.msg](#)
[Please Change the Zoning at ActivSpace-for the Love of San Francisco .msg](#)
[Please SAVE ACTIVSPACES- small businesses doing legitimate healing work.msg](#)
[HPC Calendar revision.msg](#)
[ActivSpace Rezone.msg](#)
[ActivSpace Evictions..msg](#)
[Please Help Time Sensitive Zoning Eviction Crisis.msg](#)
[Protect small business at ActivSpace.msg](#)
[evictions at ActivSpace.msg](#)
[Zoning for 3150 18th Street \(ActivSpace\).msg](#)
[Protect Workers at ActivSpace.msg](#)
[Save ActivSpace.msg](#)
[Support for Activspace businesses.msg](#)

[ActivSpace Zoning Issues.msg](#)
[Fight for these body workers to stay in their space..msg](#)
[Help ActivSpace small businesses.msg](#)
[ActivSpace Massage Therapists.msg](#)
[From a Mission resident re ActivSpace PLEASE keep affordable wellness services available to our community and SUPPORT small business owners.msg](#)
[Active Space Business Operators .msg](#)
[Save ActivSpace from ejecting 50 massage therapists from the mission building!.msg](#)
[Please find a way to save the bodyworkers of ActiveSpace.msg](#)
[ActivSpace Zoning Changes PLEASE READ.msg](#)
[ActivSpace Re-zoning to accommodate San Franciscans.msg](#)
[Plea on behalf of ActivSpace practitioners.msg](#)
[Allow the massage therapists and healing arts community to stay!.msg](#)
[Please protect the small business owners of ActivSpace.msg](#)
[PLEASE HELP THE COMMUNITY AT ACTIVE SPACE.msg](#)
[Rezoning ActivSpace.msg](#)
[Active Space Mission evictions.msg](#)
[activspace.msg](#)
[ActivSpace Zoning Issue.msg](#)
[Evictions from Activespace.msg](#)
[Activspace Building.msg](#)
[Mass evictions.msg](#)
[Please help small business in SF and save ActivSpace.msg](#)
[ReZone ActivSpace for established bodyworkers!.msg](#)
[ActivSpace.msg](#)
[Please Don't Close ActivSpace!.msg](#)
[ActivSpace Zoning.msg](#)
[ActivSpace Zoning Issue.msg](#)
[ActivSpace Zoning Issue.msg](#)
[ActivSpace Zoning Issue.msg](#)
[Small Business at ActivSpace.msg](#)
[Activspace.msg](#)
[Please do not evict bodyworkers.msg](#)
[ActivSpace Businesses.msg](#)
[Please do not evict bodyworkers from Activ Space.msg](#)
[We need to preserve these services and keep these small businesses in the Mission.msg](#)
[Activespace in the mission.msg](#)
[Please help fix the crisis at ActivSpace.msg](#)
[opposed to bodywork tenant evictions.msg](#)
[REZONE ACTIV SPACE 3150 18th ST.msg](#)
[Mission activespace eviction .msg](#)

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: [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 743 Vermont Street (Case No. .2017-0214666DRP)
Date: Friday, February 08, 2019 1:09:23 PM
Attachments: [Letter to President Myrna Melgar and Planning Commission 05.05.19.pdf](#)
[Declaration of Patrick Buscovich.pdf](#)
[Declaration of Meg McKnight.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: Autumn Skerski <autumn@zfplaw.com>
Sent: Wednesday, February 06, 2019 4:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; Sarah Hoffman <sarah@zfplaw.com>; Ryan Patterson <ryan@zfplaw.com>
Subject: 743 Vermont Street (Case No. .2017-0214666DRP)

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Good Afternoon,

Please find attached Letter to President Myrna Melgar and Planning Commission, Declaration of Patrick Buscovich and Declaration of Meg McKnight. Hard copies of the attached documents are en route to your office.

Thank you,

Autumn Skerski
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

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From: [CPC-Commissions Secretary](#)
To: [Sucre, Richard \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1979 Mission Street project.
Date: Friday, February 08, 2019 1:08:11 PM
Attachments: [Letter to planning commission.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Henry Karnilowicz <occexp@aol.com>
Sent: Wednesday, February 06, 2019 8:35 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Ronen, Hillary <hillary.ronen@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Richhillis@yahoo.com; Sider, Dan (CPC) <dan.sider@sfgov.org>; Vu, Doug (CPC) <doug.vu@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; Millicent.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: 1979 Mission Street project.

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

Dear President Melgar,

Attached is our letter in support of the referenced project.

[Henry Karnilowicz](#)
[President](#)
[San Francisco Council of District Merchants Associations](#)

[1019 Howard Street](#)
[San Francisco, CA 94103-2806](#)
[415.420.8113 cell](#)
[415.621.7583 fax](#)



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 \(CPC\)](#); [Sucre, Richard \(CPC\)](#)
Subject: FW: Public Comment at the Monster in the Mission - Please forward to Commissioners
Date: Friday, February 08, 2019 1:06:24 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Gregory Dillon <gregorydillon@gmail.com>
Sent: Friday, February 08, 2019 12:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Public Comment at the Monster in the Mission - Please forward to Commissioners

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Public Comment at the Monster in the Mission -

I did not actually say because line too long, & back pain

I was at the entire meeting, but my back was hurting while standing in line for 30. I sat down Then there wasn't enough time for me to speak at the end. Me - 30 plus years in Mission

It is true what they (the people against the Monster) said about affordability & eviction. People are hurting, people died, community is in emergency state.

Should Mission become a luxury place ? I Say No.

Too many, too quickly luxury apartment already happened
To lived through this you know that too many luxury \$\$\$ hurt the rest of us.

Many Stores that serve the community are closed already. So many store for people without big money have closed.

-
- GoodWill closed
-
-
- Thrift town 2nd
-
-
-
- Mission thrift
-
-
-
- One dollar an item Chinese
- food
-
-
- Daryl PawnShop
-
-
- Siegal
-
-
- One Dollar Stores
-

Street became more dangerous, filled with Ubers and Lyfts driving without attention.

Friends gone, many friends and family, gone

8000 Latino Families gone

It hurts to cry when I people I know for years fall into homelessness

The Monster is going to make thing worse

The Monster speeds SF to the status of generic International City, at the cost of people.

--

Let's stay in touch. Greg

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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 \(CPC\)](#); [Sucre, Richard \(CPC\)](#)
Subject: FW: Commission hearing February 7 2019
Date: Friday, February 08, 2019 12:21:52 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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www.sfplanning.org

From: The Reverend Jeremy Clark-King <jeremy@saintjohnsf.org>
Sent: Friday, February 08, 2019 11:57 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Commission hearing February 7 2019

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

Dear Mr Ionin,
Please convey the following note of thanks to the Planning Commission members
Myrna Melgar, Joel Koppel, Rodney Fong, Rich Hillis, Millicent Johnson, Kathryn Moore,
Dennis Richards
and Commission staff:

My name is Jeremy Clark-King. I am the priest of the Episcopal Church of John the Evangelist (Julian & 15th). We have been here 160 years. I, however, have only been here 3 months. I am falling in love with the people and communities of the Mission. Part of what makes this easy is the passion that we heard and the dedication to this neighborhood that we saw last evening.

Thank you for being here. I know from experience elsewhere that such a meeting is not easy to arrange and comes with some apprehension. So thank you.

Thank you for listening. I also know that you will have been sifting the issues, and there is something very powerful about seeing the real people affected by decisions voice their concerns and hopes. So, thank you.

Thanks go to you and your staff and other city staff for their part in the organization and safety of this session. I also saw local people taking great care in these areas too.

I hope that you search your hearts and minds as you weigh this issue.

In my tradition, it is my privilege to pray for those facing difficult tasks, and so,

With my prayers,

Jeremy

The Rev'd Jeremy Clark-King
Priest in Charge
St John the Evangelist
[1661 Fifteenth Street](#)
[San Francisco, CA](#)
jeremy@saintjohnsf.org
[415-589-8525](tel:415-589-8525)

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 CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE
Date: Friday, February 08, 2019 11:46:43 AM
Attachments: [2.7.19 Geary & Parker Fire Response.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Thursday, February 07, 2019 4:32 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE

FOR IMMEDIATE RELEASE:

Thursday, February 7, 2019

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

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

MAYOR LONDON BREED AND SUPERVISOR CATHERINE STEFANI PROVIDE UPDATE ON CITY RESPONSE TO FIRE ON GEARY BOULEVARD AND PARKER AVENUE

City is conducting outreach to affected residents to connect them with housing opportunities and services; Office of Economic and Workforce Development offering aid to affected businesses

San Francisco, CA — Mayor London N. Breed, Supervisor Catherine Stefani, and City departments today provided an update on yesterday's gas line fire at Geary Boulevard and Parker Avenue.

No one was injured as a result of the fire and recovery efforts are underway. Residents in up to seven residential units have been displaced and the Department of Building Inspection (DBI) has red-tagged one mixed-use building and yellow-tagged two others. A fourth building that appears to be vacant may have sustained water damage and DBI has reached out to the building owner to gain access.

Residents of the yellow-tagged buildings have been able to enter to retrieve belongings, though the buildings are not currently inhabitable. DBI will expedite all reviews and permit issuances needed to make repairs to the affected buildings in order to allow the residents to re-occupy their homes. The Department of Emergency Management (DEM), San Francisco Human Services Agency (HSA), Office of Economic and Workforce Development (OEWD), and Red Cross are working with impacted residents and businesses to provide support.

“Thankfully no one was hurt as a result of this fire and our focus remains helping the people affected get back on their feet and connected with housing and services. I am working with our City departments to make sure that we provide every available resource at our disposal,” said Mayor Breed. “I want to thank our first responders for their quick action yesterday to contain the fire and prevent the loss of life, and the City agencies that are continuing to provide support during this recovery.”

“I commend our first responders who contained the fire and prevented further damage to the surrounding community,” said Supervisor Stefani. “Miraculously, no one was injured despite the severity of the fire. My first priority is to help those who have been affected by the fire, and my office is available to help connect people with housing and services. I will also work with City departments to determine what exactly caused this gas explosion so we can prevent future emergency situations.”

The Fire Response team from San Francisco Human Services Agency (HSA) stands ready to provide assistance to residents unable to safely return to their homes. Persons in rent-controlled units may be eligible for a monthly rent subsidy that pays the difference between the rent at the tenant’s permanent residence and a comparable unit leased at the current market rate. Tenants of rent-controlled units damaged by an emergency such as fires have the right to return after repairs are completed. If the fire-damaged unit or home is not rent-controlled, tenants may be eligible for a subsidy to cover moving expenses to a new unit.

“We are here for the people who have been displaced and facing hardship because of this fire,” stated Trent Rhorer, Executive Director, San Francisco Human Services Agency. “People who have been affected by the fire are encouraged to take advantage of our City assistance programs, such as those that help renters find replacement housing while their homes are being repaired. Our hearts go out to these families.”

Red Cross volunteers responded to yesterday’s gas line fire in San Francisco with an Emergency Response Vehicle to provide water and food to first responders and evacuated residents at Mel’s Diner. An overnight shelter was opened at Saint Mary’s Cathedral at 1111 Gough Street in case any displaced individuals or those without gas and/or power needed sheltering. No residents chose to use the shelter, though that is not uncommon following disasters as impacted residents often choose to stay with family or friends.

The Office of Economic and Workforce Development has been working with businesses and a non-profit organization affected by the fire. While many businesses may receive insurance proceeds or have the ability to access a traditional or disaster loan, the delay in receiving these funds can take weeks or months. To help bridge this gap, the Small Business Disaster Relief Fund is available to impacted small businesses. These businesses can apply and access up to \$10,000 for inventory replacement, equipment purchases, security deposits for a new lease, employee salaries, or other expenses to stabilize cash flow.

“Our team has been on the ground working directly with impacted businesses to understand their immediate needs and connect employees to workforce services,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Now, at the direction of Mayor Breed, the Small Business Disaster Relief fund will provide these small businesses with the immediate capital they need to begin recovery and ensure their employees are supported by these and other resources.”

Additionally, Workforce Services are deployed through OEWD’s rapid response team to provide displaced workers consultation on unemployment insurance, healthcare, and job transition services such as job counseling, training opportunities, and job placement assistance.

Impacts on San Francisco Municipal Transportation Agency operations are minimal. Westbound 38 and 38-R Geary buses are being rerouted around the block of the impacted area. SFMTA will provide updates as they happen on service impacts.

Residents displaced by the fire should call the Red Cross at 415-427-8010 to register for services and assistance. Businesses and their employees should call the San Francisco Office of Economic and Workforce Development at 415-554-6969. Recovery info can be found at www.sf72.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: *** PRESS RELEASE *** MAYOR LONDON BREED & SUPERVISOR RAFAEL MANDELMAN ANNOUNCE METHAMPHETAMINE TASK FORCE
Date: Friday, February 08, 2019 11:42:26 AM
Attachments: [2.8.19 Methamphetamine Task Force.pdf](#)

*Jonas P. Ionin,
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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Press Office, Mayor (MYR)
Sent: Friday, February 08, 2019 7:02 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED & SUPERVISOR RAFAEL MANDELMAN ANNOUNCE METHAMPHETAMINE TASK FORCE

FOR IMMEDIATE RELEASE:

Friday, February 8, 2019

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

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

**MAYOR LONDON BREED & SUPERVISOR RAFAEL
MANDELMAN ANNOUNCE METHAMPHETAMINE TASK
FORCE**

Task Force will focus on developing and strengthening services, treatment and prevention efforts to address rise in the number of individuals using methamphetamine

San Francisco, CA — Mayor London N. Breed and Supervisor Rafael Mandelman today announced the formation of a Methamphetamine Task Force to address the rise in methamphetamine use in San Francisco. The Task Force will examine the methamphetamine landscape, impacts on residents, and opportunities and challenges for increasing rehabilitation and treatment options, including expanding existing prevention and law enforcement programs.

San Francisco is experiencing a significant rise in the number of individuals using methamphetamine, an increase that is occurring alongside heightened concern around fentanyl. Since 2008, the overdose death rate involving methamphetamine in the City has tripled from 1.8 to 5.6 persons per every 100,000 San Franciscans. Given the various

challenges facing San Francisco, there is a clear and urgent need for a focused effort by the City to identify the appropriate services, treatment, and prevention efforts to address this evolving trend.

“We need to be proactive in addressing the rising use of methamphetamines in our City,” said Mayor Breed. “San Francisco is facing serious challenges around substance use, particularly on our streets, and we cannot just let these drugs destroy lives and harm our communities. By bringing together leaders and specialists from across the City, we can identify solutions that will help us to get people into treatment and to deal with the challenges caused by this dangerous drug.”

“Meth addiction is increasing among the most vulnerable San Franciscans, including those with underlying mental illnesses who are living on our streets,” said Supervisor Mandelman, who will co-chair the Task Force. “This crisis threatens the health and safety of users, as well as the well-being of our neighborhoods. Without more effective interventions, mentally ill and meth-addicted individuals will continue deteriorating on our sidewalks, in our emergency rooms, and in our jails. Ultimately many will suffer severe and irreversible health consequences or die. This Methamphetamine Task Force will bring experts to the table to find urgently-needed solutions that will save lives and lessen the impacts of meth addiction in our communities.”

Beginning in Spring 2019, Mayor Breed and Supervisor Mandelman will convene the Methamphetamine Task Force, coordinated by the Department of Public Health. The Task Force will be multi-disciplinary and multi-sector, with members including medical and public health professionals, researchers, substance use disorder treatment providers, emergency responders, criminal justice and law enforcement officials, drug policy experts, and current and/or former substance users.

“Methamphetamine use is a significant issue in San Francisco,” said Dr. Anton Nigusse Bland, Medical Director of Psychiatric Emergency Services at Zuckerberg San Francisco General Hospital. “These days, about half of our patients are experiencing methamphetamine intoxication, and come to us suffering from effects that can include anxiety, paranoia, hallucinations and psychosis. Some of them may have an underlying mental illness, and some do not. We are looking for ways to extend their possibilities for recovery, and the meth task force will help us to identify needed services and treatment options.”

In Fall 2019, the Task Force will release a comprehensive report with recommendations on harm reduction strategies to decrease and manage methamphetamine use, identify best practices for treatment and service options for current users, and develop policy recommendations to reduce the medical and social impacts of methamphetamine use on San Franciscans. The Task Force is an opportunity to further support cross-departmental collaboration, increase public awareness of substance use and abuse, and examine cost-effective strategies to better manage the impacts of methamphetamine use on the City’s systems and its residents.

###

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 ANNOUNCES RECORD HUD GRANT FOR CRITICAL HOMELESSNESS PROGRAMS
Date: Friday, February 08, 2019 11:42:12 AM
Attachments: [2.8.19 Continuum of Care Funding.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR)
Sent: Friday, February 08, 2019 9:21 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RECORD HUD GRANT FOR CRITICAL HOMELESSNESS PROGRAMS

FOR IMMEDIATE RELEASE:

Friday, February 8, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES RECORD HUD
GRANT FOR CRITICAL HOMELESSNESS PROGRAMS**

U.S. Department of Housing and Urban Development Continuum of Care awards San Francisco \$44.5 million to expand permanent supportive housing, rapidly re-house people who fall into homelessness, and improve access to housing for survivors of domestic violence who are experiencing homelessness

San Francisco, CA— Mayor London N. Breed today announced that the U.S. Department of Housing and Urban Development (HUD) has provided a record grant of \$44.5 million to San Francisco to renew and expand critical service programs, an increase of roughly \$3 million dollars from the previous year.

HUD's Continuum of Care (CoC) program is designed to support local programs ending homelessness for individuals and families. San Francisco received a total of \$40.7 million to renew 54 ongoing projects in addition to \$2.6 million to fund new projects. New projects include two permanent supportive housing sites and an expansion of the City's Coordinated

Entry system, which serves as both the gateway to housing opportunities for people experiencing homelessness and the system for prioritizing housing access based on vulnerability. The City also received a planning grant in the amount of \$1.2 million.

“My priority remains helping people who are experiencing homelessness off of the street and into care and housing,” said Mayor Breed. “I am committed to creating 4,000 new placements for homeless individuals in four years, enough for every person who is currently unsheltered in San Francisco, because the status quo is not acceptable. I am particularly glad that this grant will help us provide better access to housing for victims of domestic violence experiencing homelessness, who have already had to overcome so much.”

The funding will support 58 projects in San Francisco that include a mix of permanent supportive housing, rapid re-housing, and transitional housing projects. In addition, the CoC award will support Coordinated Entry and Homeless Management Information System (HMIS) projects to centralize the City’s various efforts to address homelessness. This includes nearly \$900,000 in funding for the Coordinated Entry system to improve access to housing for survivors of domestic violence. Democrats in the House of Representatives, led by Speaker Nancy Pelosi, fought and won a \$130 million increase of homeless assistance grants nationally.

“HUD’s Continuum of Care funding provides vital resources to a wide range of programs and projects that have been proven to end homelessness in our community,” said Jeff Kositsky, director of the Department of Homelessness and Supportive Housing. “The increased CoC funding for San Francisco is a vote of confidence to the great work our City and nonprofit partners are engaged in.”

FY 2018 HUD CoC Renewal Award Breakdown

- 47 Permanent Supportive Housing Projects, totaling \$38,032,424
- 4 Rapid Re-Housing projects, totaling \$2,212,485
- 1 Transitional Housing project, totaling \$445,538
- 3 HMIS projects (including new expansion funding), totaling \$750,621
- 1 Coordinated Entry project (including new expansion funding), totaling \$997,570
- 1 Domestic Violence Bonus project for Coordinated Entry, totaling \$882,911
- 1 planning grant, totaling \$1,215,971

“I am very pleased that HUD has responded so favorably to fulfilling our request for funding our San Francisco projects,” said Del Seymour, co-chair of the Local Homeless Coordinating Board. “These are very important steps to the fluid delivery of services to the needy in the City.”

Nationally, HUD awarded nearly \$2.2 billion for approximately 6,800 local homeless housing and service programs including new projects, renewals and those that applied for additional funding related for those seeking safety from domestic violence. A complete list of all state and local projects awarded HUD FY 2018 CoC funding can be found [here](#).

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Sucre, Richard \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1_5685843139995107329.pdf
Date: Thursday, February 07, 2019 1:41:45 PM
Attachments: [1_5685843139995107329.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: mooreurban@aol.com <mooreurban@aol.com>
Sent: Thursday, February 07, 2019 1:41 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Fwd: 1_5685843139995107329.pdf

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FYI

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

From: Sunny Angulo <sunny.angulo@gmail.com>
To: Kathrin Moore <mooreurban@aol.com>
Sent: Thu, Feb 7, 2019 12:55 pm
Subject: 1_5685843139995107329.pdf

FYI, can you make sure Jonas includes this in record?

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
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Michael J. Betz
E-mail: mbetz@allenmatkins.com
Direct Dial: 415.273.7453 File Number: 378306-00001/SF1104137.01

Via Messenger

February 13, 2019

San Francisco Planning Commissioners
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RECEIVED

FEB 13 2019

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

Re: Conditional Use Authorization for 1685 Haight Street (Cannabis Retail Use) – February 14, 2019 San Francisco Planning Commission Hearing, Item No. 19

Ladies and Gentlemen:

Please allow me to introduce myself: my name is Michael Betz, head of Allen Matkins' Jury Trials practice group. We write on behalf of our client, Haight Partners, Inc. ("Haight Partners"), to oppose approval of the Conditional Use Authorization for a cannabis retail use proposed by Cole Ashbury Group, LLC ("Cole Ashbury Group") at 1685 Haight Street. Based on information and documents disclosed by the City pursuant to a California Public Records Act request, we learned that the City – through the actions of the Office of Cannabis ("OOC") – conferred an unfair advantage on a member of the Cole Ashbury Group by allowing him to participate in the pre-launch testing of the online Cannabis Business Permit Application form. This early access allowed Cole Ashbury Group to submit their application considerably more quickly than other applications on the May 22, 2018 online application opening date and due to the City's first come, first served policy for processing applications and the 600-foot rule for cannabis retail uses, allowed Cole Ashbury Group to unfairly jump ahead of other applicants seeking to establish cannabis retail uses, including Haight Partners.

The City's actions tainted the application process and violated Haight Partners' right to due process and equal protection under the California Constitution and the United States Constitution. Since the City's actions facilitated processing of the 1685 Haight Street application and resulted in a hold on processing of applications in the surrounding area, including Haight Partners' application, the Planning Commission's approval of the Conditional Use Authorization for 1685 Haight Street would be predicated on a tainted process and would also violate Haight Partners' rights to equal protection and due process.

Background

As you know, the City's Cannabis Business Permit Application was launched and made available online to the public at 10 A.M. on May 22, 2018. The application instructions provided by the OOC stated that two hours should be allotted to complete the application. Haight Partners was one of three parties to submit an application for a cannabis retail use on Haight Street. It took Haight Partners nearly two hours to complete the application and the City time stamped the application as submitted at 11:57 A.M. on May 22, 2018.

Cole Ashbury Group submitted an application for a location at 1685 Haight Street, which was located within 600 feet of Haight Partners' proposed location at 1673 Haight Street. Through a California Public Records Act request, we learned that Cole Ashbury Group's application for 1685 Haight Street was submitted just eight minutes after the application launch at 10 A.M. The City time stamped the 1685 Haight Street application as submitted at 10:08 A.M. on May 22, 2018. Promotional materials for the 1685 Haight Street recreational cannabis use identify Shawn M. Richard, Conor Johnston, and John Deplane as the members of Cole Ashbury Group. The City has informed Haight Partners that Conor Johnston was one of the individuals selected by the City to test the City's online Cannabis Business Permit Application prior to its May 22, 2018 launch. In this role, Mr. Johnston would have become aware of the maneuvers necessary to quickly submit an application and have it accepted.

Given that Cole Ashbury Group was able to submit its application in just eight minutes when the OOC estimated that the application process would take two hours and that one of Cole Ashbury Group's members was involved in testing the application software prior to its launch, it is clear that Mr. Johnston's participation in pre-launch testing of the application gave an unfair advantage to Cole Ashbury Group. Mr. Johnston's early access to the online application either gave him a chance to prepare responses prior to the application's official launch at 10 A.M. on May 22, 2018 or otherwise gave him insight into how to "game" the application by providing the minimum information necessary to get the application accepted and receive a submission time stamp, even if the application would ultimately be deemed incomplete based on the initial May 22nd submission. Under the City's rules, the time stamp is what gave Cole Ashbury Group first position and resulted in Haight Partners and others' applications for locations on Haight Street being put "on hold" pending consideration of Cole Ashbury Group's 1685 Haight Street application.

Mr. Johnston's ability to gain this unfair advantage by "gaming" the application process highlights a significant flaw in the City's application process, which should have been addressed before the City launched the application. That Cole Ashbury Group was able to file and have its application accepted within eight minutes of the application launch when the OOC indicated the application would take two hours to complete reveals that priority under the City's first come, first

served policy was based not on submission of a complete application but on being the first person to click “Submit” after entering the minimum information necessary to get the application accepted and receive a submission time stamp.¹

It was unclear to permit applicants (except perhaps Mr. Johnston and others who were part of the pre-launch application testing group) whether or not an applicant who initially submitted an online application that was not fully complete would be given an opportunity to cure and submit the additional information required for the City to deem the application complete. However, given what is now understood about the process, Mr. Johnston (or anyone who understood this process due to their role as a pre-launch tester) would have been able to game the application by submitting the minimum information necessary to get the application accepted and receive a submission time stamp. Indeed, it is our understanding that though Cole Ashbury Group’s online application was accepted and given a submission time stamp of 10:08 A.M. on May 22, 2018, the application was ultimately deemed to be incomplete and the City gave Cole Ashbury Group additional time to submit the information and documentation required for the application to be deemed complete while maintaining its “first filer” status.

Instead of addressing this potential loophole to ensure the Cannabis Business Permit Application process was fair, the City hastily launched the application. During a prior public hearing, a member of the Board of Supervisors reprimanded OOC for “for building a plane while its flying,” underscoring his belief that OOC was acting hastily in accepting applications before a comprehensive application process was in place.

The City’s Action Violated Rights to Due Process and Equal Protection under the Law

The 14th Amendment to the United States Constitution and Article 1, Section 7 of the California Constitution mandate equal protection of the laws to all persons, as well as procedural and substantive rights to due process. The City’s action of allowing a future cannabis retail use permit applicant to participate in pre-launch review of online Cannabis Business Permit Application form violates those constitutional rights and is arbitrary and capricious and denies the citizens of San Francisco, including Haight Partners and other applicants for retail cannabis use permits, rights protected under state and federal law.

The City’s actions also demonstrate that certain politically connected individuals were given priority over Haight Partners and others. While Haight Partners and others received confusing information regarding the application process that delayed their applications, we have learned that others received assistance from the OOC in the weeks and days leading up to May 22, 2018 (as detailed above), ensuring that those politically connected individuals would secure permits as the

¹ Another application was submitted and accepted less than an hour after launch of the application.

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

San Francisco Planning Commission
February 13, 2019
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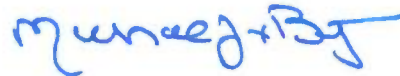
“first” to file. The result is that the City has discriminated against its citizens in favor of those applicants who are better-connected at City Hall. The persons the City has advantaged will now reap a windfall re-selling the marijuana dispensary permits that they unfairly obtained.

Conclusion

Given the City’s failure to provide equal protection and due process to Haight Partners and other applicants for retail cannabis use permits with respect to permits on Haight Street, we urge you to deny the Conditional Use Authorization for a cannabis retail use at 1685 Haight Street.

Thank you.

Very truly yours,



Michael J. Betz

MJB:cad

cc: Michael Musleh, Haight Partners

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FEB 11 2019

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SAN RAFAEL OFFICE
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CHARLES M. THOMPSON

February 7, 2019

Via USPS & Email

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Attn: Myrna Melger
Joel Koppel
Rodney Fong
Rich Hillis
Milicent A. Johnson
Kathrin Moore
Dennis Richards

Re: 201 19th Ave
Record Number 2018-006127CUA
Conditional Use Authorization

Members of the Planning Commission:

I am the owner of the single-family home at 211 19th Avenue, which is the second home south of the referenced property. This letter supplements my prior letter to the Planning Department dated November 19, 2018, a copy of which is attached.

I attended both hearings of the Planning Commission which considered the request for a conditional use authorization at 201 19th Avenue. For residents of the immediate neighborhood this process has been disappointing due in part to the lack of focus on the real issues pertaining to the application and the pertinent property and the seeming unwillingness of certain members of the commission to focus on the neighborhood and the perspective of these neighbors on this proposed change in use.

There are two seminal issues in this matter, which are:

1. Is a neighborhood market use, which has been the use of the property for over eighty years, not only a desirable use, but the best use for this property?
2. Is a new use, a restaurant use, a desirable use for this property?

The answer to the first question is an overwhelming yes, the market use is the best use for the property and the answer to the second question is that a restaurant use is in fact a very undesirable use for the property.

Over five hundred persons have signed petitions supporting the continued use of this location as a market and opposing the proposed restaurant use.

The community, which is not a community of elite or wealthy owners of single-family units, but a community of renters and owners of shared units has uniformly supported the market use. The strong support includes younger renters, senior citizens, an entire parish of the Our Lady of Kazan Russian Orthodox Church adjacent to the property, and owners of homes and condominiums. Only those with a vested economic interest in a speculative change of use are not in favor of the market use. The public record and the testimony at the hearings could not be more definitive. The community has taken time from work to support the market use before the Planning Commission; that indicates how sincere the support is for the market use. The market serves this local community; most of its customers walk to the market. The market is part of the neighborhood; it is not an unwelcome commercial use invading the neighborhood.

Equally there is little or no support for a restaurant use and in fact, there is active opposition to that use from the adjacent parish and the entire neighborhood. This would constitute an entirely unwelcome and out of context use for this location. There are no nearby commercial businesses or uses with large staffs who would be customers of a restaurant for breakfast or lunch. Any customer base would have to be imported into the community. If customers are to be brought to the restaurant, locations where there are existing restaurants make much more sense. San Francisco is a community of micro neighborhoods within neighborhoods. The community, in which this site is situated, is a very residential micro neighborhood with commercial uses (a market and a laundry) which historically support nearby residents and, in turn, are supported by those residents. Additionally, the location is immediately adjacent to a church. Importing a restaurant adjacent to a church is not San Francisco planning; it is Houston of the 1980s. How many existing churches or temples in San Francisco have a restaurant imposed on them as immediate neighbors? If the church were Roman Catholic or a Jewish synagogue, this would never be a matter for consideration. The parish of the church and the residential neighbors more than oppose a restaurant use, we abhor the use. There are plenty of areas in the Richmond (Geary or Clement) where restaurants would be welcome. Other San Francisco communities (the Excelsior for example) would support a new restaurant. A restaurant at this property is simply nonsense.

Briefly this is **not** what this application is about:

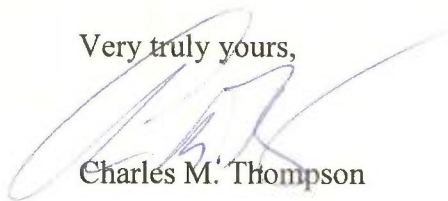
1. A competition of one business owner against another. We have an owner of a market on the site and a speculative "entrepreneur" who wants to open a restaurant on the site, but

that is not the question, this is about a current beneficial use, a proposed undesirable use and a neighborhood, not a specific business owner against another.

2. The condition of the market and whether it sells "onions."
3. The fact that an individual who made a speculative purchase of a property knowing full well the rent, its current use and the terms of an existing lease may have overpaid for real estate because either he did not do his due diligence or hoped to pull a fast one on the community and the Planning Commission.
4. "Fairness" to the property owner. Delays and additional submissions do not change the underlying issues which are the proper use for this property and the effect of that use on the community. Delays only increase costs to all parties. The applicant made a bad submission and then tried to subvert Planning Commission procedures and as a result there are delays.

Frankly this is not a complicated or hard decision. The current use is the best use and fully supported by the community; the proposed use is a terrible use which is overwhelming opposed by the community. The community will exhaustively oppose any change in use. We believe that the Commission should, and will, make the right decision for San Francisco and our local community, by rejecting this application.

Very truly yours,



Charles M. Thompson

cc: Sandra Lee Fewer / Sanrda.Fewer@sfgov.org
David Weissglass / david.weissglass@sfgov.org

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November 19, 2018

SAN FRANCISCO PLANNING DEPARTMENT
Scott Sanchez, Zoning Administrator
Corey Teague, Assistant Zoning Administrator
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

**Re: 201 19th Ave Record Number 2018-006127CUA
Conditional Use Authorization**

Dear Sir/Madam:

I am the owner of the single-family home at 211 19th Avenue, which is the second home south of the referenced property. I have owned and lived at 211 19th Avenue since 1998 and raised both of my children at this house. I expect to live at 211 19th Avenue for the rest of my life and to pass the house to one of my children, who will then make it a home for their future family.

I strongly oppose any change in use of the corner property to a restaurant use and so do all of the neighborhood residents with whom I have spoken. My reasons are noted below.

1. This immediate neighborhood is a distinct residential neighborhood. The commercial uses at 201 19th Avenue and across the street at 200 19th Avenue are neighborhood uses - a neighborhood market and a neighborhood laundry. A restaurant use would be completely out of place with this neighborhood (there are no restaurants on California from 21st Avenue to Park Presidio, on the other hand restaurant use on Clement Street is part of that neighborhood). We do not need another restaurant, particularly at a location where there has not been a restaurant (to my knowledge or to the knowledge of others who lived in this neighborhood in past generations). On Clement Street between 19th Avenue and 25th Avenue we have seen numerous restaurants close or change hands due to lack of financial success or other reasons. Why create another restaurant so close to that existing restaurant district where there has never been a restaurant before?
2. Neighborhood markets are part of the identity of San Francisco and San Francisco neighborhoods. When I first came to San Francisco from LA in 1972, I was at first amazed by the absence of 7/11 type convenience stores and Safeway type markets. I came to appreciate the need and charm of neighborhood markets such as the New California Market as well as the economic opportunity they provided for hard-working owners who came from many different cultures and backgrounds. San Francisco should be protecting these uses. Neighborhood markets provide an essential benefit to San Francisco and its residents. Most users of neighborhood markets either walk to the market or stop when in transit to another location. This avoids unnecessary use of automobiles. Living so close to the New California Market I can personally attest to this. This helps minimize the use of automobiles in the city as well as providing convenience to our residents without any change in community identity.

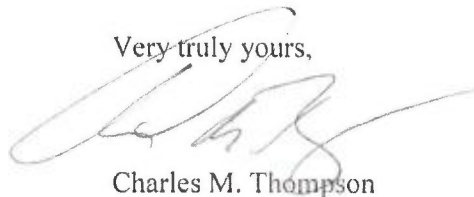
3. As with the New California Market at 201 19th Avenue, neighborhood stores are an essential part of the community. The owners become friends of the resident and all look out for one another. Naser Al Jalamdu, the operator of the New California Market, is a hard-working and considerate business person and neighbor. San Francisco has enacted legislation to protect commercial neighborhoods. The identity of micro-residential neighborhoods such as ours in the Mid-Richmond must be protected as well.
4. A restaurant at 201 19th Avenue will adversely affect my family and my property. The construction will have an adverse impact in the short term and a restaurant will add the following long-term nuisance to the very immediate neighborhood.
 - a. Noxious odors (this is not a restaurant area).
 - b. Increased presence of rodents and raccoons (moving them out was hard now they will return for sure).
 - c. Increased traffic and parking congestion. Patrons of restaurants drive automobiles and park in the area. We already have parking issues (particularly weekend nights), and we notice that persons parking to use restaurants frequently block driveways believing they can beat the ticket or the tow. And they do not care about the local residents because they never return.
5. The loss of the market will be a detriment to users of the recreation center and park both within half a block of these locations. They have a close location for beverages and snacks.

Obviously having a corner market provides some inconvenience to me and my property including kids hanging out and short-term blockage of our driveway. However, this is part of living in our neighborhood and being a neighbor. This proposed change in use would negatively change our neighborhood forever.

As noted, this property has been used as a market for decades (80 years). The owner of the property, whether a recent purchaser or long-term owner, has no absolute right to make such a major change in use to the property and neighborhood and accepted ownership knowing the current use.

This is not a small matter, it is critical to our neighborhood and the identity of San Francisco as a city and as a city of neighborhoods.

Very truly yours,



Charles M. Thompson

CMT/bjo
cc: Sandra Lee Fewer