

Received at CDC Hearing 6/28/19

N. Foster

I SUPPORT CALIFORNIA STREET CANNABIS CO. 1398 CALIFORNIA ST. SF

**NAME:** ANDREW CHUN

**ADDRESS:** 240 FRODO STREET

**TELEPHONE:** 415.421.4378

**EMAIL:** CHUNANDREW@GMAIL.COM

NICHOLAS FOSTER

SF PLANNING DEPARTMENT  
1650 MISSION ST.  
SAN FRANCISCO, CA

Dear Mr. Foster:

I AM WRITING TODAY TO ASK YOU TO APPROVE THE CONDITIONAL USE PERMIT FOR THE CALIFORNIA STREET CANNABIS Co., LOCATED AT 1398 CALIFORNIA ST. IN SAN FRANCISCO AND OWNED/OPERATED BY DRAKARI DONALDSON, DUNCAN LEY, BEN BLEIMAN, AND JOE CAROUBA. MY ENTHUSIASTIC SUPPORT FOR THEIR PROJECT HINGES ON FOUR PILLARS: 1. THEIR EXPERIENCE RUNNING SAFE, RESPONSIBLE BUSINESSES; 2. THEIR TRACK RECORDS OF POSITIVE COMMUNITY ENGAGEMENT; 3. THEIR IDEAL LOCATION FOR USE AS A DISPENSARY; AND 4. THEIR COMMITMENT BOTH TO THE LETTER AND SPIRIT OF SF'S CANNABIS EQUITY PROGRAM.

THROUGH TONIC NIGHTLIFE GROUP AND DEJ VU MANAGEMENT, THESE OWNERS ARE RENOWNED FOR THEIR BUTTONED UP SECURITY AND SMOOTH OPERATIONS. THEIR ESTABLISHMENTS ARE BUSY AND SAFE. THEY ARE PERSONALLY ACTIVE (INCLUDING SOMETIMES FOUNDING AND CHAIRING) A MYRIAD OF DIFFERENT NONPROFITS AND COMMUNITY GROUPS IN SF, SUCH AS SF EATS, TEL HI COMMUNITY CENTER, SF ENTERTAINMENT COMMISSION, AQUARIUM OF THE BAY AT PIER 39, SF BAR OWNER ALLIANCE, THE CALIFORNIA MUSIC & CULTURE ASSOCIATION, POLK ST. MERCHANTS, ST. FRANCIS HOSPITAL FOUNDATION, WELLS FARGO COMMUNITY FUND AND THE TOP OF BROADWAY CBD IN NORTH BEACH.

THE PROPOSED LOCATION IS IDEAL, AS IT WILL CAUSE A MINIMUM DISRUPTION TO LOCAL BUSINESSES AND THE QUIET NEIGHBORHOODS OF THE MIDDLE POLK COMMUNITY.

FINALLY, DRAKARI AND BEN MET OVER 11 YEARS AGO THROUGH THE BIG BROTHER BIG SISTER PROGRAM AND ARE EXCITED TO DEMONSTRATE THE EXTRAORDINARY IMPACT OF THE CANNABIS EQUITY PROGRAM WHEN FOLLOWED FOR THE RIGHT REASONS!

ONCE AGAIN, I ASK YOU TO PLEASE APPROVE THIS CONDITIONAL USE PERMIT.

SINCERELY,

SIGNATURE: [Signature] DATE:

5-22-19

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:** ROBERT KIZLOWSKI

ADDRESS:

74 PIEDMONT ST SF CA 94117

TELEPHONE:

415-572-6464

EMAIL:

robert\_koze@yahoo.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

R. Kiz

DATE:

5/22/19

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:** WAYNE DZIFNZIC

ADDRESS:

TELEPHONE:

EMAIL:

6570 OAKMONT DRIVE, SANTA ROSA  
707-569-4800  
CA 95409  
WAYNEWAYNE108@YAHOO.COM

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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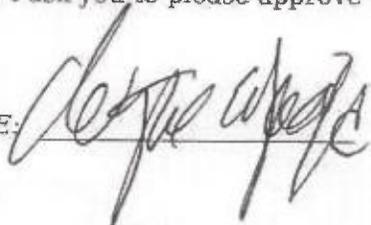
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

DATE:



5/28/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Clinton Linarez

ADDRESS:

7529 CHERRY GLEN AVE CITRUS HEIGHTS CA

TELEPHONE:

916-715-4325

95210

EMAIL:

CCLINAREZ02@GMAIL.COM

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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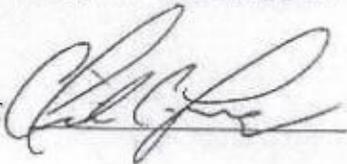
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Sincerely,

SIGNATURE



DATE:

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Tim Hayward

ADDRESS:

TELEPHONE:

EMAIL:

9464 Haverview Wy, EG, CA 95624  
416-667-7645  
thaywardt@aol.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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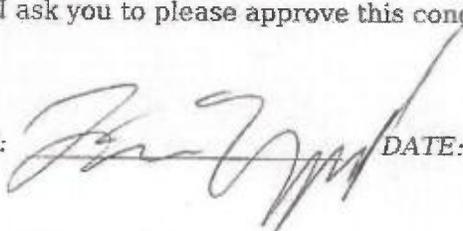
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SIGNATURE:



DATE:

5/22/19

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:** Wade Blepts

**ADDRESS:** 1384 California

**TELEPHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*im living next door  
i want this too happen*

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:** Wade Blepts **DATE:** \_\_\_\_\_

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** \_\_\_\_\_

ADDRESS:

TELEPHONE:

EMAIL:

*1146 Taylor St. #12 SF, CA 94108  
415-297-5556  
nomadamon69@yahoo.com*

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Sincerely,

SIGNATURE:

DATE:

*Damon Carter*  
*I am a resident*

*5-22-19*

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** TIM AULMAN

ADDRESS: 1105 BUSH ST. #307  
TELEPHONE: (415) 374-0204  
EMAIL: tim@aulman.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

I LIVE/HAVE LIVED IN THIS NEIGHBORHOOD  
FOR ~30 YRS. I ALSO WORK SECURITY @ WRECK ROOM.  
I FULLY SUPPORT THE APPROVAL OF THIS PERMIT.



Dear Mr. Foster:

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SIGNATURE: 

DATE: 5/22/2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Phillip Echalar

ADDRESS: 935 Hyde St. Apt 5 SF, CA 94109

TELEPHONE: 415-954-3306

EMAIL: pechalar@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:

P. Echalar

DATE:

5/21/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** HARJINDER SINGH

ADDRESS:

1535 A CLAY ST

TELEPHONE:

916-996-9828

EMAIL:

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*

SIGNATURE:



DATE:

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MONIQUE

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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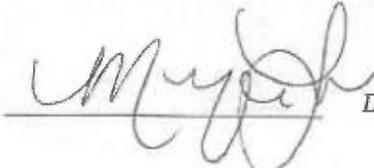
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*Sincerely,*

SIGNATURE: 

DATE: 5/22/19

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:** TOO Alzman

**ADDRESS:** 1390 California  
**TELEPHONE:** 415-336-6683  
**EMAIL:** TOO@RBAR-SF.CU

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

I own the Bar next door  
+ want this business to  
be our neighbor'

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DATE:

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** TERRY EVERETT

**ADDRESS:** 545 DUBOCE AVE

**TELEPHONE:** 240-4753 308

**EMAIL:** TJEVERETT7@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*

**SIGNATURE:**



**DATE:**

5-22-19

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:**

Wyatt

**ADDRESS:**

2936/23rd Street SF CA

**TELEPHONE:**

415 250 5167

**EMAIL:**

wyattthayman@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

Wyatt

SIGNATURE:

DATE:

5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** \_\_\_\_\_

*Em*

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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SIGNATURE: \_\_\_\_\_

*[Handwritten Signature]*

DATE: \_\_\_\_\_

*5/23/19*

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Tim Ty

**ADDRESS:** 888 Brannen St.

**TELEPHONE:** 415-619-7621

**EMAIL:** tim.ty@carub.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**  **DATE:** 5/22/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** JOEY ENCARNACION

ADDRESS:

2003 41st Street

TELEPHONE:

707-296-1518

EMAIL:

JOSE ENCARNACION.jc@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** CHRIS FOGARTY

ADDRESS:

1390 California St.

TELEPHONE:

415-823-2337

EMAIL:

foogydoggs@hotmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*I own the Wreckroom at 1390 California  
We would love to California Street Cannabis Club  
as our neighbor!!!*

Dear Mr. Foster:

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Sincerely,

SIGNATURE:



DATE:

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** \_\_\_\_\_

ADDRESS: Federico Pullee

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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*Sincerely,*

SIGNATURE:



DATE:

5/22/2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** M Nguyen

ADDRESS: 888 Brannan St, SF

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE: M Nguyen

DATE:

5/23/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Scott Y. Frey

**ADDRESS:** 1390 California St

**TELEPHONE:** (914) 564-2481

**EMAIL:** scottfrey@gumil.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

\* I live and work in this neighborhood

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**

Scott Y. Frey

**DATE:**

5/22/19

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:** Jeremy Moore

ADDRESS:

4939 California St.

TELEPHONE:

415/722-0712

EMAIL:

jeremy.moore415@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*I live nearby*

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

*[Handwritten Signature]*

DATE:

*7/22/2019*

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Mike Speers

**ADDRESS:** 758 6<sup>th</sup> Ave

**TELEPHONE:** 650-303-2716

**EMAIL:** jrldylife@yahoo.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

*I have lived in this area my  
whole life. This would be great  
for the whole community.*

Dear Mr. Foster:

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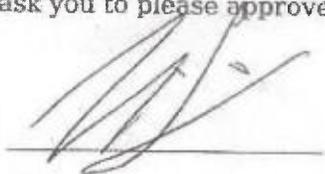
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**



**DATE:**

5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Edward E. Frey

ADDRESS: 20 San Antonio Pl.

TELEPHONE: (415) 613-4480

EMAIL: ebrooklyn@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*→ I manage a business on the same  
street. Think this would be a great  
addition in the neighborhood*

Dear Mr. Foster:

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Sincerely,

SIGNATURE:

*Edward E. Frey*

DATE:

5/22/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MICHAEL FERRELL

ADDRESS:

1323 LEAVENWORTH #4 SF. CA 94109

TELEPHONE:

323-244-5028

EMAIL:

POLYOBJECT@GMAIL.COM

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

AS A LONG TIME NOB HILL  
RESIDENT THIS WOULD  
BE A WELCOME ADDITION  
TO THE NEIGHBORHOOD.

Dear Mr. Foster:

MIKE FERRELL

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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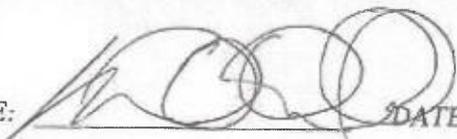
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

05/22/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Natalie Christensen

ADDRESS: 1390 Pine Street #204 SF, CA 94109  
TELEPHONE: (415) 953-3581  
EMAIL: leolover97@comcast.net

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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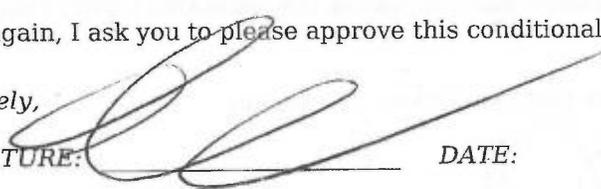
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Sincerely,

SIGNATURE: 

DATE: 9/8/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MATTHEW ELIA

ADDRESS:

825 JONES # 9

TELEPHONE:

910 409 1583

EMAIL:

matthewelia@gmail.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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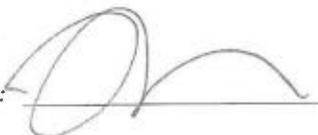
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Sincerely,

SIGNATURE:



DATE:

5/8/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Michelle Christensen

ADDRESS:

TELEPHONE:

EMAIL:

1390 Pine St. #204, San  
(415) 207-3287  
mchristensen21@gmail.com San Francisco,  
CA  
94109

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:



DATE:

5/8/2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Paloma Lnes

**ADDRESS:**

**TELEPHONE:**

**EMAIL:**

116 Garden Lane, Daly City CA 94105  
(607) 280-4953  
indinopaloma@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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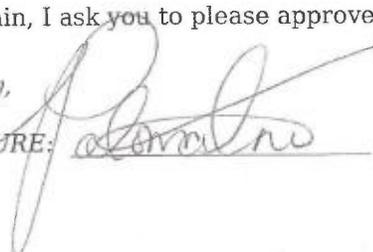
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Sincerely,

**SIGNATURE:**



**DATE:**

5/8/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** DANIEL COGAR

**ADDRESS:** 795 GEARY, SF. CA 94109

**TELEPHONE:**

**EMAIL:**

downlowcogo@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**

Daniel Cogar

**DATE:**

5/8/2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MATTHEW STERLING

ADDRESS: 525 JUDAH SF, CA 94122

TELEPHONE: (415) 310-6013

EMAIL: Ling.mr@gmail

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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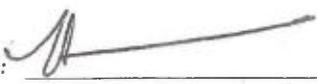
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Sincerely,

SIGNATURE: 

DATE: 5/9/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Jacob Jones

**ADDRESS:** 500 Hyde St  
**TELEPHONE:** 602 618 9844  
**EMAIL:** jacobj165@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**



**DATE:**

5/8/2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Kevin Duran

**ADDRESS:** 418 Arguello Blvd #2  
**TELEPHONE:** 707-396-3704  
**EMAIL:** Kevin.duran77@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:



DATE:

5/8/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Tina Sammarci

**ADDRESS:** 891 Post Street #102, 94109

**TELEPHONE:** 415 312.4072

**EMAIL:** ~~tina~~tinamsmarci@yahoo.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

I live in the bldg where Tonic is located & I have been impressed w/ how well the owners run it. It has been a great addition to the neighborhood.

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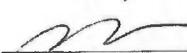
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Sincerely,

**SIGNATURE:** 

**DATE:** 5/7/2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Dashiell MacNamara

ADDRESS: 505 44<sup>th</sup> Ave. S.F. CA. 94121  
TELEPHONE: (415)-590-1531  
EMAIL: dashpeyton34@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:



DATE:

5/7/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Dina Joseph

ADDRESS: ~~Drakari~~

TELEPHONE: 415-631-4111

EMAIL: Dina.Joseph@yahoo.co

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE: Dina Joseph

DATE: 5/7/19

I Support **California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Diana Charlein

**ADDRESS:** 640 Post St. #601, SF, CA 94109  
**TELEPHONE:** 415-608-3964  
**EMAIL:** dianacharlein@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

**SIGNATURE:**

Diana Charlein

**DATE:**

5/7/2019

I Support California Street Cannabis Co. 1398  
California St. SF

**NAME:** Matt Rofner

**ADDRESS:** 33 8th St, SF 94103

**TELEPHONE:**

**EMAIL:** brandy@yahoo.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Once again, I ask you to please approve this conditional use permit.

Sincerely,  
SIGNATURE: [Signature]

DATE: 5/7/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Amy Quinet

ADDRESS:

TELEPHONE:

EMAIL:

917 W. Cardinal Dr  
415.259.7940  
amyquinet@icloud.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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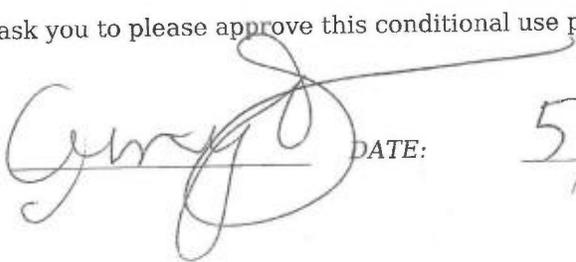
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Sincerely,

SIGNATURE:

 DATE: 5/7/2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** David Burke

ADDRESS: 1112 Larkin St Apt 305  
TELEPHONE: (650) 269-9748  
EMAIL: Davidburkecarpenter@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE: David Burke DATE: 5-7-19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Ren Mattis

ADDRESS:

1855 California St #6

TELEPHONE:

415 876-9165

EMAIL:

RenMattis@420.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Sincerely,

SIGNATURE



DATE:

5-7-19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MARTIN KRAUS

ADDRESS: 3648 Morning side Dr.  
TELEPHONE: 415-207-4272 Residence  
EMAIL: M2KRAUS@comcast.net CA, 94180

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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SIGNATURE:

DATE:

5/7/2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Ann-Marie Matteis

**ADDRESS:** 1855 California St Apt. 4

**TELEPHONE:** 209-410-4040

**EMAIL:** annmarie.matteis@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

**SIGNATURE:** Ann-Marie Matteis **DATE:** 5-7-2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Christian L. Boykin

ADDRESS: 1859 Larkin ST  
TELEPHONE: 415-368-6890  
EMAIL: 1ChrisBoykin@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE



DATE:

5-7-19

I Support **California Street Cannabis Co. 1398 California St. SF**

**NAME:** Kayla Bearg

**ADDRESS:** 685 Geary St APT 30A  
**TELEPHONE:** 415 254-4837  
**EMAIL:** KaylaBearg@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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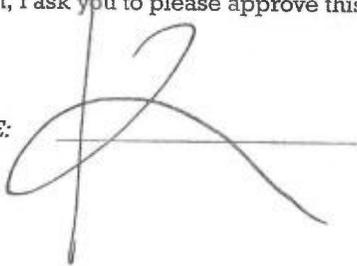
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Sincerely,

SIGNATURE:



DATE:

5.21.19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Mack Hollmann

**ADDRESS:** 655 Tennessee St #202  
**TELEPHONE:** 401-487-5674  
**EMAIL:** Mack.Hollmann@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE

Mack Hollmann

DATE:

5/15/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Lucia Camarda

ADDRESS: 1454 Larkin St. SF CA 94109

TELEPHONE: 206 300 1278

EMAIL: lucia.camarda@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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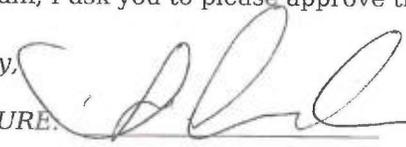
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Sincerely,

SIGNATURE: 

DATE:

5/6/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Javed Buzg Green.

**ADDRESS:** 878 Polk Street, CA 94109  
**TELEPHONE:** ~~512~~ 0102244.  
**EMAIL:** pink-straw-wood@gmail.com.

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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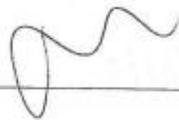
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

12/05/2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Rob Scott

**ADDRESS:** 875 Post  
**TELEPHONE:** 704-882-6652  
**EMAIL:** ZBOYREDDOZ@GMAIL.COM

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

**SIGNATURE:**



**DATE:**

12 MAY 2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:**

Brendon Torrence

**ADDRESS:**

1102a Brown Street

**TELEPHONE:**

(415) 535-2850

**EMAIL:**

Brendon.torrence2050@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**

Bleat

**DATE:**

May 12<sup>th</sup>, 2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Diana Castro

**ADDRESS:** 47 Pearl St.

**TELEPHONE:** (714) 580-4599

**EMAIL:** diana.castro@gmail.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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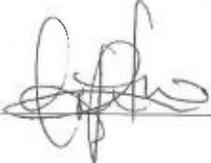
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:** 

**DATE:** 5.10.19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** BRIAN ARRIOLA

ADDRESS: 1489 WEBSTER ST. SF, CA, 94115  
TELEPHONE: 818 - 849 - 0278  
EMAIL: BRIAN ARRIOLA 89@GMAIL.COM

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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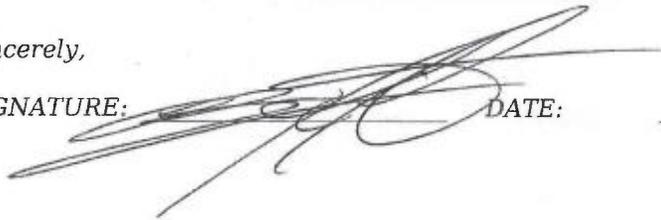
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Sincerely,

SIGNATURE:



DATE:

05.10.2019

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Sean Thomas

**ADDRESS:** 2307 17th Ave

**TELEPHONE:** \_\_\_\_\_

**EMAIL:** thomas@seanandben.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

**SIGNATURE:**



**DATE:**

05/10/09

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** ZACHARY LAU

ADDRESS: 2636 26TH AVE, SAN FRANCISCO, CA 94116  
TELEPHONE: (415) 632-8570  
EMAIL: zlu@ucmerced.edu

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE:



DATE:

05/10/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MIGUEL GOMEZ

ADDRESS: 2372 EAST 15th STREET, OAKLAND, CA

TELEPHONE: 209-988-4374

EMAIL: migueloak33@gmail.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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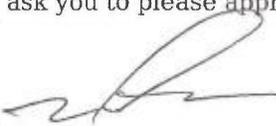
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Sincerely,

SIGNATURE: 

DATE: 5-10-2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** MITCH PERRY

ADDRESS: 47 C JOY AVE

TELEPHONE: 415 716 - 7141

EMAIL: \_\_\_\_\_

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE: 

DATE: 5/9/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Chelsea Bradford

**ADDRESS:** 154 Newman St  
**TELEPHONE:** 415 235 9378  
**EMAIL:** \_\_\_\_\_

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

**SIGNATURE:**



**DATE:**

5/9/2019

**port California Street Cannabis Co. 1398  
ornia St. SF**

**AME:** Pedro Villegas

ADDRESS: 1885 California St, Ca, 94109  
TELEPHONE: (415) 424-8427  
EMAIL: Peter.Villegas@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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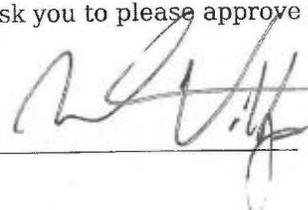
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Sincerely,

SIGNATURE:



DATE:

5/2/17

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Alex Sabato

ADDRESS: 601 4th St. Unit 121, San Francisco  
TELEPHONE: (408) 858-4650  
EMAIL: alsabato@yahoo.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*

SIGNATURE:



DATE:

May 10, 2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** James Boudland - Gleason

ADDRESS: 795 Geary Street 402  
TELEPHONE: 770-658-8160  
EMAIL: JamesBoudlandGleason@yahoo.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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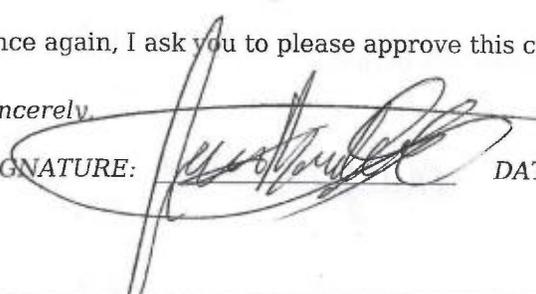
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Sincerely,

SIGNATURE:

DATE:

  
5/10/2018

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** CHRIS VAIGAND

ADDRESS:

818 VAN NGSS

TELEPHONE:

415 363 0657

EMAIL:

cvai9and@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE



DATE:

5/10/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:**

Anton Laine's

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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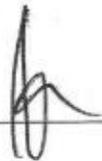
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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: \_\_\_\_\_



DATE: \_\_\_\_\_

05/16/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Rafael Arnold

**ADDRESS:** 1490 Pine Street # 5  
**TELEPHONE:** 305-878-9068  
**EMAIL:** rjarnold88@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE: Rafael Arnold

DATE: 5/10/19

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:**

MATT QUINTERO

**ADDRESS:**

1277 15th AVE SF CA 94122

**TELEPHONE:**

415 680 7558

**EMAIL:**

Matt@23@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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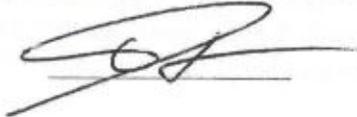
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

5/22/19

2

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:**

Katelyn Bollenbacher

**ADDRESS:**

1401 Polk Ave #205 SF CA 94102

**TELEPHONE:**

626 4820548

**EMAIL:**

Nicholas Foster

kc.bollenbacher@gmail.com

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleinan, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Sincerely,

SIGNATURE:

Katelyn Bollenbacher

DATE:

4/22/19

*I Support California Street Cannabis Co.*

## **BRADY COSTELLO**

*2338 Pine St. #4, San Francisco, CA 94115 | bradycostello@gmail.com*

*5/8/19*

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: their experience running safe, responsible businesses; their track records of positive community engagement; their ideal location for use as a dispensary; and their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Between them, the owners have demonstrated the ability to own and operate busy, safe, responsible businesses in San Francisco for decades. As the founders of Tonic Nightlife Group, Ben and Duncan have owned ten brick and mortar bars and restaurants in SF, and Drakari is currently the General Manager for two of them. Their establishments are known for being busy but safe, a fact which is evidenced by the lack of any serious incidents in more than ten years of operations. Joe has owned many clubs in SF and is renowned for his extremely buttoned up security and operations that run like well-oiled machines. These are exactly the type of owners who we need operating cannabis dispensaries and managing the variety of issues that come along with this emerging, legal business.

The owners have shown a deep commitment to making San Francisco a better place. Drakari, the youngest member of the team, has raised money for veterans, volunteered at SF Eats feeding the homeless, and currently volunteers at Tel Hi Community Center, which is near to where he grew up. Ben Bleiman is currently the President of the SF Entertainment Commission, the Chairman of the Board of the Aquarium of the Bay at Pier 39, the founder of the SF Bar Owner Alliance and the Chairman of the California Music & Culture Association, the trade organization for nightlife and entertainment establishments in SF. Duncan Ley served for five years as the President of the Polk St. Merchants and sat on the board of the St. Francis Hospital Foundation and the Wells Fargo Community Fund. In his storied career, Joe has aided countless community organizations, but most recently he was instrumental in forming the Top of Broadway CBD in North Beach where he currently acts as Vice President.

The location for their proposed dispensary could not be more ideal. It is set apart from the "main drag" of Polk Street but is located on a busy transit thoroughfare meaning it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, through their partnership with Drakari Donaldson, they are showing a commendable commitment to the SF Cannabis Equity program, which was set up specifically to help communities that were destroyed by the USA's ill-fated war on drugs. Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program where Ben was paired with Drakari as a big brother. They have remained close throughout this time, and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

*Sincerely,*



Brady Costello

**7HNAME:** BRIANA GOFAY

ADDRESS: 44 Montgomery, Suite 1300, SF CA 94104  
TELEPHONE: 415-702-3545  
EMAIL: Briana@sfbayfinancial.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

Bri Gofay

DATE:

5/17/2019

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:** \_\_\_\_\_

**ADDRESS:** 990 Bay Street, Apt. #303, SF, CA 94109

**TELEPHONE:** 415-786-4802

**EMAIL:** jake@lightlylifted.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:** Jacob Seidman

**DATE:** 5/13/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Angelica Villarreal

ADDRESS:

765 Geary Street

TELEPHONE:

831-601-9861

EMAIL:

Amvill23@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*I live in this  
neighborhood + I  
want this to happen!*

Dear Mr. Foster:

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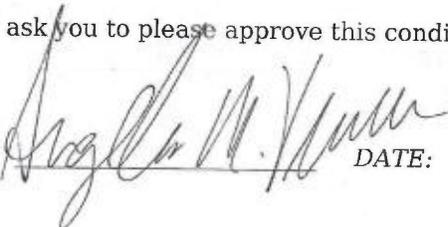
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

05/23/18

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Eric Martin

ADDRESS: 765 Geary

TELEPHONE: 951-913-6670

EMAIL: eric.martin770@gmail.

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

*I'm a local!*

Dear Mr. Foster:

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

5/23/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Joshua Nastor

**ADDRESS:** 1665 SUTTER ST, SF CA 94109  
**TELEPHONE:** 415-305-1887  
**EMAIL:** SMOOVECHILENB@GMAIL.COM

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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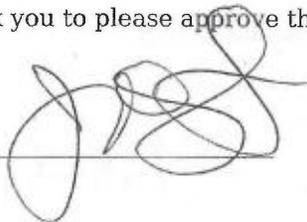
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Sincerely,

**SIGNATURE:**



**DATE:**

5/23/12

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Amanda Platt

ADDRESS:

830 Sanborn Ave LA, CA 90029

TELEPHONE:

703.342.8779

EMAIL:

agplatt@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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*Sincerely,*

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Will Presley

**ADDRESS:** 2128 Van Ness Ave #203 SF, CA

**TELEPHONE:** 415-350-6050

**EMAIL:** jwillpresley@mac.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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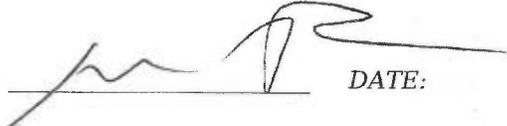
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Sincerely,

**SIGNATURE:** 

**DATE:** 5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Carrie McMahon

ADDRESS:

1810 Polk Street, SF, 94109

TELEPHONE:

714-872-1429

EMAIL:

carrie.mcmahon@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:



DATE:

5/23/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Dane Running

**ADDRESS:** 1810 Polk Street  
**TELEPHONE:** 925-719-3211  
**EMAIL:** dane.running@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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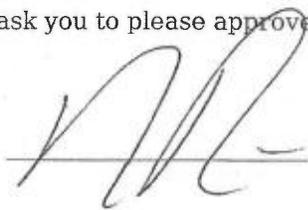
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Sincerely,

**SIGNATURE:**  **DATE:** 5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** ERIK ANDERSON

**ADDRESS:** 762 DIVISADERO

**TELEPHONE:** 561-889-5329

**EMAIL:** \_\_\_\_\_

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Sincerely,

SIGNATURE:



DATE:

5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Madeleine Michaels

ADDRESS: 724 Leavenworth St  
TELEPHONE: 415-269-6126  
EMAIL: maddiem21@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*

SIGNATURE:  DATE: 5/23/19

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** Jennifer Hagan

**ADDRESS:** 910 La Grana Kandy Cir, San Francisco CA 94139  
**TELEPHONE:** 415 941 6500  
**EMAIL:** jenniferbhagan@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**



**DATE:**

6/23/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Victoria Dau

**ADDRESS:** 93 Parker Ave, SF 94118  
**TELEPHONE:** 415-336-2468  
**EMAIL:** vstuart76@hotmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

**SIGNATURE** 

**DATE:** 5/23/2019

*I Support California Street Cannabis Co. 1398  
California St. SF*

**NAME:** James Achermann

**ADDRESS:** 2201 California St. #41

**TELEPHONE:** 916 202 7107

**EMAIL:** jjachermann@gmail.com

Nicholas Foster

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

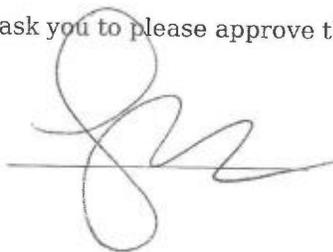
The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**



**DATE:**

5/23/19

**I Support California Street Cannabis Co. 1398  
California St. SF**

**NAME:** Nick Flood

ADDRESS: 2001 Pierce St. #31, SF, CA  
TELEPHONE: (925) 437-6618  
EMAIL: thisfloods4u@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

This group of guys are stand up professionals - I have worked with them for years and can vouch for their character NF

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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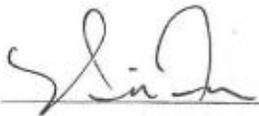
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

5/23/19

**7HNAME:** BRIANA GOFAY

ADDRESS: 44 Montgomery, Suite 1300, SF CA 94104  
TELEPHONE: 415-702-3545  
EMAIL: Briana@sfbayfinancial.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

Bri Gofay

DATE:

5/17/2019

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:** SHAWN VERTARA

**ADDRESS:** 633 FILLMORE ST, SF CA 94117  
**TELEPHONE:** 415-218-2291  
**EMAIL:** shawn633@comcast.net

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

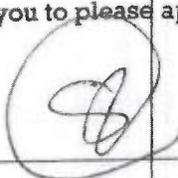
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:** 

**DATE:** 5/23/19

*Yes on California Street Cannabis Co.*

# **A&E GREEN SOLUTIONS**

*2199 Mission Street SF, CA 94110*

*FEBRUARY 7, 2019*

*SF Planning Commission*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear SF Planning Commission:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco which is owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: their experience running safe, responsible businesses; their track records of positive community engagement; their ideal location for a dispensary; and their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Between them, the owners have demonstrated the ability to own and operate busy, safe, responsible businesses in San Francisco for decades. As the founders of Tonic Nightlife Group, Ben and Duncan have owned ten brick and mortar bars and restaurants in SF, and Drakari is currently the General Manager for two of them. Their establishments are known for being busy but safe, a fact which is evidenced by the lack of any serious incidents in more than ten years of operations. Joe has owned many clubs in SF and is renowned for his extremely buttoned up security and operation that run like well-oiled machines. These are exactly the type of owners who we need operating cannabis dispensaries and managing the variety of issues that come along with this emerging, legal business.

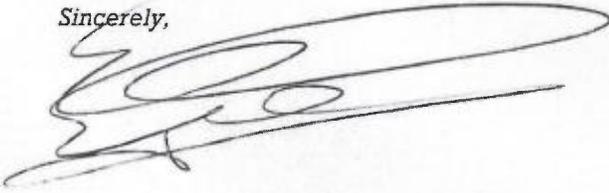
The owners have shown a deep commitment to making San Francisco a better place. Drakari, the youngest member of the team, has raised money for veterans, volunteered at SF Eats feeding the homeless, and currently volunteers at Tel Hi Community Center, which is near to where he grew up. Ben Bleiman is currently the President of the SF Entertainment Commission, the Chairman of the Board of the Aquarium of the Bay at Pier 39, the founder of the SF Bar Owner Alliance and the Chairman of the California Music & Culture Association, the trade organization for nightlife and entertainment establishments in SF. Duncan Ley served for five years as the President of the Polk St. Merchants and sat on the board of the St. Francis Hospital Foundation and the Wells Fargo Community Fund. Through their company, Tonic Nightlife Group, Duncan and Ben have helped raise almost \$1,000,000 for mostly local charities. In his storied career, Joe has aided countless community organizations, but most recently he was instrumental in forming the Top of Broadway CBD in North Beach where he currently acts as Vice President.

The location for their proposed dispensary could not be more ideal. It is set apart from the "main drag" of Polk Street but is located on a busy transit thoroughfare meaning it will cause minimum disruptions to local businesses or the neighboring community.

Finally, through their partnership with Drakari Donaldson, they are showing a commendable commitment to the SF Cannabis Equity program, which was set up specifically to help communities that were ravaged by the USA's ill-fated war on drugs. Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program where Ben was paired with Drakari as a big brother. They have remained close throughout this time, and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

A handwritten signature in black ink, appearing to be "A&E Green Solutions". The signature is stylized and somewhat illegible due to the cursive nature of the writing.

**A&E GREEN SOLUTIONS**

I Support *California Street Cannabis Co. 1398 California St. SF*

## **ADAM MESSNER**

149 Morning Sun Ave

Mill Valley, CA 94941

[adam.messner@gmail.com](mailto:adam.messner@gmail.com)

650-444-0458

Nicholas Foster

SF Planning Department

1650 Mission St.

San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons! Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

5-8-18

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: ALEXANDER DOLAT**

ADDRESS: 519 30<sup>th</sup> St, San Francisco, CA 94131\_

TELEPHONE: 202.391.8125

EMAIL: alexdolat@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: *Alexander T Dolat* DATE: 5/15/19

*I Support California Street Cannabis Co.*

**NAME:** Anderson Pugash

**ADDRESS:** 2055 Filbert Street, San  
Francisco CA 94123

**TELEPHONE:** 4158472926

**EMAIL:** Apugash@gmail.com

**DATE:** 05/06/19

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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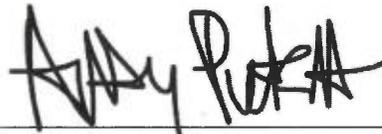
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*Sincerely,*

SIGNATURE:



DATE:

05/06/19

*I Support California Street Cannabis Co.*

**NAME:** Anderson Pugash

ADDRESS: 2055 Filbert Street, San  
Francisco CA 94123

TELEPHONE: 4158472926

EMAIL: Apugash@gmail.com

DATE: 05/06/19

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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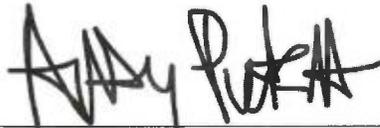
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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE:



DATE:

05/06/19

*I Support California Street Cannabis Co. 1398 California St. SF*

*NAME: Armand Domalewski*

*ADDRESS: 36 Laskie Street, San Francisco, CA, 94103*

*TELEPHONE: 925-212-3562*

*EMAIL: armanddomalewski@gmail.com*

*Nicholas Foster*

*SF Planning Department*

*1650 Mission St.*

*San Francisco, CA*

Dear Mr. Foster:

My name is Armand Domalewski, and I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. I'm supportive of this project for two reasons: my experience with Cannabis Dispensaries in San Francisco, and my experience with the folks who are trying to open this facility.

In terms of my experience: I live on Laskie Street, which is an alley quite literally planted in the middle of two dispensaries. Every visitor to my location from outside of San Francisco comments on this fact - they ask things like, "Aren't you worried about your location? Aren't you concerned about these places being so close to you?"

And the answer is always a resounding no, because dispensaries like ReLEAF and SPARC have incredible community partners and neighbors. The security presence provided by these sites has been invaluable - Western SOMA has its fair share of safety concerns, and the staff at these sites go out of their way to provide a safe, reassuring presence not only for their customers but for their entire neighborhood. I cannot tell you the number of times that their security team has de-escalated a potentially dangerous situation near my home. Cannabis dispensaries can keep our communities safe.

Furthermore, my experience with the specific team hoping to open this facility has been excellent. They have a long track record of running safe, responsible businesses, they've demonstrated deep and positive community engagement, and they've shown their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are well known for their tight security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach. Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and

are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Their experience and judgement lead them to scour the City for an ideal location, and they found it here, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

This is the ideal place with the ideal team.

I strongly urge you to please approve this conditional use permit.

*Sincerely,*

*Armand David Domalewski*

*SIGNATURE:*



*DATE: 5/8/2019*

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME:** ASHLEY CAMERON

ADDRESS: 2290 N. Point St. #301, San Francisco, CA 94123

TELEPHONE: (781) 910-6695

EMAIL: Ashley.connors1@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE:

*Ashley Cameron*

DATE:

5-22-2019

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: BEN NEEDHAM-WOOD**

ADDRESS: 1704 Felton St. San Francisco, CA 94134

TELEPHONE: 978.835.0096

EMAIL: bneedhamwood@hotmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: *B. Needham-Wood*      DATE: 5/22/2019

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:**

Bethany Patten

**ADDRESS:**

749A Portola Street SF, CA 94129

**TELEPHONE:**

415-235-9077

**EMAIL:**

bethanypattensf@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:

Bethany Patten

DATE:

5/22/2019

I Support California Street Cannabis Co.

**NAME:** NICHOLAS SHEEHAN

**ADDRESS:** 1502 HYDE ST, SAN FRANCISCO, CA

**TELEPHONE:** 925 408 5300 94109

**EMAIL:** nicholas.sheehan23@gmail.com

**DATE:** 5/8/19

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE:

A handwritten signature in black ink, appearing to read "Drakar Donaldson", written over a horizontal line.

DATE:

5/8/19

I Support California Street Cannabis Co.

**NAME:** PETER SITTWICK

ADDRESS: PIER 26 # 7 <sup>THE</sup> EMBARCADERO  
TELEPHONE: 415-706-2383 S.F. CA.  
EMAIL: PETE@KULTD.COM 94105  
DATE: 5-7-19

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

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Sincerely,

SIGNATURE:



DATE:

5-7-19

*I Support California Street Cannabis Co.*

## **BRADY COSTELLO**

*2338 Pine St. #4, San Francisco, CA 94115 | bradycostello@gmail.com*

*5/8/19*

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*



Brady Costello

I Support California Street Cannabis Co. 1398 California St. SF

**NAME:**

John A. Powell

**ADDRESS:**

1115 Rock St. New Orleans, LA 70116

**TELEPHONE:**

415-575-5548

**EMAIL:**

powelldown@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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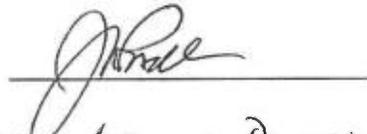
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Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

MAY 8, 2019

I HAVE KNOWN BEN AND DUNCAN FOR OVER 13 YEARS, BOTH AS A CUSTOMER AND AS AN INVOLVED IN THEIR VENTURES. THEY ARE SOLID, RESPONSIBLE AND GOOD PEOPLE. THE KIND OF FOLKS YOU WANT RUNNING SOMETHING LIKE THIS.



*I Support California Street Cannabis Co.*

**NAME:**

Camilla Hanley

**ADDRESS:**

2360 Greenwich Street, San Francisco, CA 94123

**TELEPHONE:**

978-525-8280

**EMAIL:**

camillahallhanley@gmail.com

**DATE:**

5/6/19

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*



**SIGNATURE:**

5/6/19

**DATE:**

*I Support California Street Cannabis Co.*

**NAME:**

Camilla Hanley

**ADDRESS:**

2360 Greenwich Street, San Francisco, CA 94123

**TELEPHONE:**

978-525-8280

**EMAIL:**

camillahallhanley@gmail.com

**DATE:**

5/6/19

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San Francisco, CA*

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Sincerely,



SIGNATURE:

---

DATE:

5/6/19

---

*I Support California Street Cannabis Co.*

## **CHRIS FOGARTY**

*1390 California St. SF, CA 94109*

*4.1.19*

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing in Support of Ben Bleiman's new cannabis shop on California and Hyde streets. I own The Wreck Room at 1390 California and I believe the shop would be a great addition to our neighborhood. I have been friends with Ben over 10 years and have not met another person who is more caring and respected in our bar and restaurant business. He has brought us all together helping to guide small businesses through the pitfalls and problems that we all deal with in this city. I am looking forward to being neighbors with Ben and his partners for years to come. Feel free to reach out with any questions you might have.

Sincerely,

*Chris Fogarty*

Chris Fogarty  
415-823-2337

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: CODY TURK**

ADDRESS: 1670 Page St. Apt. 1B San Francisco, CA 94117

TELEPHONE: 808-927-0875

EMAIL: cody.t.turk@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: *Cody Turk* DATE: 05.22.19

*I Support California Street Cannabis Co.*

**FROM:**

**CORY HUNT**

*Soda Popinski's, Owner-Operator*

*1548 California St, SF, CA 94109*

*916-601-1782*

*cohunt@gmail.com*

**TO:**

*Nicholas Foster*

*SF Planning Department*

*1650 Mission St.*

*San Francisco, CA*

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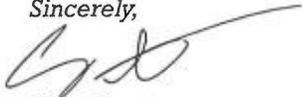
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*Sincerely,*



Cory Hunt

*I Support California Street Cannabis Co.*

**NAME: CRYSTAL KOLOS**

ADDRESS: 539 5<sup>th</sup> Avenue, San Francisco, CA 94118

TELEPHONE: (530)906-8855

EMAIL: [crystalekolos@gmail.com](mailto:crystalekolos@gmail.com)

DATE: 5/6/19

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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*Sincerely,*

*SIGNATURE: Crystal Kolos*

*DATE: 5/6/19*

**NAME:**

DAVID QUINBY

**ADDRESS:**

3339 20<sup>th</sup> St SE, CA 94110

**TELEPHONE:**

415-643-9920

**EMAIL:**

dq555@comcast.net

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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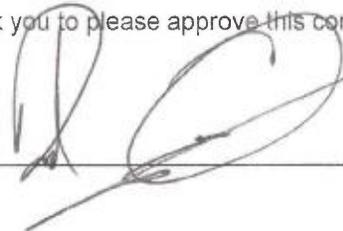
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Sincerely,

**SIGNATURE:**



**DATE:**

5/20/19

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: ELIZABETH WELLS**

ADDRESS: 2789 Bryant St., San Francisco, CA 94110

TELEPHONE: 415-218-0197

EMAIL: ewells@global.t-bird.edu

*Nicholas Foster*

*SF Planning Department*

*1650 Mission St.*

*San Francisco, CA*

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*Sincerely,*

SIGNATURE: *Elizabeth Wells*      DATE: 5.21.19

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME:** Erna Berman

**ADDRESS:** 268 Evrecka St. SF Ca 94114

**TELEPHONE:** 415-335-0904

**EMAIL:** ernaberman@gmail.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

5/8/19

*I Support California Street Cannabis Co.*

# **FALLYN SMITH**

445 Diamond Street #1 SF, CA 94114 | 617-413-8262 | fallyns@gmail.com

5/6/2019

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

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Between them, the owners have demonstrated the ability to own and operate busy, safe, responsible businesses in San Francisco for decades. As the founders of Tonic Nightlife Group, Ben and Duncan have owned ten brick and mortar bars and restaurants in SF, and Drakari is currently the General Manager for two of them. Their establishments are known for being busy but safe, a fact which is evidenced by the lack of any serious incidents in more than ten years of operations. Joe has owned many clubs in SF and is renowned for his extremely buttoned up security and operations that run like well-oiled machines. These are exactly the type of owners who we need operating cannabis dispensaries and managing the variety of issues that come along with this emerging, legal business.

The owners have shown a deep commitment to making San Francisco a better place. Drakari, the youngest member of the team, has raised money for veterans, volunteered at SF Eats feeding the homeless, and currently volunteers at Tel Hi Community Center, which is near to where he grew up. Ben Bleiman is currently the President of the SF Entertainment Commission, the Chairman of the Board of the Aquarium of the Bay at Pier 39, the founder of the SF Bar Owner Alliance and the Chairman of the California Music & Culture Association, the trade organization for nightlife and entertainment establishments in SF. Duncan Ley served for five years as the President of the Polk St. Merchants and sat on the board of the St. Francis Hospital Foundation and the Wells Fargo Community Fund. In his storied career, Joe has aided countless community organizations, but most recently he was instrumental in forming the Top of Broadway CBD in North Beach where he currently acts as Vice President.

The location for their proposed dispensary could not be more ideal. It is set apart from the “main drag” of Polk Street but is located on a busy transit thoroughfare meaning it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, through their partnership with Drakari Donaldson, they are showing a commendable commitment to the SF Cannabis Equity program, which was set up specifically to help communities that were destroyed by the USA’s ill-fated war on drugs. Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program where Ben was paired with Drakari as a big brother. They have remained close throughout this time, and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

A handwritten signature in black ink, appearing to read 'Fallyn Smith', with a long, sweeping horizontal stroke at the end.

*Fallyn Smith, MSW, PPSC*

*I Support California Street Cannabis Co.*

## **FALLYN SMITH**

445 Diamond Street #1 SF, CA 94114 | 617-413-8262 | fallyns@gmail.com

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*Sincerely,*

A handwritten signature in black ink, appearing to read 'fs' followed by a long, sweeping horizontal line.

*Fallyn Smith, MSW, PPSC*

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: GAVIN O'REILLY**

ADDRESS: 333 Walnut Street  
TELEPHONE: 415-646-7261  
EMAIL: [gavin.oreilly@cowen.com](mailto:gavin.oreilly@cowen.com)

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

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I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: *Gavin P. O'Reilly*      DATE: 05/22/2019

**I Support California Street Cannabis Co. 1398 California St. SF**

**GORE SONG**

819 Valencia St  
San Francisco, CA 94110  
gore@thebrewcoop.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

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Sincerely,

SIGNATURE:

  
\_\_\_\_\_

DATE:

5/10/19  
\_\_\_\_\_

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: HENRY H RING**

ADDRESS: 514 Jerseys St SF, CA 94114

TELEPHONE: 503-887-7409

EMAIL: gaptain13@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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*Sincerely,*

SIGNATURE:

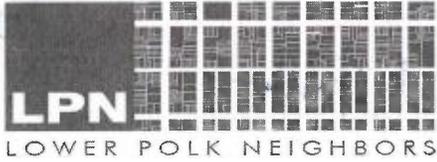
*Henry H Ring*

DATE:

5/10/2019

Received at CPC Hearing 6/13/19  
N. Foster

**POST PACKET PUBLICATION  
PUBLIC CORRESPONDENCE:  
SUPPORT**



June 12, 2019

San Francisco Planning Commission  
City and County of San Francisco  
1650 Mission Street, STE 400  
San Francisco, CA 94103

Re: 1398 California Street 2019-001048CUA

President Melgar and Honorable Commissioners,

On behalf of Lower Polk Neighbors (LPN,) we kindly submit the following comments in support of the Conditional Use Application for 1398 California Street.

Lower Polk Neighbors has met with the project sponsor is pleased to express our support for the project. We find the project to be desirable for the neighborhood and will activate a vacate storefront at Hyde and California Street.

Drakari Donaldson and Duncan Ley provided our organization with a detailed presentation on the project, including a safety plan, business plan, operating outlines and other aspects of their cannabis business which provided assurance to the Lower Polk Neighbors that they would be running a business that would be a benefit to the neighborhood. We appreciate their experience both in this business and in other aspects of the hospitality industry and have every confidence that they will run a good operation.

We apologize for the late submission of this letter. Our meeting schedule (second Wednesday of the month) and procedures for approval did not allow for approval until today. We respectfully ask that you consider this support at your hearing.

Regards,

Chris Schulman  
Chairperson  
Lower Polk Neighbors



## Middle Polk Neighborhood Association

May 30, 2019

RE: 1398 California Street, California Street Cannabis Co.

Dear President Melgar and Commissioners, SF Planning Commission

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson and Duncan Ley.

Over the last several years, I have seen firsthand their track record of running responsible, safe businesses and their commitment to positive community engagement by their involvement in our organization as well as the Polk Street Merchants Association.

Both individuals have displayed a commitment to informing and engaging with the community regarding this proposal by pro-actively requesting meetings with our organization, and also hosting several other community meetings to listen to the concerns from the neighborhood.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their appropriate security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund, the Top of Broadway CBD in North Beach, and MPNA.

I am confident that California Street Cannabis Co. will be a positive addition to the neighborhood, as it will cause a minimum disruption to local businesses and the quiet neighborhood of the Middle Polk community.

I ask you to approve this conditional use permit.

Chris Gembinski  
Chair,  
Middle Polk Neighborhood Association

## Discover Polk

San Francisco Planning Commission  
Attn: Nicholas Foster  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

11 June 2019

**Re: 2019-001048CUA**

Dear Mr. Foster:

Discover Polk Community Benefit District was established in 2018 with the mission of improving the quality of life and strengthening the business community in our neighborhood, from California St. to Broadway. As such, **we are writing today in support of the conditional use permit for the California Street Cannabis Co., located at 1398 California St.** in San Francisco, and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba.

The owners/operators are established members of our neighborhood's business community, with extensive experience running safe, responsible businesses and a strong track record of positive community engagement. Their current establishments (Bullitt and Soda Popinski, run through Tonic Nightlife Group and Déjà Vu Management) are adjacent to Discover Polk CBD's footprint, and we can attest that they are busy and safe, as well as active participants in organized activities that benefit our neighborhood as a whole. We know the owners to be active in a number of organizations in the city; and we can confirm that their active engagement has brought a new energy to the Polk Street corridor.

We believe the location to be ideal for this business: it will positively activate a vacant space at a key intersection, while not disrupting existing businesses or residential areas.

Finally, having met with the owners, we are excited for the way this team has followed the spirit of the Cannabis Equity Program, having invested personally and professionally in their youngest partner, Drakari, over a period of 11+ years – first through the Big Brother Big Sister Program, and then with increasingly responsible management roles in their other ventures. We believe this approach should be a model for other businesses citywide.

We reiterate our support for this conditional use permit and look forward to welcoming this new business.

Respectfully,



Iana Dikidjeva  
Chief Operating Officer / District Coordinator

*Suzanne Markel-Fox*

Suzanne Markel-Fox  
Board President



SF Planning Department

1650 Mission St

San Francisco CA

Nicholas Foster

Mr. Foster,

On behalf of the Polk District Merchants Association, we have talked and interviewed the owners and operators of the proposed California Street Cannabis Co located at 1398 California st. As merchants of Polk street we see no reason why they should not be allowed to continue to pursue their goals of opening a business at that location and ask that you approve the conditional use permit.

Cheers,

Parker Austin

President of the Polk District Merchants Association



**POST PACKET PUBLICATION**

**PUBLIC**

**CORRESPONDENCE:**

**OPPOSE**

**From:** [Jeane orjas](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Cannabis store at 1398 California  
**Date:** Wednesday, June 12, 2019 2:38:10 PM

---

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

I am opposed to a cannabis store being located at 1398 California Street. I live at 1408 California the 5 story brick building across the street on the northwest corner of California and aHyde. Because of being able to purchase marijuana at 1398 California, there will be a large number of people walking up and down my side of California smoking marijuana and the smoke and smell will flow in every direction. Fortunately I live in the back of the building.

I have lived in 1408 California over 35 years. I am 78. I am homebound due to chronic gastro-intestinal problems, heart failure, and macular degeneration which has destroyed my central vision and depth perception. I live on social security only.

When I smell marijuana, I instantly experience shortness of breath, dizziness, and lightheaded ness. This affects my balance, my ability to think clearly, and walk safely. I risk falling and causing grave permanent injury to myself.

I know how I react to smelling marijuana because recently a resident in an apartment near me smoked it 3 to 4 times a week. The smoking stopped happily . The very pungent marijuana smell was coming up through a hole in the wall underneath my kitchen sink. I was overwhelmed, had to open all my windows and my apartment front door for hours and sometimes wear a mask and had to leave my kitchen.

I have to go to doctor appointments regularly. It is very difficult for me to exit the front door of my building because it is not accessible. I have to be escorted by a trained person. I use a rollater a walker with wheels. A friend also goes with me. I have to navigate the heavy front door, several steps, the sidewalk which is the down slope of California Street, and get into my Paratransit taxi. Frequently I have to step down into the street or walk up or down the sidewalk or around obstacles or go out into the street in order to enter the taxi. The whole process is reversed when I come home.

I have to have a clear brain, be able to breathe, and maintain my balance. Above all I have to be able to feel calm, not feel scared and convince myself that I can keep myself safe and navigate the environment around me which I can only partially see. I might be tired and feel unwell too. One whiff of marijuana smoke puts me in danger. I am telling you all this because I want you all to know what it is like to be sick, disabled and old.

I really empathize with the people who live in the apartment building that the store will be in. My building is over 100 years old and is full of holes and cracks in which odors, smells and smoke can travel. I'm sure that building is no exception.

I want my voice regarding opening a cannabis retail store at 1398 California Street and Hyde to be heard. I knew this day would come. I voted against the legalization of marijuana only because I was concerned about my health, safety, and well-being. I have the right to breath clean air. It took more than 40 years for non+smokers to gain the right to breathe clean air and now we are losing that right.

A friend of mine recently went to Amsterdam where marijuana is legal. The streets were clean, but they were littered with marijuana cigarette butts. She lives near Valencia and 21st streets here in San Francisco. There is an entertainment venue at that corner and the customers smoke marijuana. Also people walk on her street smoking marijuana.

I have lived in San Francisco since 1963 when I was 22 years old and 4 years in Berkeley during the 1970s. I have seen and experienced a lot and have an open mind. The City has changed a lot for better or worse since I first saw the skyline from a Greyhound bus as it drove around the final bend of 101.

I know that the cannabis retail store will be opened no matter what my needs and wishes are. I feel that regarding this issue my rights don't matter.

Once again I oppose the opening of a cannabis retail store at 1398 California and Hyde streets.

If you took the time to read this - thank you.

Sincerely,  
Jeane Orjas

Sent from my iPad

**From:** [Michael Lata](#)  
**To:** [Foster, Nicholas \(CPC\)](#)  
**Subject:** 1398 California Street  
**Date:** Tuesday, June 04, 2019 1:38:27 PM

---

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

Nick

I am against a cannabis retail location at this address. Not something we need in the neighborhood. Thanks, Michael

Property owner at 1350 California Street

Sent from my iPhone

**From:** [REDACTED]  
**To:** Foster, Nicholas (CPC)  
**Subject:** 1398 California Street Conditional Use hearing cannabis retail 2019001048CUA  
**Date:** Wednesday, June 12, 2019 10:34:51 AM

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

My wife and I are residents 1.5 blocks from this proposed use. We attended a neighborhood meeting at the site several months ago. We greatly opposed the Use being advocated.

Cannabis use, primarily smoking in public, adversely affects our quality of life daily in San Francisco. Rarely do we walk the streets of the city without encountering the noxious fumes. Marijuana smokers exist in a cloud of astringent smell a 100 feet in diameter. You smell them well before you discover them. They smoke in public walking the streets, at public gathering areas, pausing to relax on steps to buildings (our buildings). A neighbor 100 down the street used to chain smoke feverously at the curb polluting the air for a block up the street, employees at the neighborhood hardware store smoke it behind the store on breaks polluting the air in the entire intersection. Marijuana smoke permeates Sue Bierman Park, the Saturday farmers market, the Embarcadero, and pier public access paths I walk daily.

I approach most people I encounter and ask them not to smoke in public. Often they stop. Often they say 'fuck off'. Most are considerate, most are surprised smoking marijuana is not allowed in public, a good many feel entitled and are belligerent, angry, and aggressive. No public agency has every responded to complaints; not the police, not the health service, not 311. Ferry building security gets smokers to move on thank goodness, but do nothing about smokers 10' beyond the pier building perimeter so the smell permeates the fringe eating areas set up.

We have discussed this with the applicant team who say they are selling such a high priced product to clientele for personal use that their proposed venture will not adversely contribute to public marijuana use in the neighborhood, but they admit there is nothing they can or intend to do to prevent clients from walking a block up the street to light up which will be in front of our buildings polluting the air in our homes. Two months ago I went up to a smoker on that corner and asked him to stop smoking. I had smelled him first over a half a block away. He asked me to get out of his space several times. The seven minute confrontation only ended when he looked up the prohibition against smoking marijuana on his iPhone and then stopped. Increased marijuana use in the vicinity of that intersection will mean I have run a gauntlet of foul smell when I go to my barber across the street, or supermarket catty-corner, or my only walking route downtown that avoids the hills. I will probably avoid those businesses more if faced with the prospect of this business at that location. I have greatly curtailed my pathways through the city because of other areas where the smell is bothersome. There are two elementary schools within just blocks that gave us hope marijuana dispensaries would not happen so close. We oppose the one being proposed in the north Polk district only to find another being proposed around the corner.

The location is an increasingly busy vital corner sidewalk intersection with the arrival of Trader Joes.

The street and curb location is notorious for blocking traffic flow even more so now that white bollards divide the through lane from left hand turn lane. Double parked vehicles attending to buildings, the previous laundry and bar next door regularly impede traffic flow. The cable car intersection significantly holds up traffic compounding the stress and safety considerations pedestrians face.

Many of us have chosen San Francisco as a place to live for the clean fresh ocean air, sierra stream water, and healthy vibrant life affording environs (along with the bread). This proposed Use introduces an increase threat to the quality of life we work on daily. I counted 23 cigarette butts on the sidewalk in the first half block out the door this morning. Trash is everywhere a day after the streetsweeper passed and I had cleaned the sidewalk in front of the building. We residents labor daily to make San Francisco a better place to live. Approving this petition will be another wound in the laboring body of life in this city.

I request my name withheld out of caution resentful individuals may seek retribution for this position.

[REDACTED]

[REDACTED]

[REDACTED]

S. Hong



**ACTION ITEM**

**AMENDED – JULY 28, 2016**

**DATE:** July 28, 2016

**PRESENTERS:** Trustees John Rizzo,  
Brigitte Davila, Alex Randolph

**SUBJECT:** Resolution on the Development of the Balboa Reservoir Property

**ITEM NO.** 160728-XI-223

WHEREAS: The property now known as the "Balboa Reservoir" is occupied by City College of San Francisco (CCSF), is known as part of the "West Campus" and is dedicated to the public good; and

WHEREAS: From 1946 to 1956 City College operated student housing for veterans along with many other full campus facilities on the site now proposed for housing by the City; and

WHEREAS: Planning for the long anticipated and voter-approved Performing Arts and Education Center (PAEC) has resumed at CCSF; and

WHEREAS: The PAEC would not only serve CCSF's mission, but also the residents of San Francisco, by filling a need for small performance spaces that are in short supply, and therefore help revitalize San Francisco's arts community, particularly in an area of San Francisco not well served by art and performance spaces; and

WHEREAS: Changes to traffic flow on Phelan Avenue by the City and County of San Francisco (the City) in recent years have made traffic worse and slowed Muni buses that our students and staff depend on; and

WHEREAS: The City has proposed to build on the western portion of the Balboa Reservoir a housing development of mixed affordable and market-rate units; and

WHEREAS: The Balboa Reservoir has been the site of existing city college parking for 60 years. Furthermore, the site of the proposed development is currently used by CCSF for the parking of up to 1,000 students and employees, and is often filled to capacity; and

**BOARD OF TRUSTEES**

**RAFAEL MANDELMAN, PRESIDENT • THEA SELBY, VICE PRESIDENT • DR. AMY BACHARACH  
DR. BRIGITTE DAVILA • STEVE NGO • ALEX RANDOLPH • JOHN RIZZO • BOUCHRA SIMMONS, STUDENT TRUSTEE  
DR. GUY LEASE, SPECIAL TRUSTEE  
SUSAN E. LAMB, INTERIM CHANCELLOR**

WHEREAS: In its presentation to the Board of Trustees and in its materials posted online, one of the options the City has proposed includes the creation of new streets through the CCSF owned parking lot; and

WHEREAS: CCSF is the central educational, economic and cultural focus of the neighborhood where the Balboa Reservoir property is situated;

WHEREAS: CCSF's interests cannot be secondary and must be taken into account in coordination with City efforts regarding the planned development on the "Balboa Reservoir"; and

WHEREAS: The development of the publicly owned Balboa Reservoir represents a valuable public resource that will provide a unique opportunity for the City to serve the public good, provide badly needed-affordable housing and support the mission of CCSF to provide accessible, quality education to all; therefore be it

RESOLVED: That the City College Board of Trustees submit the following priorities for the continued discussion with the city regarding the proposed "Balboa Reservoir" development:

1. CCSF cannot grant the city a roadway between the Multi-Use Building and the planned PAEC
  - o The Board of Trustees may exchange one or more roadway accesses/ easements through CCSF owned property only if the City reimburses CCSF with other land in the reservoir or a monetary payment
2. The City's Balboa Reservoir project should be at least 50% permanent affordable housing with a preference for dedicated faculty and staff housing.
  - o The Board of Trustees acknowledges that significant engagement by CCSF staff and administrators is required to create dedicated housing for faculty, staff and, if possible, student dormitories.
3. In order to avoid the loss of enrollment from students who must commute by car and loss of parking for audience members of performances at the PAEC, City College of San Francisco requires important mitigation measures to offset the loss of existing parking with the following:
  - o A flexible\* parking structure that includes electric car charging stations, bicycle parking, share car parking to accommodate overflow parking and performances at the PAC,  
\*(flexible parking structures accommodate transitions from parking alone to a range of other uses as parking ratios decline with further mixed-use development and increased use of shared parking and public transit.), and
  - o A comprehensive transit study, with input from CCSF. As well as ~~and~~ transit alternatives, including MUNI / BART Passes for all students and residents of any housing structure built on the Balboa Reservoir property, and
  - o Car and bike sharing options for residents, neighbors, and members of the CCSF community
4. The City shall prioritize including open, accessible common space throughout the development to be used as parks, gardens, playgrounds or other types of open space that will enhance the CCSF community and neighborhood. The City must recognize that the open

campus of CCSF is designated as a park and any development must be consistent with this designation and the master plan.

5. The City, in coordination with the CCSF master plan, must make improvements to Ocean Ave and Phelan Ave to accommodate increased traffic flow, to ensure timely transit of the Muni buses and streetcars, and to improve pedestrian safety

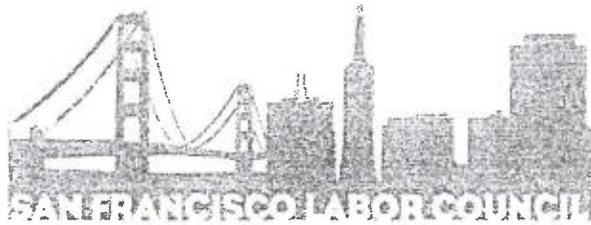
6. The City, in coordination with the CCSF master plan, must place a new crosswalk on Ocean Avenue near the exit from the Balboa BART station, which is used by thousands of CCSF students, staff and faculty every day,

In addition, the City must undertake measures to overall increase pedestrian and bicyclist safety.

7. CCSF Administration shall work with the City to explore locating the new Child Development Center onsite at any Balboa Reservoir development to provide high quality child care for residents, students, faculty, and staff

8. That the City College of San Francisco – Capital Projects Planning Committee (CCSF-CPPC), which is comprised of all City College stakeholders and is in the best position to review the Balboa Reservoir Development in concert with CCSF Master Planning (now in progress) and the Balboa BART Station Parameters. This committee shall, in coordination with the PGC and the Balboa Reservoir CAC, provide regular feedback and input to the Board of Trustees for further discussion and action, if necessary.

BE IT FURTHER RESOLVED: That the Board of Trustees directs the Chancellor to communicate these priorities to the City and instruct the Administration to ensure that CCSF's interest are acknowledged and recognized in accordance with the primary stated goals of CCSF's Vision and Mission statements: to continue "to provide an accessible, affordable, and high quality education to all students", ~~as we continue our discussion with the City to create a housing development that benefits the whole community without harming CCSF's mission.~~



**Educate. Empower.**

**Resolution: Public Land Must Stay in Public Hands**

**Executive Director**  
Tim Paulson

**President**  
Mike Casey  
Unite Here 2

**Secretary Treasurer**  
Olga Miranda  
SEIU 87

**VP for Affiliate Support**  
Larry Mazzola, Jr.  
Plumbers 38

**VP for Community Activities**  
Conny Ford  
OPEIU 29

**VP for Political Activities**  
Alisa Messer  
AFT 0121

**Executive Committee**  
Alysbeth Alexander  
SEIU 1021

Danny Campbell  
Sheet Metal 104

Vince Courtney  
LIUNA 261

FX Crowley  
ITSE 12

John Doherty  
IBEW 6

Maureen Dugan  
CNA

Mark Gleason  
IBT 665

Art Gonzalez  
IAM 7414

Rudy Gonzalez  
IST 856

Vernell Hawkins  
AFWU

Michael Henneberry  
UFCW 5

Dan Larson  
UFCW 648

Gunnar Lundeborg  
SUP

Larry Mazzola Sr.  
Plumbers 38

Eric Muscat  
NITE 2

Nazario Naylor  
OPEIU 39

Thomas O'Connor  
IAFF 798

Fred Pecker  
ILWU

Anand Singh  
Unite Here 2

Dianne Solis  
SCLC/WWA

Susan Solomon  
UCSF

Kim Tavaglione  
NUHW

Michael Theriault  
S-ECTC

Joe Toback  
SUN & VISU 510

Stephie Tully  
CFA

**Sergeant at Arms**  
Irene Kelly  
CAPA

**Trustees**  
Ron Lewis, IBEW 6  
David Williams, SEIU 1021  
Claire Zvanski, FORUM

**Whereas**, the SF Public Utilities Commission in close cooperation with the SF Planning Department and the Office of Economic and Workforce Development is proceeding with plans to build a private housing development on public land currently owned by the SF Public Utilities Commission; and

**Whereas**, the proposed housing development is located on the section of the Balboa Reservoir that CCSF has improved and leased from the PUC for decades; and

**Whereas**, we understand public land to be a sacred public trust from previous generations, whose future belongs to many generations into the future, and not a commodity to be sold; and

**Whereas**, the proposed housing development will eliminate parking with no corresponding improvement of transit alternatives, thereby limiting access for students who do not have other viable options; and

**Whereas**, San Francisco public agencies must abide by both the spirit and the letter of State Surplus Land Statute 54222, which requires that any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property ... to any school district in whose jurisdiction the land is located; and

**Whereas**, CEQA (California Environmental Quality Act) requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible; and

**Whereas**, the process for planning this development has been tightly controlled, in some cases secretive, and has routinely ignored community input; and

**Whereas**, the process for planning this development has involved pressure exerted on CCSF administration to serve the goals of other City agencies rather than the needs of City College; and

**Whereas**, the current private plan inadequately addresses the desperate need for truly affordable housing in San Francisco; therefore

**Be it Resolved**, the San Francisco Labor Council ask the SF PUC to transfer this public property to City College of San Francisco; and

**Be it Further Resolved**, the San Francisco Labor Council will call on other unions to pass a resolution asking the SF PUC to transfer this public property to CCSF; and

**Be it Finally Resolved** that the San Francisco labor Council urge the CCSF Board of Trustees and administration to advocate vigorously for the interests of the college and for the principle of public land for the public good.

Submitted by AFT 2121 and adopted by the San Francisco Labor Council on November 13, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim Paulson". The signature is written in a cursive style with a prominent horizontal line at the beginning.

Tim Paulson  
Executive Director

OPEIU 29 AFL-CIO 11



## Educate. Empower.

Executive Director

President

Secretary/Treasurer

VP for Affiliate Support

VP for Community Activities

VP for Political Activities

Executive Committee

### Resolution in Support of Building the Performing Arts and Education Center at CCSF

Whereas in 2001 and in 2005 San Francisco voters approved bonds for building a Performing Arts Education Center (PAEC) on the City College Ocean Campus (on an area currently used for student, staff and faculty parking) , and

Whereas Robert Agrella unilaterally shut the project down when he became Special Trustee With Extraordinary Powers during the Accreditation crisis, even though at least 16 million dollars of foundation work including the construction of heating and cooling infrastructure had already been completed, plans developed and permits approved, and

Whereas the elected CCSF Board of Trustees has voted to re-start the PAEC, and Chancellor Mark Rocha has said he's "deeply committed" to completing the project but recommends construction be delayed until parking can be assured for students, and

Whereas the Avalon Corporation wants to use the adjacent lower reservoir, owned by the PUC, to build 1100 units of housing--too many of which, in our view, would be luxury condos and too few truly low-income units--and that proposed construction would eliminate over 1,000 parking spaces used by CCSF students, and

Whereas this sale of irreplaceable public assets would privatize the largest parcel of undeveloped land left in San Francisco, with the exception of the Shipyard, and would deprive CCSF students, faculty and staff of parking spaces they have used since 1958, and

Whereas Avalon Bay owns eight commercial developments in San Francisco that rent units for \$3,000-\$7,000 per month, and has been the object of picket lines and protests by community activists and union workers, and

Whereas if both the Avalon Bay development and the PAEC go forward simultaneously, this will create much disruption and noise in the area, impacting the quality of education at CCSF and severely damaging City College's capacity to re-grow enrollment just as the Free City initiative is taking off. There is no legitimate reason that a new corporate development project should be allowed to push ahead of a long-standing commitment made to the people of San Francisco who voted to fund the PAEC in 2001 and 2005, and

Whereas delaying construction of the PAEC until the parking issue is resolved is a bureaucratic and deceitful delay that is contrary to the interests of CCSF and the will of the voters, and

Whereas completing the PAEC would accomplish the following:  
Keep CCSF's promise to SF voters by creating an accessible venue for community-based arts and showcasing the famous Diego Rivera mural, which would be visible 24 hours a day from Frida Kahlo Way and would also

- Build enrollment by signaling a new day at City College, and by bringing thousands of people to the college for events
- Replace the inadequate Diego Rivera Theater and support artistically and culturally the talented students that come to City College;
- Enable CCSF to offer training for good union jobs in theater, event-staging and technology;
- Bring in new resources. A similar center at Folsom Lake College brought in \$2.75 million in ticket sales alone during its first year; the PAEC could also be rented out for festivals and events,
- Give the SF voters confidence that bond issue commitments are being met at last, paving the way for a future City College bond issue in 2022,

Therefore Be It Resolved that the San Francisco Labor Council support the prompt construction of the Performing Arts Education Center at the CCSF Ocean Campus in accordance with the wishes of the San Francisco public and voters.

Submitted by AFT 2121 and unanimously adopted by the San Francisco Labor Council on August 13, 2018.

Respectfully,



Rudy Gonzalez  
Interim Executive Director

LENNY CARLSON  
Music Instructor, CCSF  
Member, AFT 2121  
7/10/2018

**IN SUPPORT OF THE AFT 2121 RESOLUTION  
TO COMPLETE THE PERFORMING ARTS EDUCATION CENTER NOW**

The best things about SF historically have been the diversity of its population, the progressive nature of its politics and the wealth and range of its artistic expression. No institution, locally or nationally, has exemplified these qualities more than City College of San Francisco does.

CCSF was founded in 1935 as a 2-year school and is now part of a system of 115 community colleges spread throughout California.

**What CCSF lacks that all others colleges in the system have is an auditorium.** For that reason, CCSF is considered to be technically an *incomplete institution*. (!) Our small Drama theatre, the Diego Rivera, seats 286, woefully inadequate for a college that has roughly 2000 employees and 30,000 students at the Ocean Campus alone. We've had to hold recent college-wide meetings in the gymnasium.

**The Music Department and the Theater Arts Department have never had adequate practice, rehearsal or performance space at the college.** This is absurd, considering that San Francisco is a destination city known around the world for its arts organizations (SF Symphony, Opera, Ballet, SFJazz, many renowned museums, etc,) along with its tech industries and great food.

**The Music Department has thousands of students that enroll in classes every year and just a handful of practice rooms. Because of this situation, there is no MUSIC MAJOR available at CCSF, although all the classes exist to fulfill such a major. There are also no spaces in which individual instrumental or vocal lessons can be given.** People of all ages need music in their lives - for creative expression, therapy and quality of life. Along with the Music and Theater Arts Departments, the college and the community have suffered greatly from the lack of appropriate support.

**There were SF city bonds passed in 2001 and 2005 to help fund the construction of the PAEC.** The SF Community College District has the money in hand to begin the project, and about \$25 million has already been spent on the project. As of 2012, the PAEC was shovel-ready, with award-winning architecture and design teams having gotten all the approvals from the Department of State Architects. Unfortunately the building, which would be a spectacular addition to the college and community, has been a political football for many years.

**There would be a profound benefit to the Labor Movement in SF to have the project proceed.** There are hundreds of construction, electrical and plumbing jobs

involved in the building phase. There would be many permanent jobs involved in maintaining the building. There would also be sites for training: student certificates, internships, apprenticeships and others.

Because of the continuing tech boom and all the other growth in the Bay Area, there is much demand for trained personnel to work in the conventions, conferences, corporate meetings and the like being held at the Moscone Center, major hotels and similar venues throughout the region.

**Where do IATSE and other unions go for training these days?** They have to travel 100 miles NE to Folsom Lake Community College, location of the Brice Harris Three Stages Center for the Performing Arts, which opened in 2011, and features stages designed by the same theater designers that designed our PAEC auditorium and theaters.

**Rentals for training and performances, along with ticket sales, brought the city of Folsom, CA about \$3.5M in the Harris Center's first year of existence, and that figure has increased annually.** It's reasonable to expect that the PAEC could generate substantially more income than that.

San Francisco has numerous local arts organizations badly in need of a venue. The PAEC would serve the entire south end of the city – indeed it would be the only available major performance space between SF Civic Center and San Mateo on the Peninsula. It would not compete with Davies, the Opera, Zellerbach and other large venues that host touring performers.

It would be more for local artists, students and the community. The larger spaces could be used by any college department or for community meetings; it isn't exclusively for Music and Theatre Arts. Broadcasting, Dance, Cinema, Speech and Debate, and the Spoken Arts would all have an important footprint. The iconic Diego Rivera Mural that brings viewers from all over the world is scheduled to be permanently housed in the lobby of the main auditorium.

The Performing Arts Education Center would be a win-win for City College and the San Francisco Bay Area as a whole. It would focus deserved attention on the college as a vital and progressive cultural institution, ready to serve the future generations that live, work, study and create in this unique city. Stopping the project was illegal and directly contradicted the wishes of the voters of SF. Please support the AFT 2121 Resolution that addresses these issues.

(Thanks to Madeline Mueller for editing and fact-checking)

# KRONOSQUARTET

KRONOS PERFORMING ARTS ASSOCIATION

Alex Randolph  
President, Board of Trustees  
City College of San Francisco  
50 Frida Kahlo Way  
San Francisco, CA 94112

Dear President Randolph and Members of the Board of Trustees,

On behalf of San Francisco's multiple Grammy Award-winning Kronos Quartet and the board and staff of the nonprofit Kronos Performing Arts Association, I urge you to proceed with the completion of the City College of San Francisco's Performing Arts Education Center (PAEC) in one phase, as originally proposed.

We emphatically oppose modification of the Facilities Master Plan in any way that does not culminate in construction of the entire PAEC — including all spaces designed for practice, teaching, media production and other purposes, in addition to performance. Any attempt to build the PAEC in two or more phases deviates substantially from the approved design of the project, and will impact the ability of the performing arts program at City College of San Francisco (CCSF) to engage with students.

Kronos is deeply committed to mentorship of the next generations of artists, and recognizes the vital service CCSF provides by ensuring affordable access to education for those who otherwise may be excluded from receiving it. The performing arts generate substantial economic and social benefits for the City of San Francisco and the State of California, and are therefore a valuable curricular program of CCSF which requires support in the form of fully functional spaces and modern technical resources.

In part, CCSF's mission is to provide "educational programs and services that promote student achievement and life-long learning" and states that students "will improve their critical thinking, information competency, communication skills, ethical reasoning, and cultural, social, environmental, and personal awareness and responsibility." Access to the performing arts in a professional setting enables students and other participants to achieve all of this and much more.

We hope that the Board of Trustees will fulfill its responsibility to these goals and to the community at large by maintaining the course previously set forth — construction of the complete PAEC, according to plan.

Sincerely,



Janet Cowperthwaite  
Managing Director, Kronos Quartet/Kronos Performing Arts Association

1242 Ninth Avenue San Francisco, California 94122 USA  
Tel: 415.731.3533 Fax: 415.664.7590 E-Mail: [office@kronosarts.com](mailto:office@kronosarts.com)  
[www.kronosquartet.org](http://www.kronosquartet.org)

## John Adams

To Whom It May Concern:

I write in support of City College of San Francisco's Performing Arts & Education Center (PAEC).

The PAEC will be a major addition to San Francisco's famously varied cultural life. What to my mind makes its creation doubly important is that it will service the artistic activities and arts education not of a narrow slice of the "elite," but rather of a vast and "broadband" range of ethnic and economic demographic in the Bay Area.

While San Francisco is home to a world-famous orchestra, opera house and ballet company, those institutions are richly endowed by the city's wealthiest corporations and donors. I know this, because as a composer and conductor whose career has enjoyed decades of support from the generosity of these funders, I am fully aware that their audience, however intellectually keen and enthusiastic, is largely made up of the same demographic.

We all know that, despite the current controversies surrounding City College, it remains absolutely essential as an affordable and accessible source of learning, skill-acquisition and cultural growth. The PAEC, already twice approved by San Francisco voters, should not fall prey to hectic political machinations or cynical budget maneuvering. The center will provide an immeasurable shot in the arm to our artistic and multicultural profile. To arbitrarily cancel its creation would be to foolishly misunderstand the importance of arts education in every citizen's life.

John Adams  
Composer, conductor  
Pulitzer Prize in Music, 2003

Received at CBC Hearing 6/13/19

S. Flan

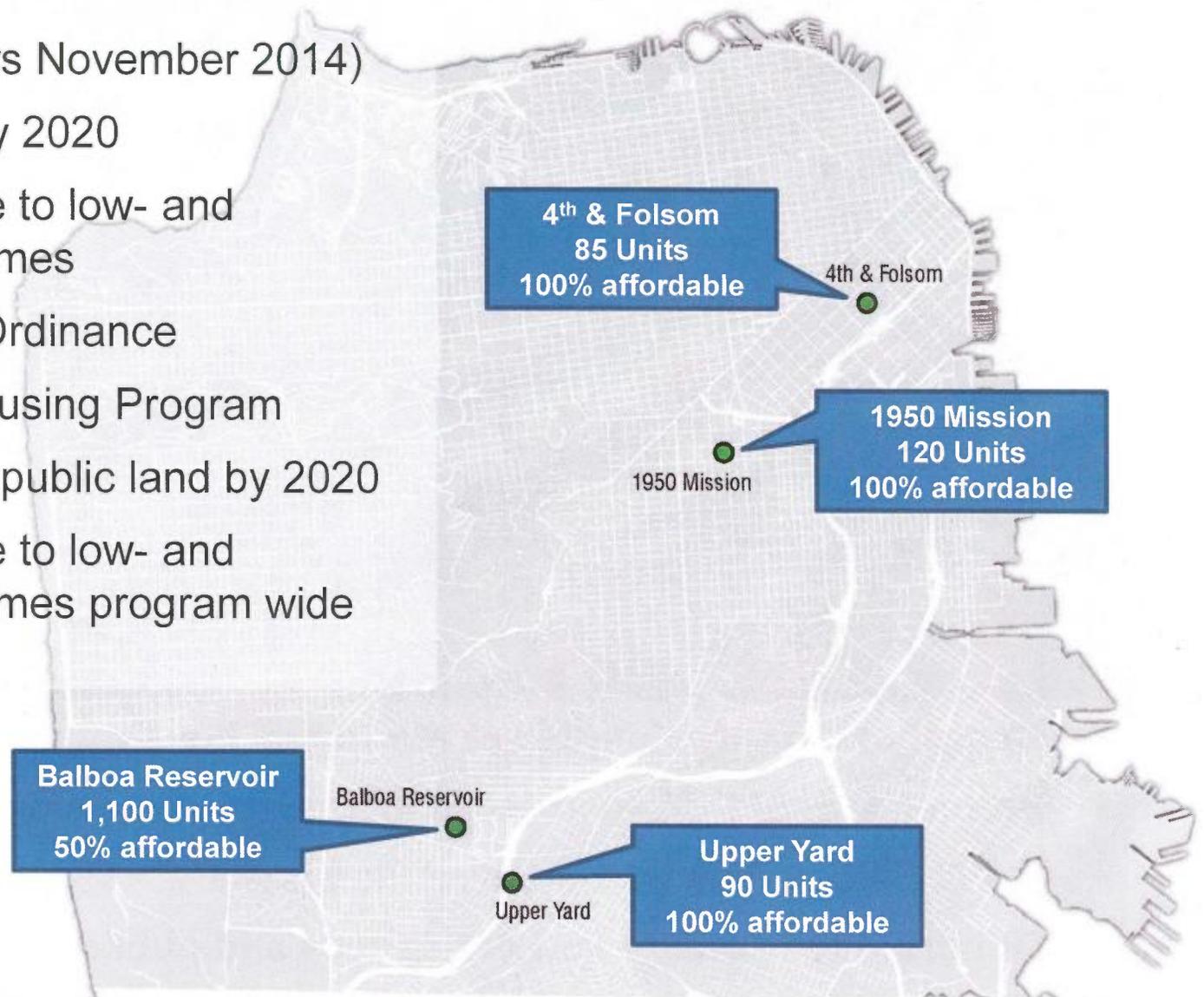
# Public Land for Housing Program: BALBOA RESERVOIR

# PRESENTATION OVERVIEW

1. Policy Background
2. Balboa Reservoir Site
  - Community Planning Process
  - Developer Team Selection
3. Proposed Project
4. Master Plan Design

# PUBLIC LAND FOR HOUSING PROGRAM

- Proposition K  
(approved by voters November 2014)
  - 30,000 units by 2020
  - 33% affordable to low- and moderate-incomes
- Surplus Property Ordinance
- Public Land for Housing Program
  - 4,000 units on public land by 2020
  - 50% affordable to low- and moderate-incomes program wide



# WHY THE BALBOA RESERVOIR SITE?



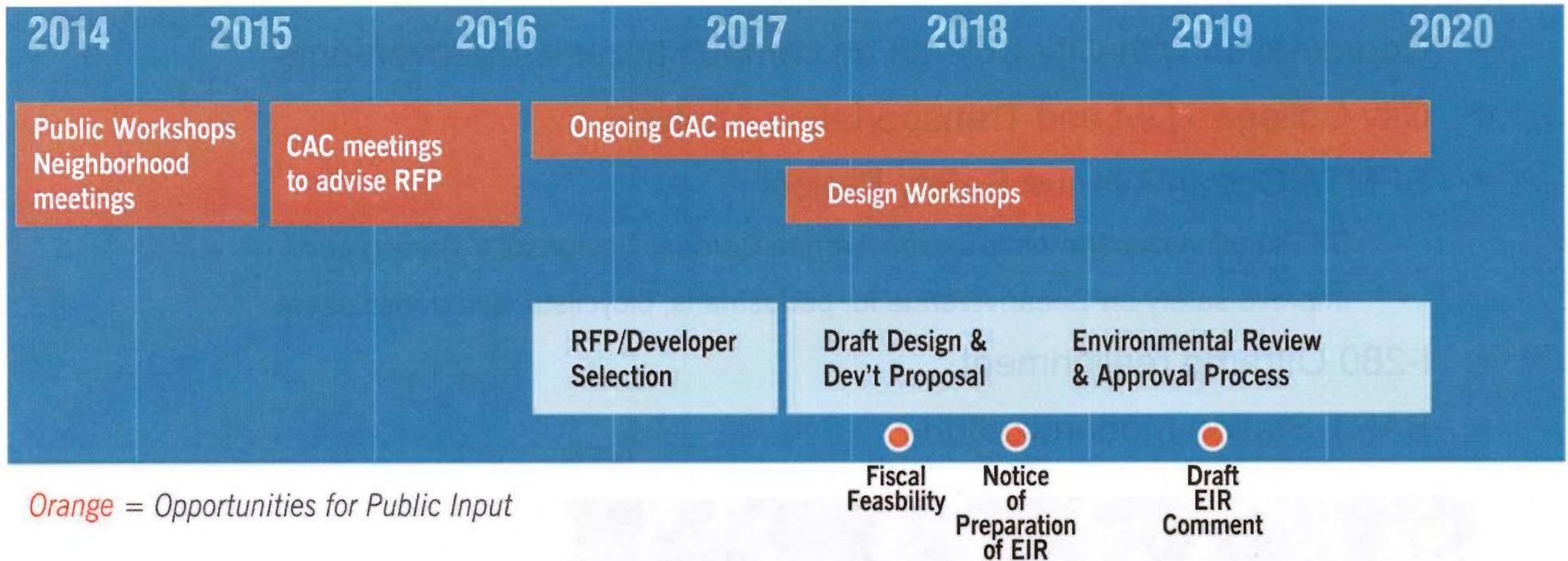
- Contribute to City's supply of affordable housing and overall housing stock
- Partner with SFPUC to improve an underutilized site
- Fulfill Balboa Park Station Area Plan goals
- Opportunity to create new residences and public amenities in neighborhood
- Create new residences in a transit-oriented infill location

# PLANNED TRANSPORTATION IMPROVEMENTS

- Coordination with City College on campus access improvements
- City College TDM and Transportation Analysis
- SFMTA Ocean Avenue Safety Project
  - SF Planning Department's Ocean Avenue Corridor Design as a starting point
  - Improve safety on Ocean Avenue for pedestrians, bicyclists, and transit users
- I-280 Offramp realignment
- BART Station Modernization



# COMMUNITY PLANNING PROCESS



- Fall 2014 - Spring 2015: Initial Community Outreach
- April 2015: **Balboa Reservoir Citizens Advisory Committee** (BRCAC) established by Supervisor Norman Yee
  - Public meeting format for continued community input
  - Created the **Development Principles and Parameters** attached to the developer selection RFP
  - Monthly meetings pre-RFP; Continued meetings post-RFP

# COMMUNITY PLANNING PROCESS

- Responding to Areas of Community Interest
  - Affordable housing for low, moderate, and middle-income households
  - Provision of new public open space
  - Mitigate loss of City College overflow parking spaces
  - Reduce traffic congestion
  - Coordinate site plan with City College Master Plan

## Balboa Reservoir CAC Development Principles and Parameters

- **Housing**
  - 50% affordability goal; Encourage student/faculty housing and family housing
- **Transportation**
  - Maximize non-auto trips; Manage and coordinate parking demands; Make safety improvements; Minimize congestion

# COMMUNITY PLANNING PROCESS

- **Project's relationship to City College**
  - Respect College's educational mission and operational needs; Create housing and childcare opportunities for College community; Coordinate on transportation demand management and site planning
- **Public realm**
  - Minimum 4 acres of open space including a minimum 1.5 acre park; Cohesive public realm network; Sustainable maintenance plan
- **Urban design**
  - Respect the scale of nearby neighborhoods; heights tapering down on approach to single-family neighborhoods
- **Sustainability**
  - Meet or exceed SFPUC and other City sustainability standards; Maximize non-potable water reuse; Achieve the City's Zero Waste goal
- **Additional public benefits**
  - Include childcare and youth facilities; Activate ground floors; Community programming

# DEVELOPER SELECTION AND PROJECT TERMS

- RFP Selection Criteria
  - Skill and experience of development team
  - How well proposal addresses the BRCAC Development Principles and Parameters
  - Compensation to SFPUC for the value of its land
- Reservoir Community Partners selected in August 2017
  - BRIDGE Housing and AvalonBay Communities with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco



# DEVELOPER SELECTION AND PROJECT TERMS

- Anticipated Project Entitlements
  - SFPUC land disposition (must satisfy Charter requirement to receive fair market value)
  - Developer will enter into a development agreement with the City
  - Special Use District will control uses and design
- Next Steps
  - Summer/Fall 2019 – Draft EIR publication & public hearing
  - Ongoing community feedback and BRCAC meetings
  - Spring/Summer 2020 – Final EIR & project approval hearings

# KEY PUBLIC BENEFIT: AFFORDABLE HOUSING

**Affordable Housing for Essential Workers**

Retail Clerk \$24,000/year	Restaurant Staff \$30,000/year	Healthcare Assistant \$40,000/year	Teacher \$60,000/year	Police Officer \$90,000/year
				
Public Housing for people earning \$30,000 or less per year		Low-Income Housing for people earning \$30,000 - \$70,000 per year		Middle-Income Housing for people earning \$70,000 - \$120,000 per year

- Achieving the goal of permanent affordability for 50% of project units
- 33% of affordable housing units are developer's funding responsibility
  - Utilize market rate housing as a cross-subsidy
- 17% of affordable housing units will be funded with public gap subsidies
- Project to include moderate-income educator housing
- Affordable housing buildings to be developed by BRIDGE Housing, Mission Housing, and Habitat for Humanity

# PROPOSED DEVELOPMENT OVERVIEW



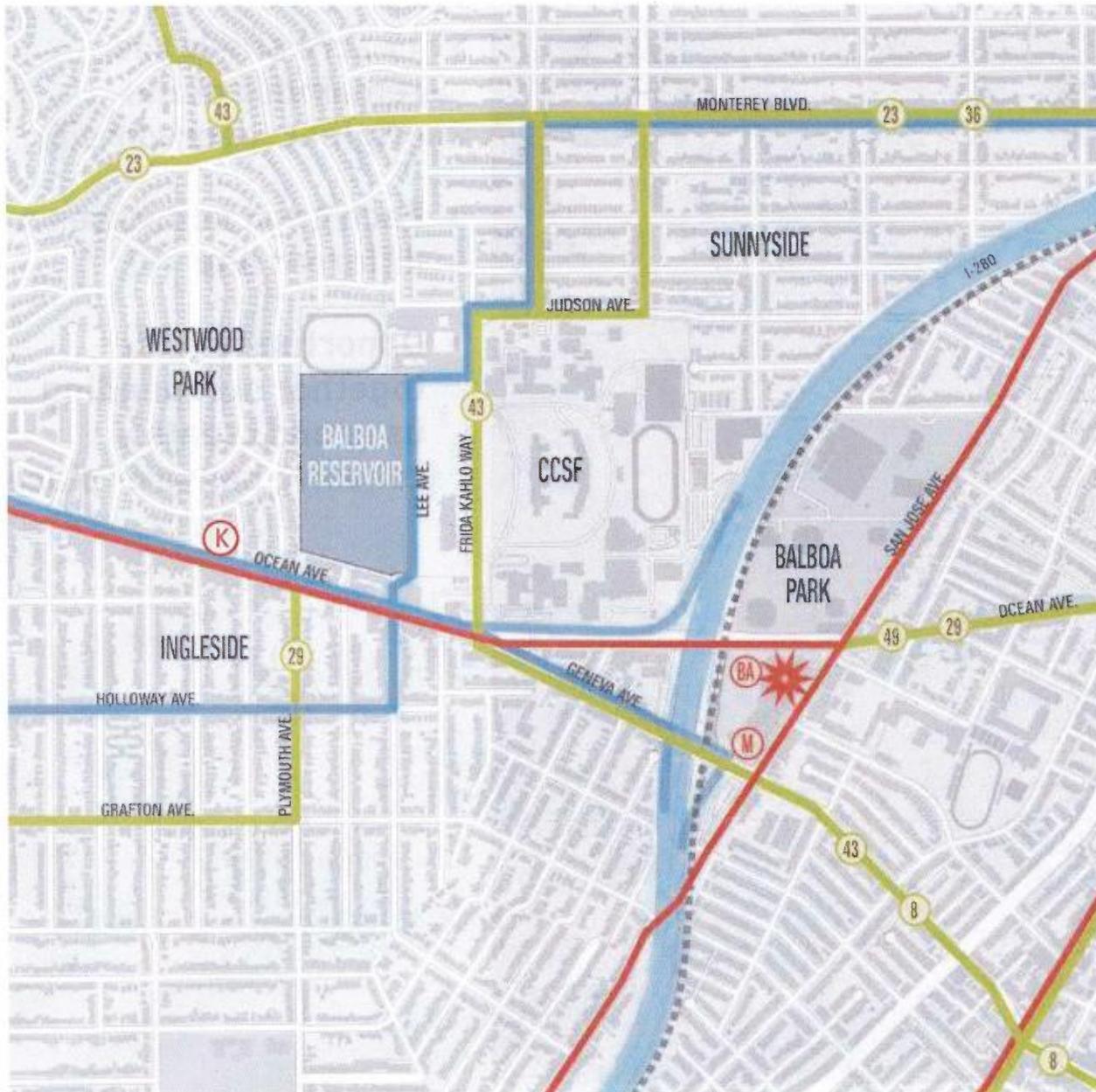
- 1,100 new housing units (up to 1,550 units studied in Draft EIR)
- 50% permanently affordable housing (550 units)
- 4 acres of open space
- City College collaboration:
  - Affordable educator housing for College faculty and staff
  - Public parking solution
- Childcare center and community room
- Transportation demand management and sustainability plans
- Workforce requirements including prevailing wage, local hire, and LBE

# Reservoir Site



- 17 acre site is the remainder of the original reservoir site
- Each edge addresses a different use
- Opportunity to tie together surrounding uses and create a cohesive sense of place

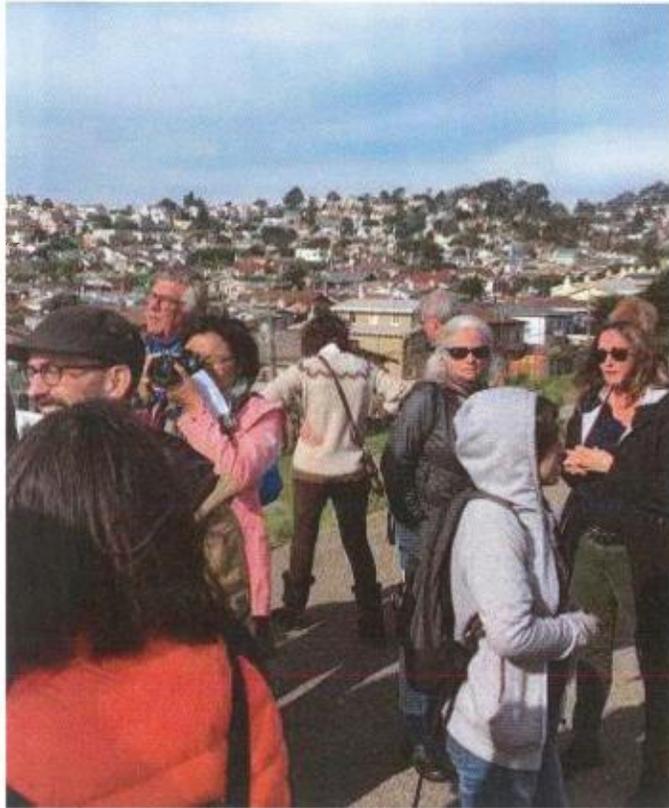
# Transit Oriented Development



- Well served by Transit – less than ½ mile walk to Balboa BART
- Excellent bike network
- Close to shopping, schools and services
- Focus on walkable neighborhood to reduce traffic impacts



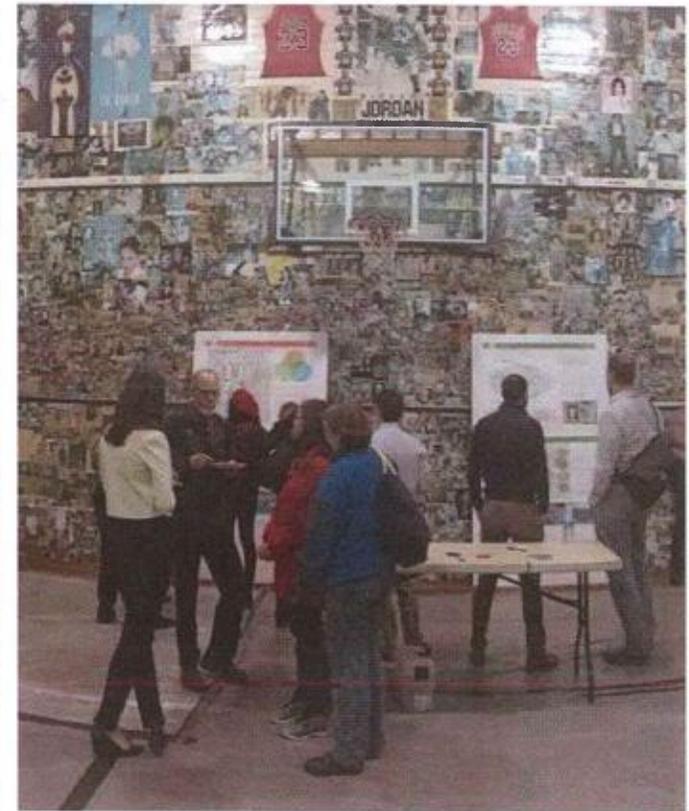
# Collaboration with Community Advisory Committee



**Walking Tour**

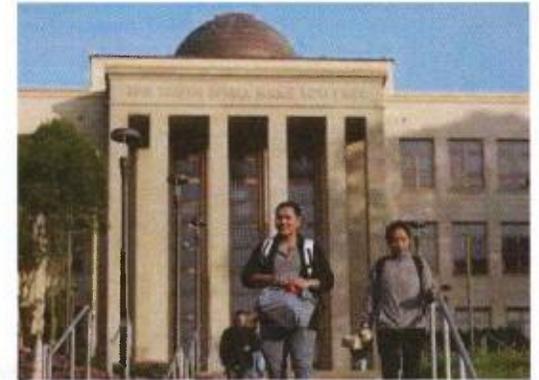


**Hands-on Workshops**



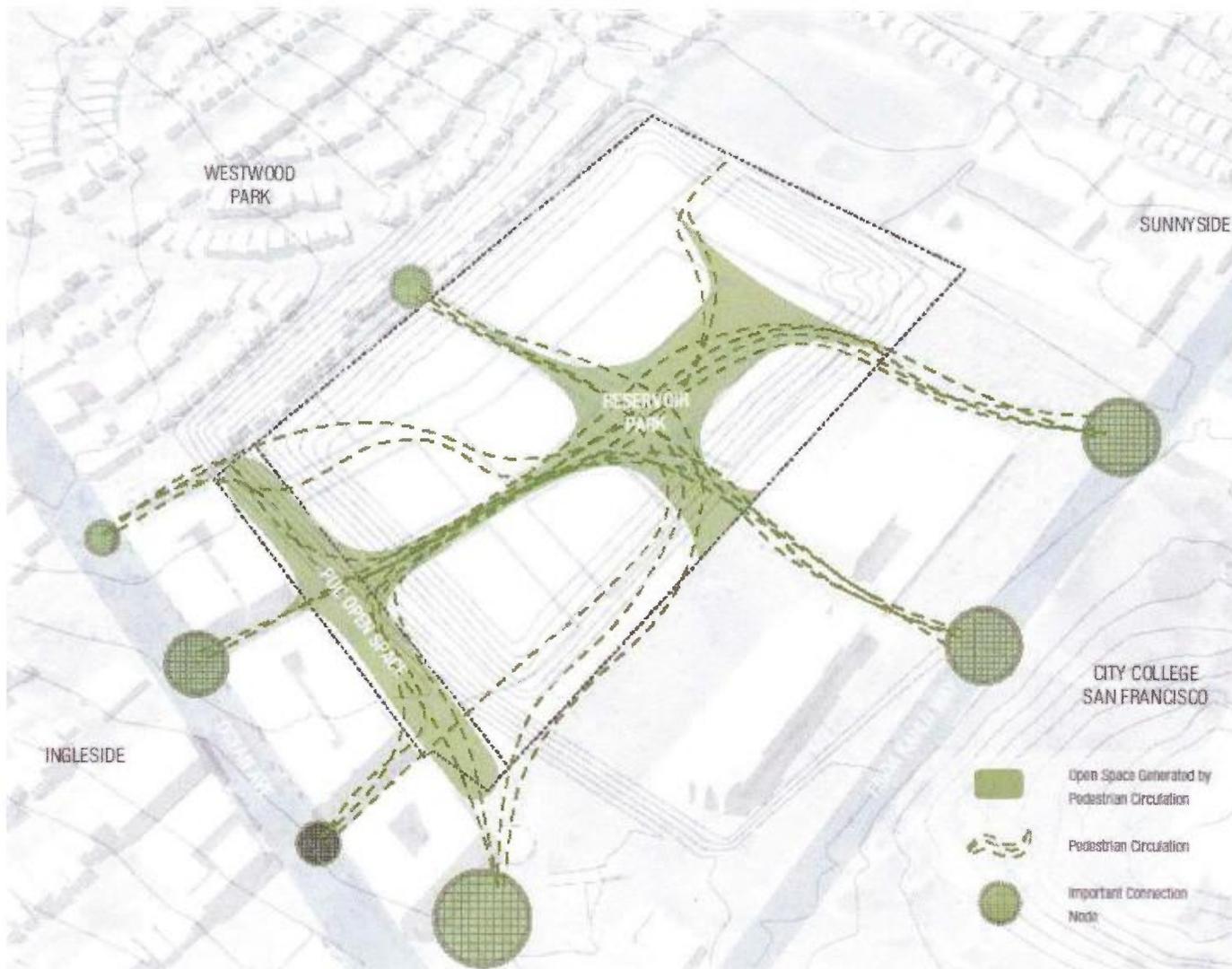
**Holiday gathering**

# Collaboration with City College



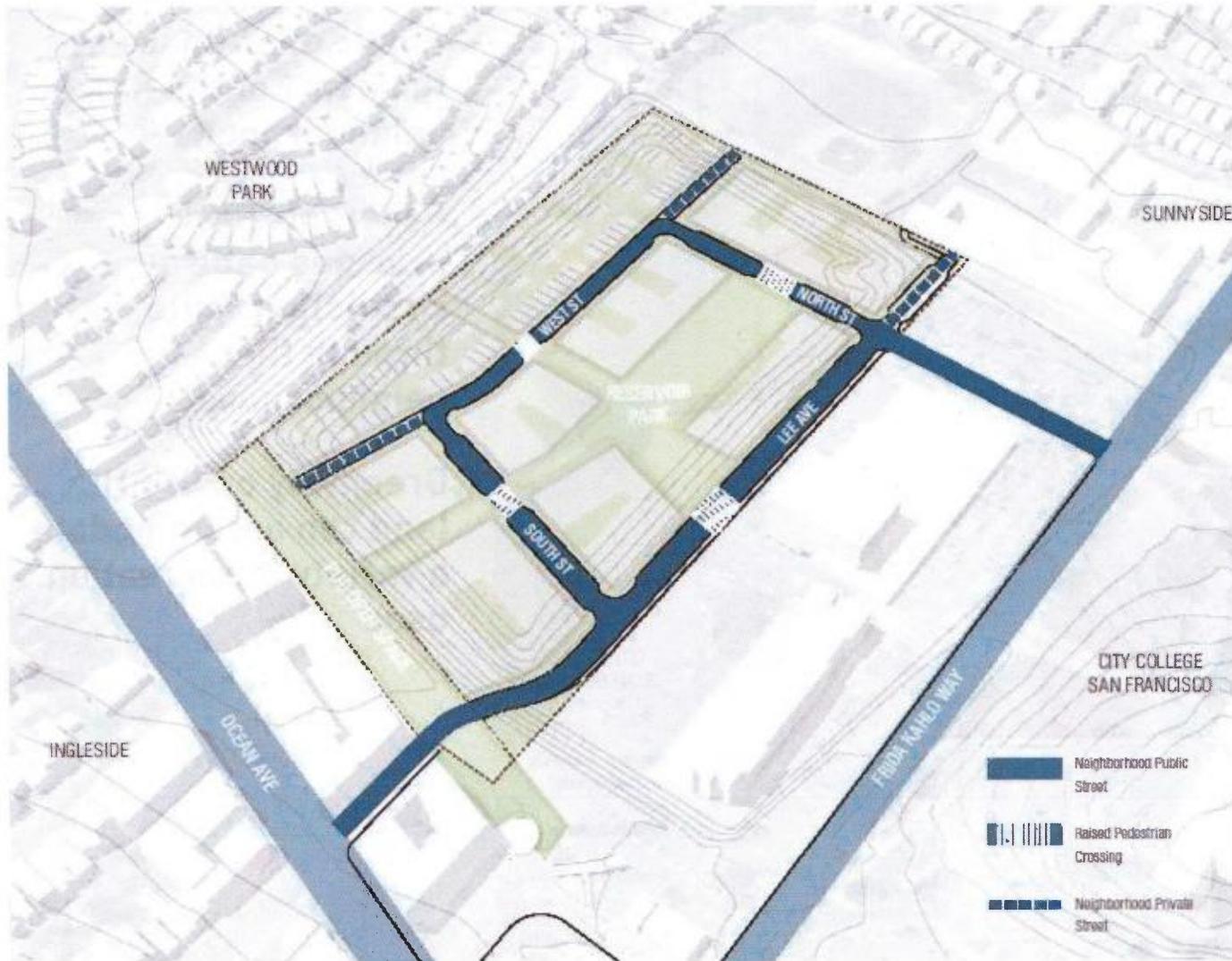
Design Renderings (L/M/T/F Architects)

# Create Natural Gathering Place



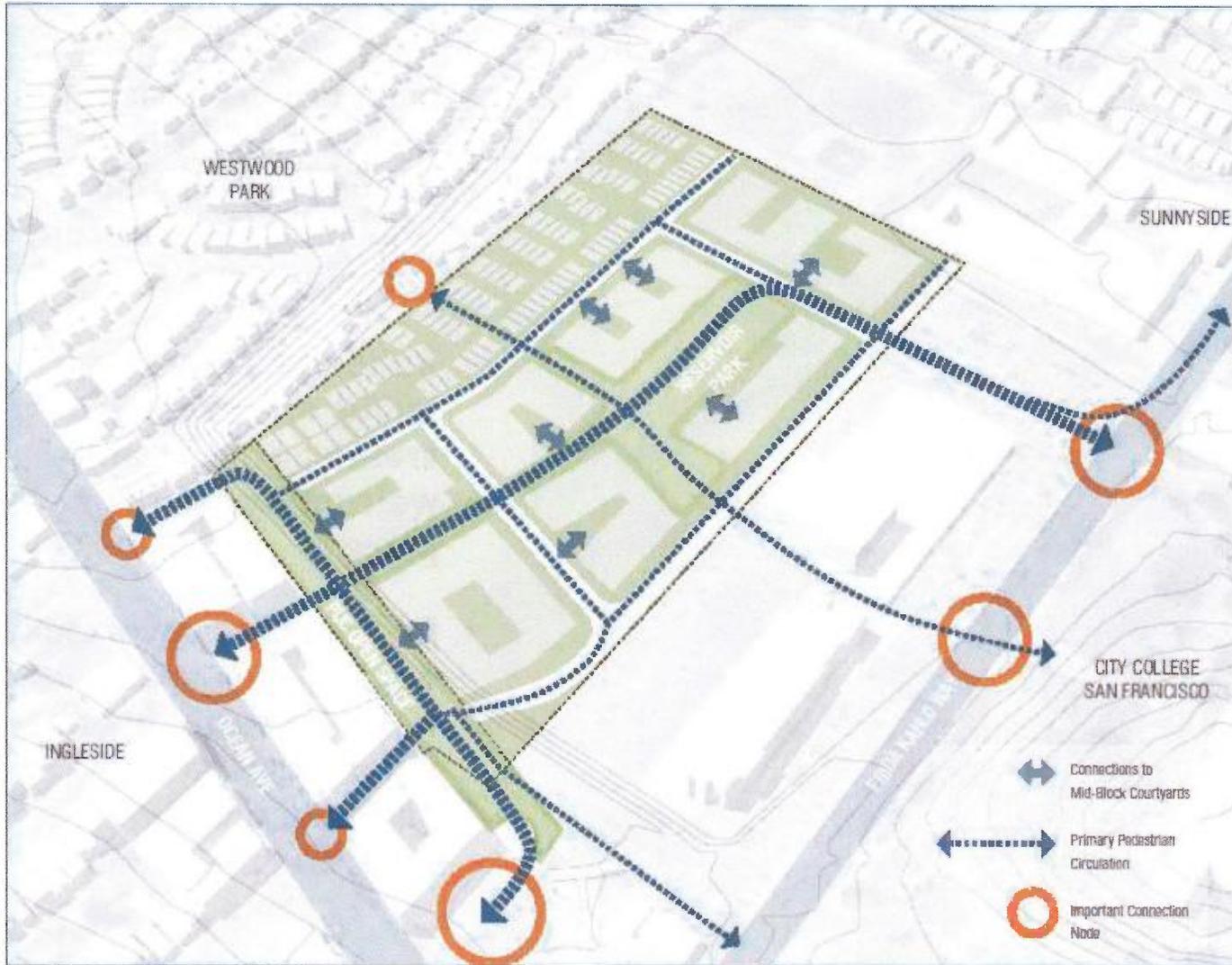
- Public open space at the heart of the new neighborhood
- Reservoir Park provides natural circulation route through the neighborhood
- Greenway on SFPUC land can accommodate a variety of recreation uses

# Neighborhood Streets



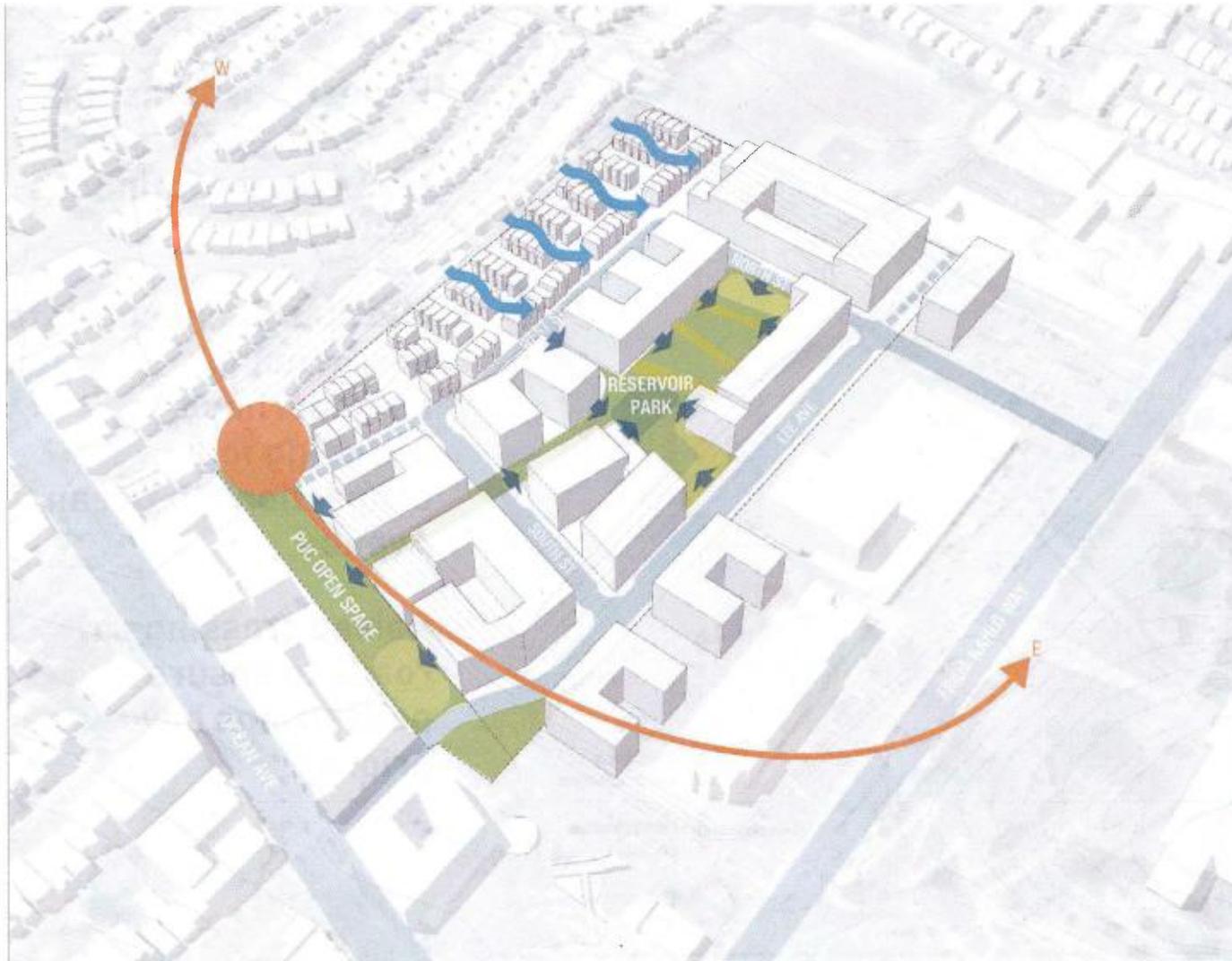
- A lean street network limits the impact of automobiles
- Raised crossings at pedestrian crossings improve safety and slow traffic
- On-street loading and parking provided to accommodate passenger loading, deliveries and visitors

# Pedestrian Network



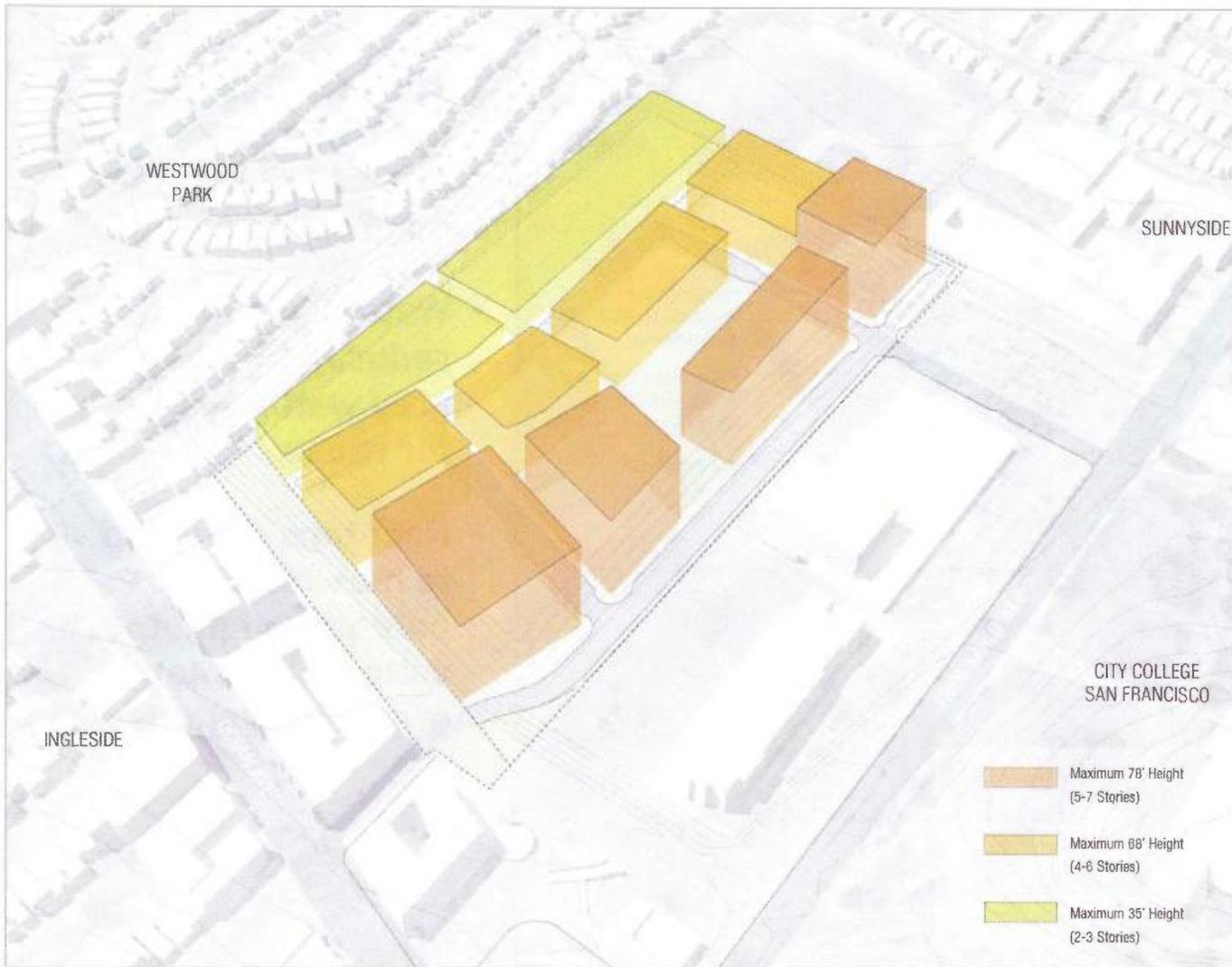
- Pedestrian paths link neighborhood together to create a continuous network
- Multiple connections to surrounding neighborhood including four connections to Ocean Avenue
- Raised crossings at roads to ensure pedestrians have priority

## Sheltered & Welcoming Open Space



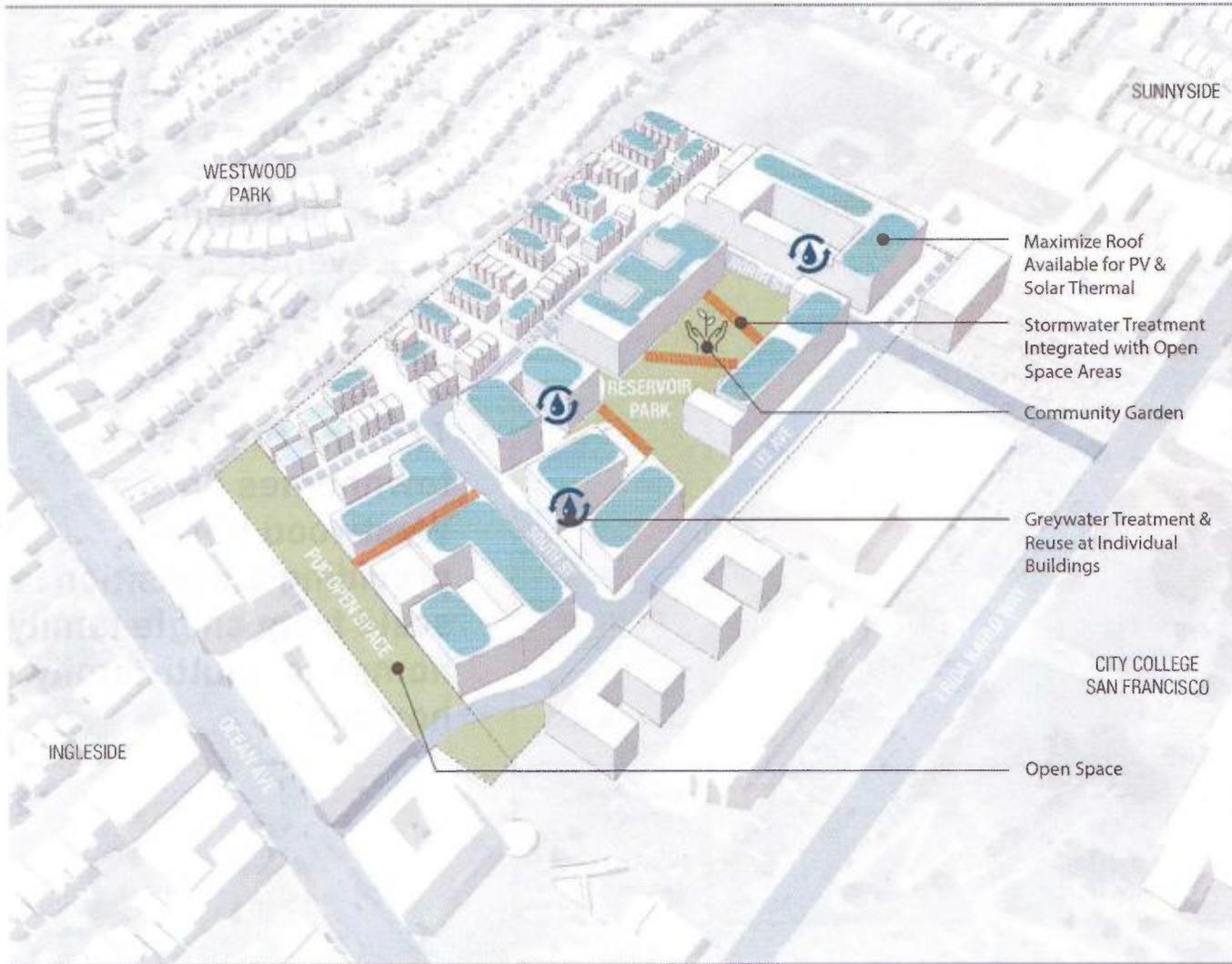
- North /South orientation of park allows maximum sunlight while also providing shelter from prevailing winds
- Buildings shape the public open space to create an active and welcoming sense of place
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

# Transition in Scale

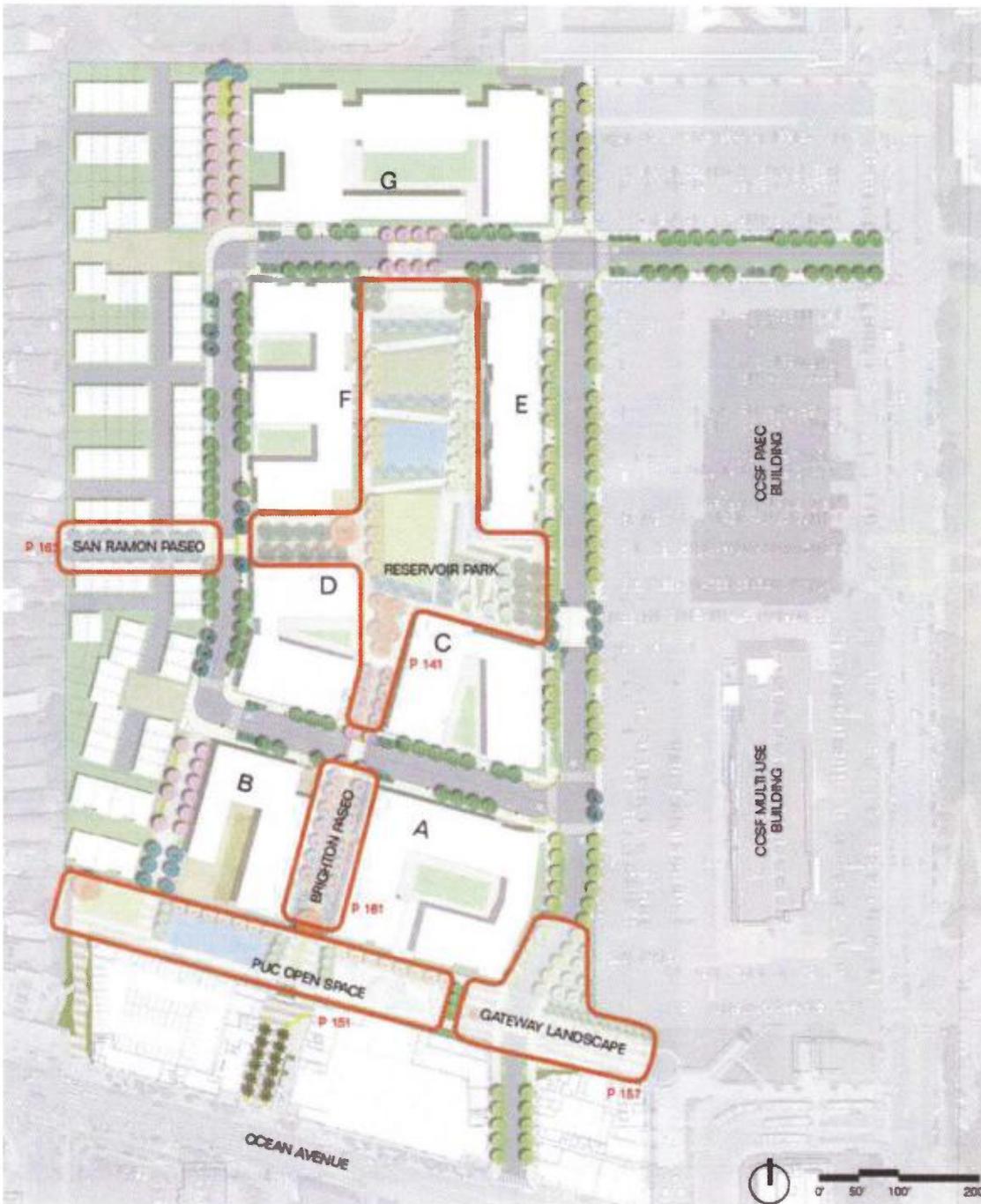


- **New buildings transition in scale from City College to the single family homes to the west**
- **Taller buildings front on Lee Avenue, creating a strong shared frontage with City College**
- **Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing**

# Sustainable Neighborhood



- Storm water management integrated into the open space plan
- Water consumption reduced by treating gray water on site for reuse
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems



## Network of Open spaces



Wind sheltered space



# Reservoir Park



# South Park Comparison

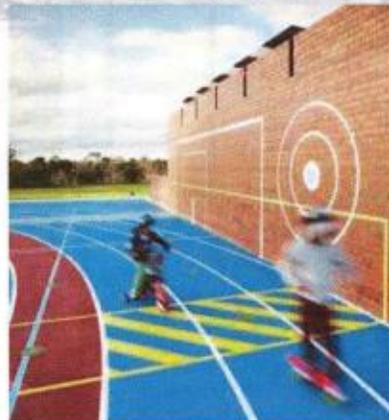


**Central Park - 2 Acres**



**South Park - 0.75 Acres**

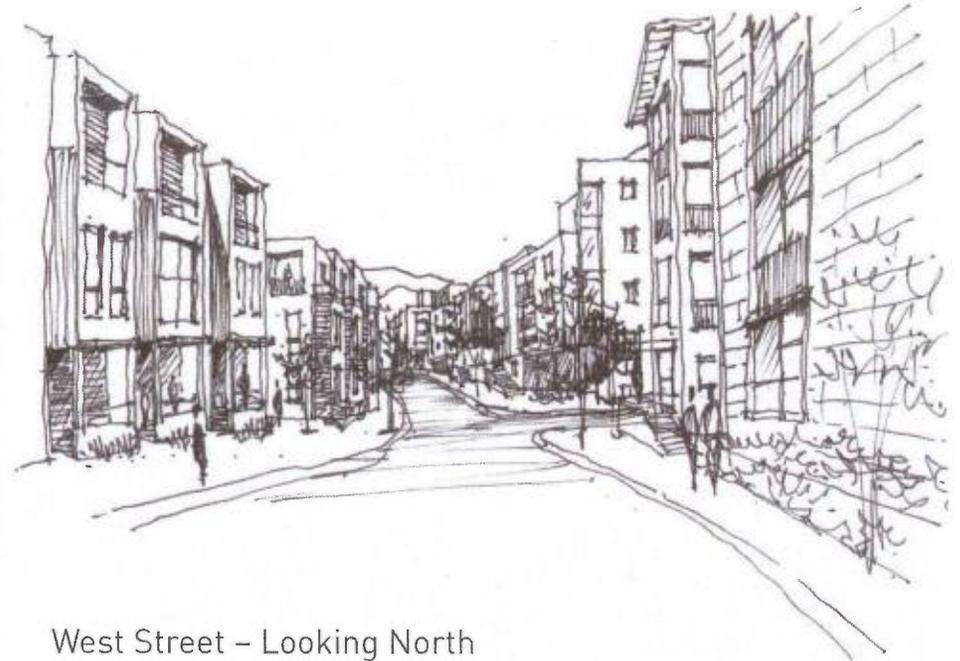
# SFPUC Open Space



# Landscape & Buildings work together to create places



PUC Open Space – Looking North to Brighton Paseo

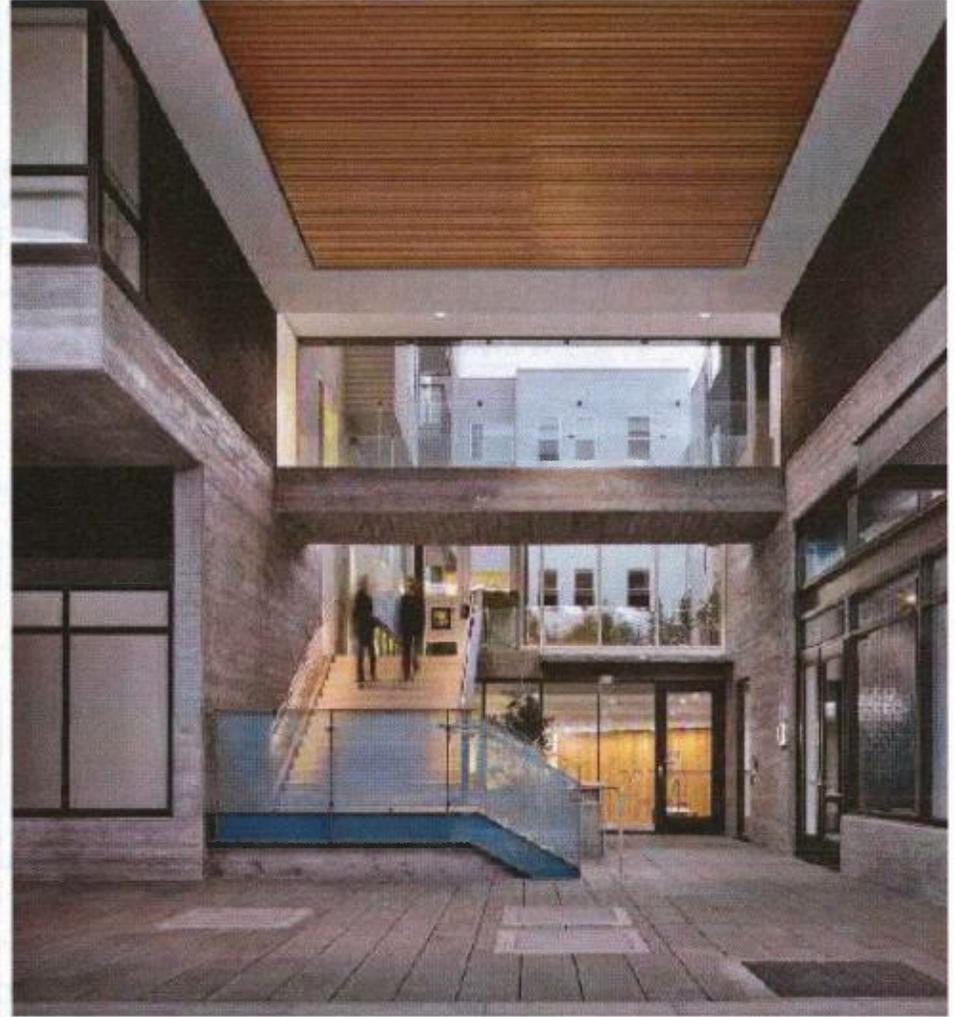


West Street – Looking North

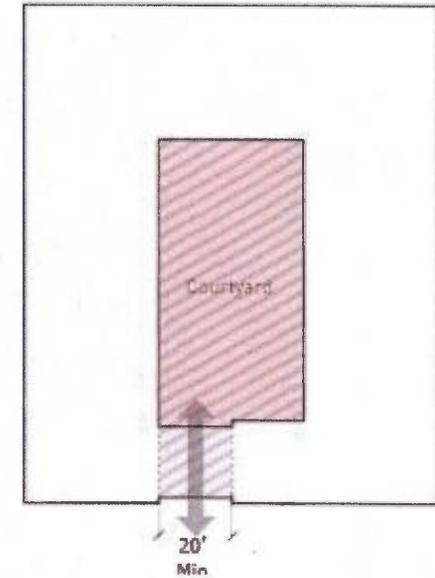
- **Emphasis on indoor / outdoor spaces**
- **Climate responsive design**
- **Sustainability in all facets of planning and design**
- **Cohesive place making & design variety**



## Transparency and Views into Block



# Opening to Interior Courtyards



# Ground Floor Unit Entries



# Roof Shapes & Stepped Building Forms



## Project Goals

- Provide welcoming open space that serves the entire neighborhood
- Emphasize walking, biking and transit
- Maximize mixed income housing while respecting neighborhood character
- Tie together the rich mix of surrounding uses into a strong and cohesive neighborhood





# Statement of Needs: Challenges to Making the ConnectSF Vision a Reality

# Today's Agenda

- ConnectSF Process
- How we established our understanding of today and the future
- Key Findings from Statement of Needs
- Next Steps

*G. Green*  
11/10/20

# About ConnectSF: Partnership and Collaboration

**ConnectSF** is a multi-agency process to build an effective, equitable, and sustainable transportation system for San Francisco's future



**San Francisco  
County Transportation  
Authority**

**ConnectSF**



# ConnectSF Vision

# About ConnectSF: Goals



**Equity**



**Environmental  
Sustainability**



**Economic  
Vitality**



**Safety &  
Livability**

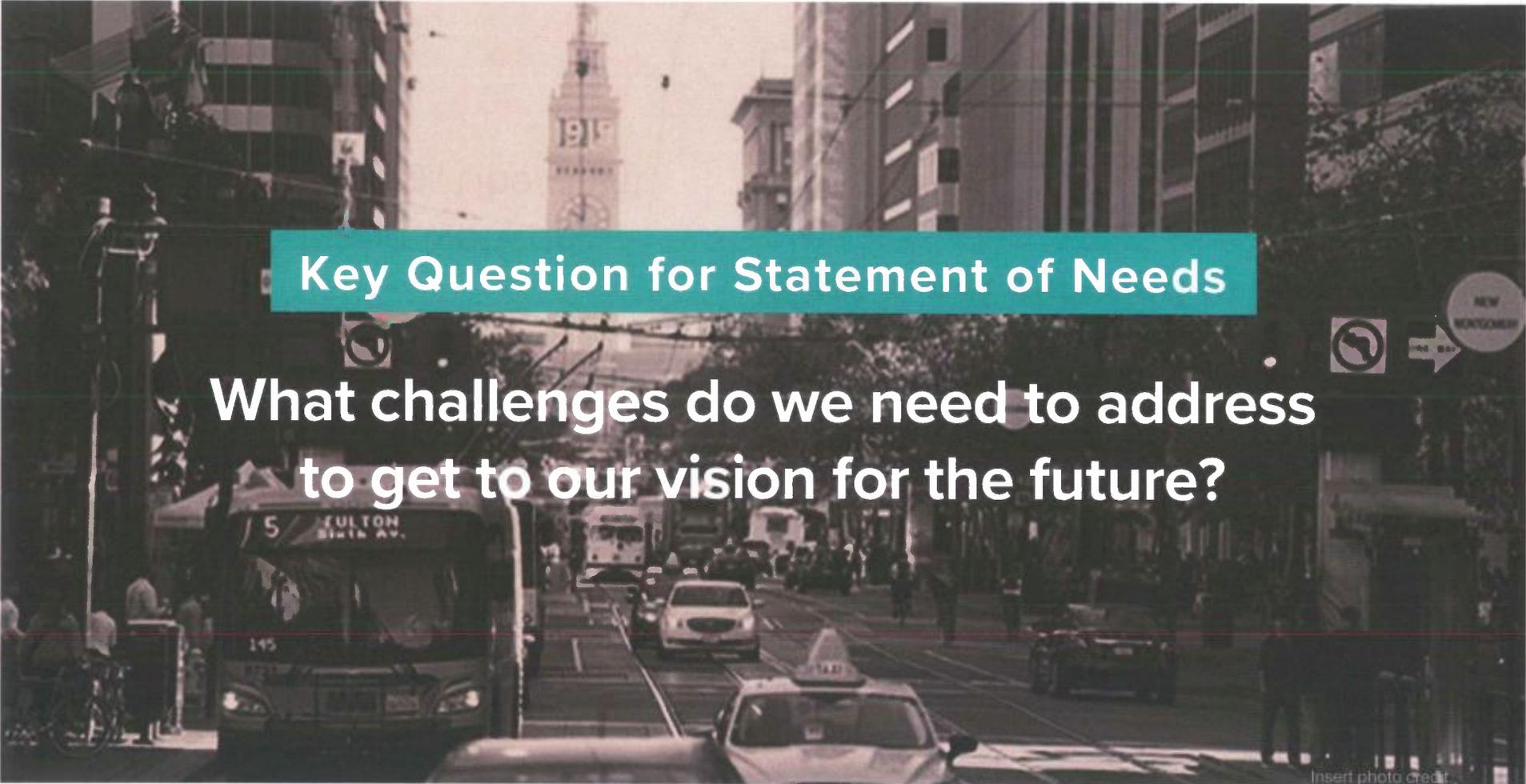


**Accountability  
and Engagement**

**ConnectSF**

# About ConnectSF: Overall Process





**Key Question for Statement of Needs**

**What challenges do we need to address  
to get to our vision for the future?**

# Modeling the Future: Transportation System

## What is included in 2015:

- 2015 local and regional transit network
- 2015 bike network
- 2015 roads, freeways, tolls, parking costs
- Transportation Network Companies (e.g., Uber, Lyft)

## What is included in 2050:

- Planned local and regional transit projects (e.g. bus rapid transit [BRT], BART Core Capacity)
- Planned bike network projects

## What is not included in 2050:

- Congestion pricing
- Second transbay BART crossing

# Modeling the Future: People and Jobs

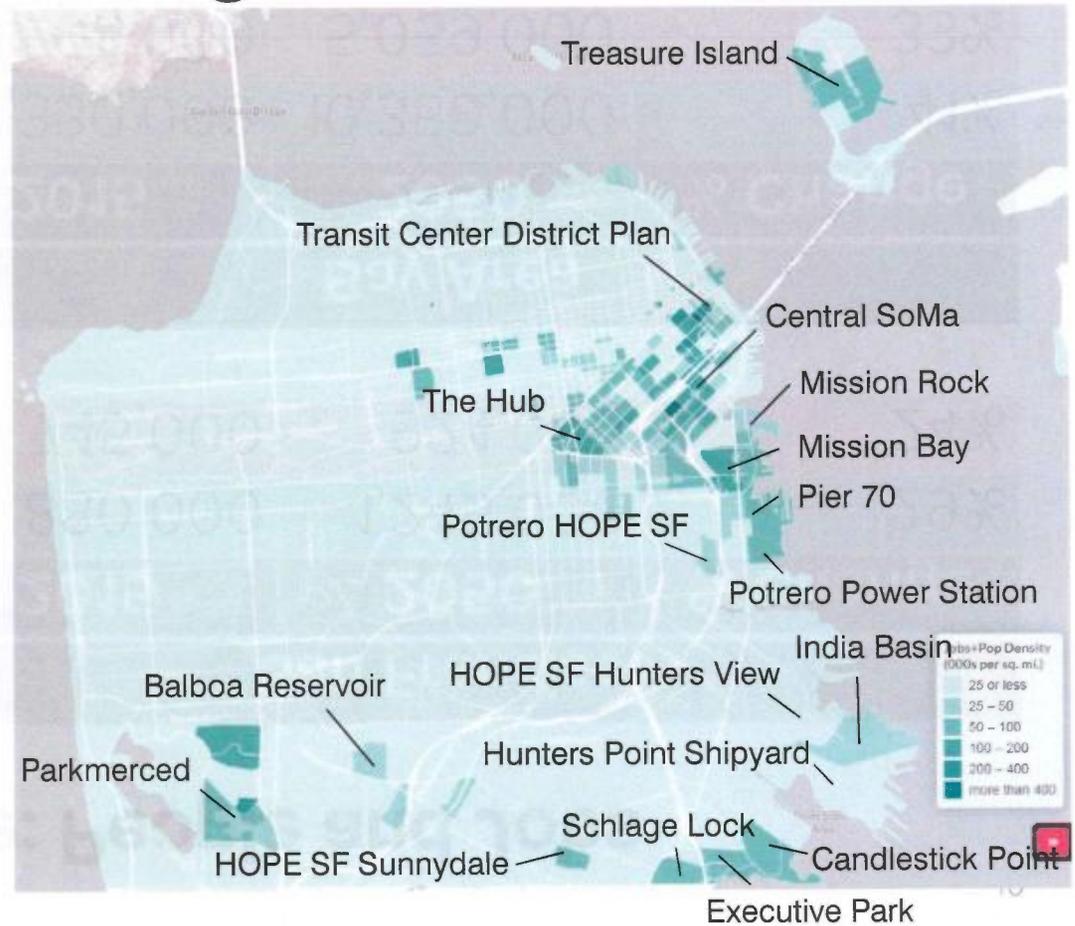
	San Francisco		
	2015	2050	% Change
Population	880,000	1,245,000	29%
Jobs	745,000	924,000	24%

	Bay Area		
	2015	2050	% Change
Population	7,330,000	10,350,000	41%
Jobs	3,798,000	5,059,000	33%

# Where Will We Be Growing?

## 2015-2050 Change in SF Population and Employment Density

Based on adopted plans, policies, and entitlements



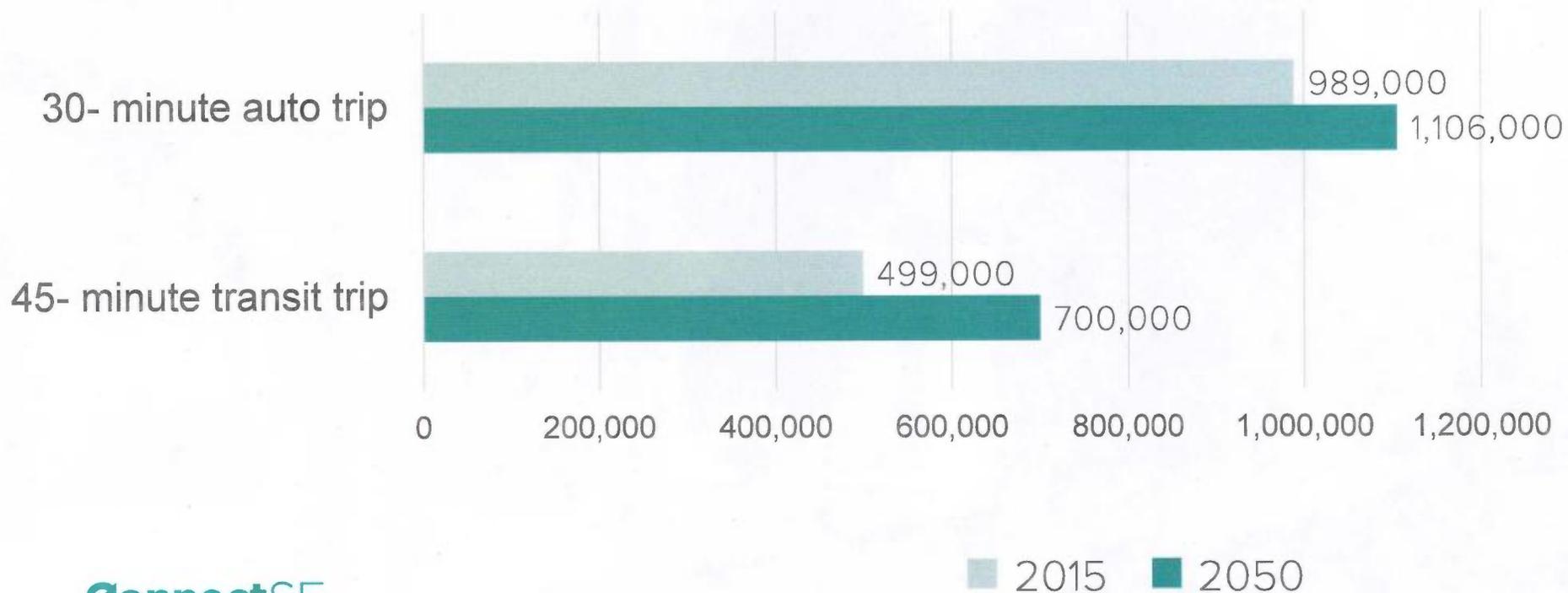


## Findings

**ConnectSF**

# More Jobs are Accessible

## Number of Jobs Accessible by Mode



# Average Commute Times Stay the Same in 2050

Between 2015-2050, average commute times change little.

However, average commute times vary across the city. Commutes are longer for residents in western and southeast San Francisco.



# Transportation Outcomes are Unequal

CoCs are Communities of Concern

## Commute Times (minutes)

	2015	2050	% Change
CoC	21.7	23.0	<b>6%</b>
Non-CoC	25.1	25.0	0%

## Share of Population with Access to High-Quality Transit

	2015	2050	% Change
CoC	94.1%	90.5%	<b>-3.9%</b>
Non-CoC	85.3%	88.6%	+3.9%

# Transportation Outcomes are Unequal

CoCs are Communities of Concern

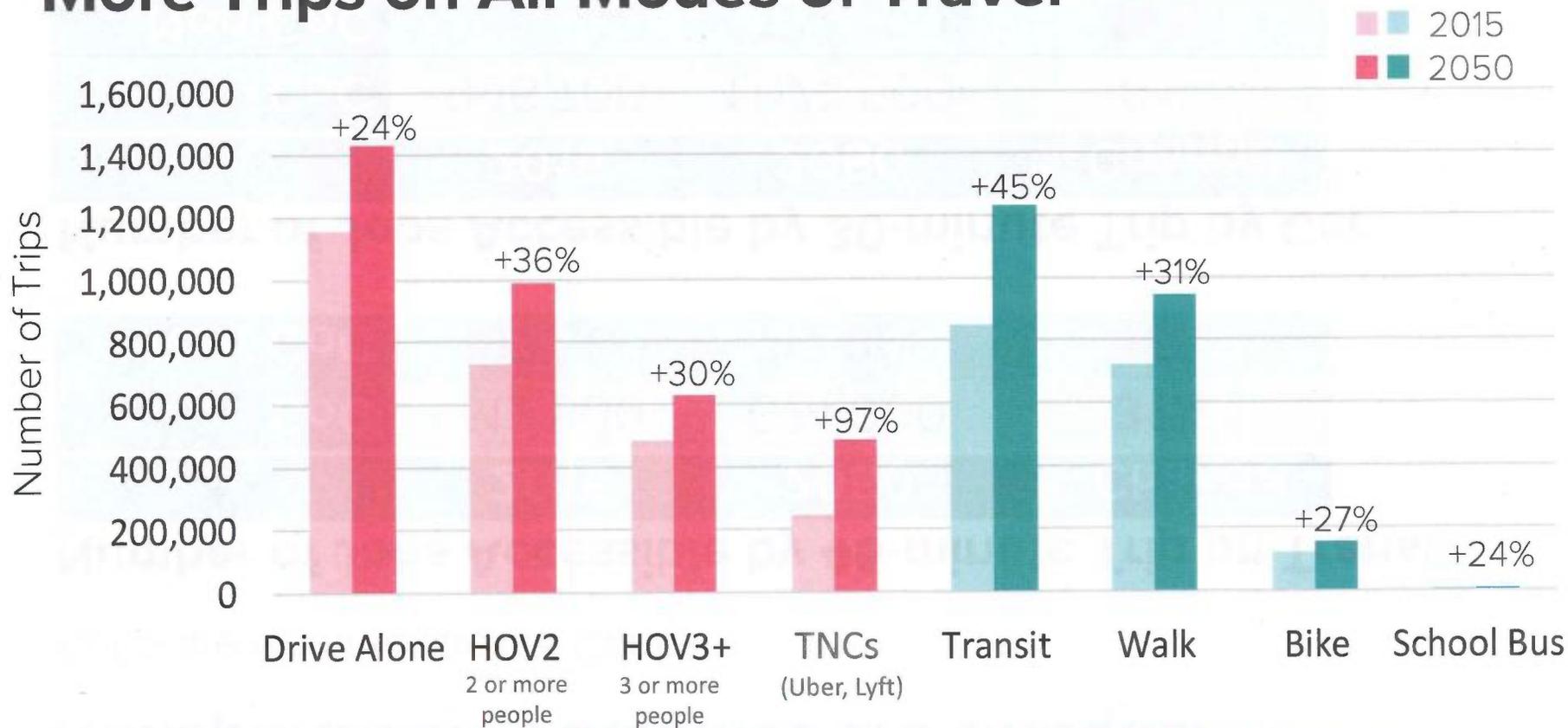
## Number of Jobs Accessible by 45-minute Trip on Transit

	2015	2050	% Change
CoC	512,800	674,000	31%
Non-CoC	492,300	712,000	45%

## Number of Jobs Accessible by 30-minute Trip by Car

	2015	2050	% Change
CoC	996,700	1,072,600	8%
Non-CoC	985,800	1,122,300	14%

# More Trips on All Modes of Travel



# Personal Miles Driven

## Change in Personal Miles Driven per Capita 2015-2050

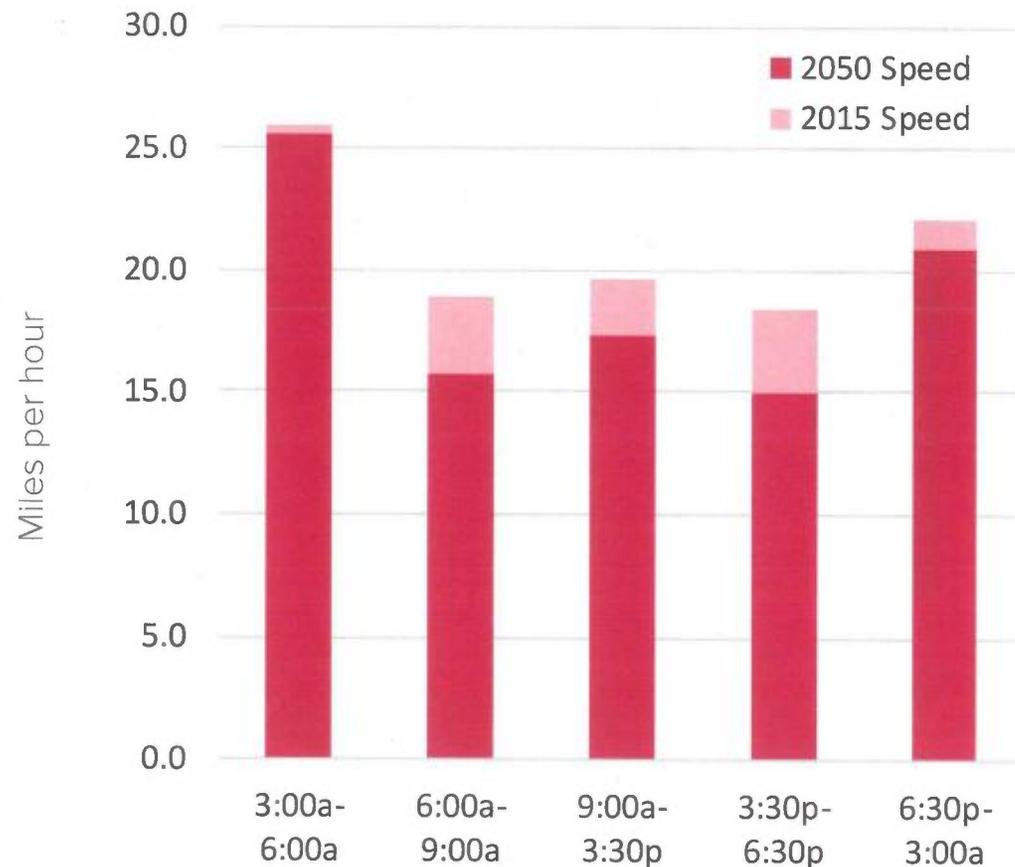
	2015	2050	% Change
San Francisco	6.5	6.6	1%
Bay Area	16.4	14.9	-9%

# Total Driving and Emissions in San Francisco



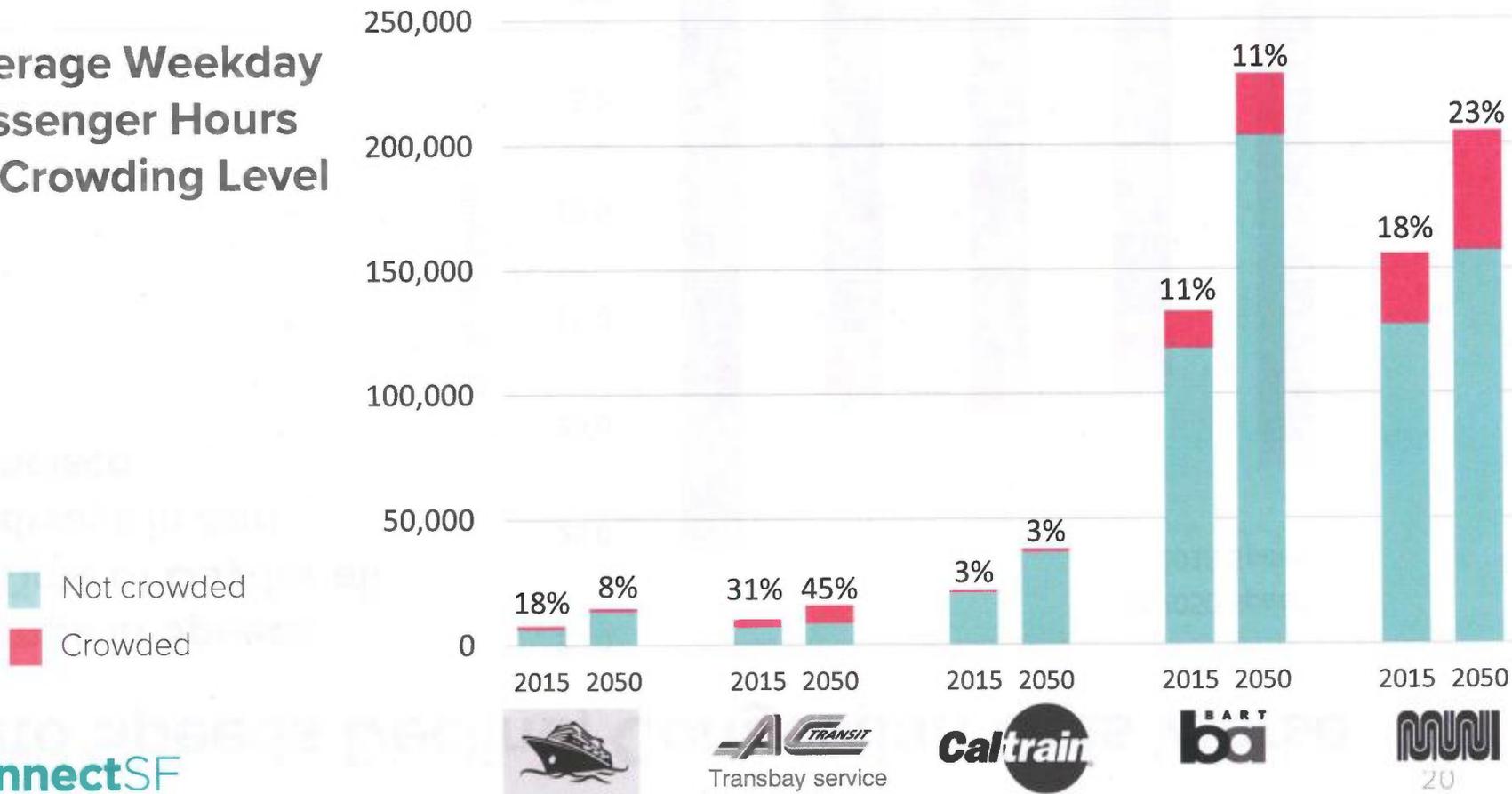
# Auto Speeds Decline; Congestion Gets Worse

Change in Speeds  
by Time of Day for all  
roadways in San  
Francisco



# Transit is More Crowded

Average Weekday Passenger Hours by Crowding Level



ConnectSF



# Transit is More Crowded

## 2050 AM Muni Bus Passenger Crowding Level



## 2050 AM Muni Rail Passenger Crowding Level



## 2050 AM Regional Transit Passenger Crowding Level



# Key Findings

## Where We Are Making Progress



ECONOMIC  
VITALITY

**Planned growth increases housing and jobs**

**SF residents have increased transportation access to jobs**

## No Change

**Average commute times stay the same citywide**

# Key Findings

## Major Challenges to Address



EQUITY



ECONOMIC  
VITALITY



ENVIRONMENTAL  
SUSTAINABILITY

### **Inequitable outcomes in CoCs**

- Commute times worsen
- Access to high-quality transit drops
- Access to jobs by both auto and transit lags behind non-CoCs

### **Sustainable modes lose ground**

- Falling short of the mode share goal
- Total miles driven increases (Climate Action Plan Goal is to decrease)

### **Increased congestion and transit crowding**

**ConnectSF**

# What Else is in the Statement of Needs?



Accountability and  
Engagement



Safety and Livability



State of Good Repair



**ConnectSF**

Sea-Level Rise



Travel Patterns

# ConnectSF: Overall Process



# ConnectSF: Overall Process



# Regional Coordination for Project Funding







Thank you

San Francisco  
**Planning**



San Francisco  
County Transportation  
Authority



For more info:  
[www.connectsf.org](http://www.connectsf.org)

Celina Chan  
[Celina.chan@sfgov.org](mailto:Celina.chan@sfgov.org)

Received at CPC Hearing 6/13/19  
Si Hong

**SF Planning Commission**  
**Regular Meeting, June 13, 2019**  
**Comments on Agenda Item 8, 2017-016313CWP**  
**Public Land for Housing and Balboa Reservoir**

I'm Rita Evans. I've lived at 226 Judson, a few blocks from Balboa Reservoir, for 33 years. I've participated in the public input process for the Balboa Reservoir project since its inception, attending most public meetings and hearings and providing feedback on many occasions.

Point One: My neighborhood, Sunnyside, supports building housing on the site. We haven't fought the project. So it's disheartening that our input hasn't resulted in a single significant change in the project plan. Instead, the number of units has climbed from 600-700 to 1000 to at least 1100. Walkways are counted in the amount of dedicated open space. There's been no movement whatsoever in our repeated requests to promote public transportation with a developer-funded shuttle to operate between the project site, City College's main campus, and Balboa Park Station with BART and MUNI service. Some of us have spent literally hundreds of hours of our own time and it's very discouraging to realize that this "public input" process has essentially been a sham. Please listen to us!

Point Two: The extremely limited access to and from the project site—just two access points for more than 2000 residents—will inflict gridlocked traffic on the streets and neighbors, compromise public safety, and contribute to poor air quality. Incredibly, the Planning Department opposes a third access point to the west. Planners have succumbed to pressure from the residents of Westwood Park who oppose not only vehicular access but also pedestrian and cyclist access! Every neighborhood surrounding the project will be affected by it and it is wrong to shield just one, Westwood Park, while inflicting the impacts on the others. It is appalling that the Planning Department supports this in direct opposition to its own policies on "Eight Elements of a Great Neighborhood," including "Walking to Shops," "Getting around Easily," and "Part of the Whole." (SF Planning Department, <https://sf-planning.org/eight-elements-great-neighborhood>). This project must include access to the west via San Ramon or another Westwood Park street. Please connect our neighborhoods!

Point Three: This complex project involves many city departments and agencies including SFMTA and Planning Department; the Public Utility Commission; and entities outside the city including City College of San Francisco, BART, and Caltrans. It is critical that city staff have a deep understanding of many issues and that they understand why it's essential to have clear communication between, and cooperation among, every organization that is involved. Instead, staff are reassigned. Turnover has members of the public having to go over the same issues with newly assigned staff trying to get up to speed. The bigger picture is ignored and there is little understanding of how the various agencies have to work together if the project is to be successful. Valuable knowledge and contacts are lost. This subverts the planning process and public participation. Please give this project the priority it deserves!

Thank you for taking my comments.

# Key Site Context



San Francisco  
Planning

Reviewed at CRC Hearing 6/12/19  
*E. Samy*  
**CENTRAL  
SOMA**

**PLAN & IMPLEMENTATION STRATEGY**



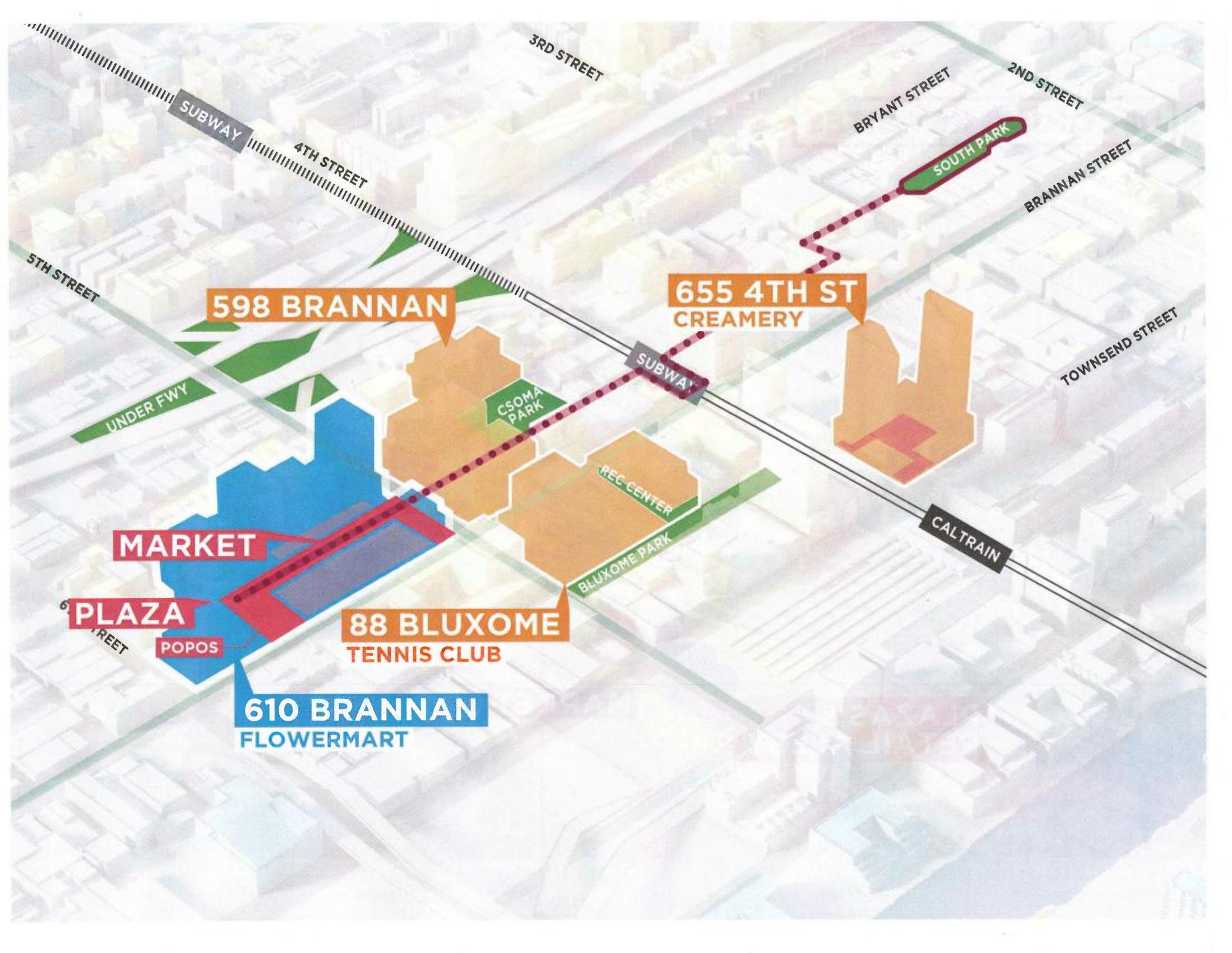
**CENTRAL SOMA OPEN SPACE**

Key Site Context



**UPCOMING KEY SITES**





3RD STREET

SUBWAY

4TH STREET

BRYANT STREET

2ND STREET

SOUTH PARK

BRANNAN STREET

5TH STREET

598 BRANNAN

655 4TH ST CREAMERY

SUBWAY

TOWNSEND STREET

UNDER FWY

CSOMA PARK

REC CENTER

MARKET

BLUXOME PARK

CALTRAIN

PLAZA

88 BLUXOME TENNIS CLUB

POPOS

610 BRANNAN FLOWERMART

6TH STREET

Received at CPC Hearing 6/13/19  
V. Flores

**Flores, Veronica (CPC)**

---

**From:** Chan, Amy (MYR)  
**Sent:** Thursday, June 13, 2019 7:16 AM  
**To:** Marvis Phillips; Flores, Veronica (CPC)  
**Cc:** Curtis Bradford; Denise Dorey; Dennis Isner; Otto Duffy; Regi Meadows; Susan Bryan  
**Subject:** Re: North of Market Affordable Housing Fund.

Thanks, Marvis.

---

**From:** Marvis Phillips <marvisphillips@gmail.com>  
**Sent:** Thursday, June 13, 2019 12:58:13 AM  
**To:** Chan, Amy (MYR); Flores, Veronica (CPC)  
**Cc:** Curtis Bradford; Denise Dorey; Dennis Isner; Otto Duffy; Regi Meadows; Susan Bryan  
**Subject:** North of Market Affordable Housing Fund.

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

Dear Veronica, and Amy,

After your Item North of Market Affordable Housing Fund. We had a at length discussion, and came to a conclusion. On a Motion by Curtis Seconded by Otto, we voted 6-0-0 to support the Planning Commission Item via Board File No 190458 to support the abolishment of the North of Market Affordable Housing Fund, and for the Board of Supervisors Item , eliminating the Fund and transferring monies to the City Affordable Housing Fund's North of Market section. Ease advise the Planning Commission and The Board of Supervisors Members about our support.

Thank you for your presentation on 12 June 2019.

Sincerely,

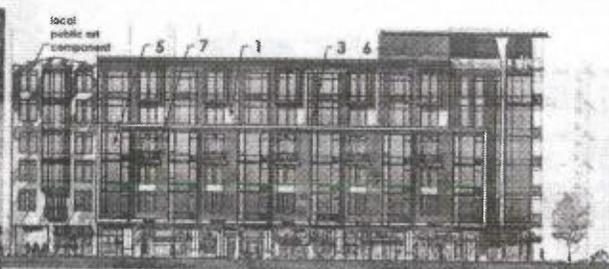
Marvis J. Phillips  
Board Chair  
District 6 Community Planners

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Marvis J. Phillips  
Board Chair  
District 6 Community Planners

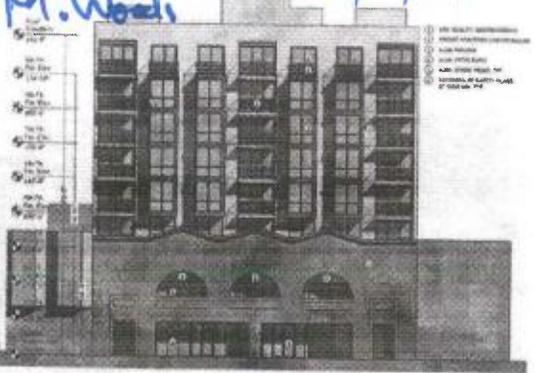
M. Woods



650 Divisadero



400 Divisadero



1355 Fulton

## Affordable Divis Community Plan 50% Affordable

Affordable Divis demands an increase in the on-site affordable housing requirement in exchange for the density bonus these projects received.

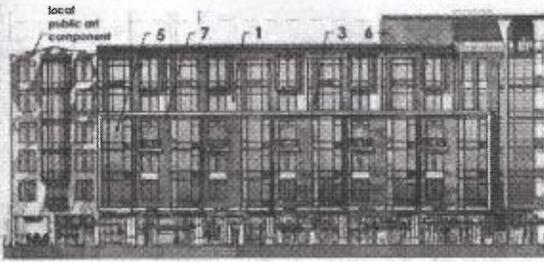
- 650 Divis went from 16 units to 66
- 400 Divis went from 55 units to 177
- 1355 Fulton went from 15 units to 75

For density bonus projects, the Divisadero Community Plan calls for 50% Affordable Housing for people making up to the area median income (100AMI). 25% for very low income, 12.5% for low income, and 12.5% for middle income. Below are the number of units that correspond with our Community Plan.

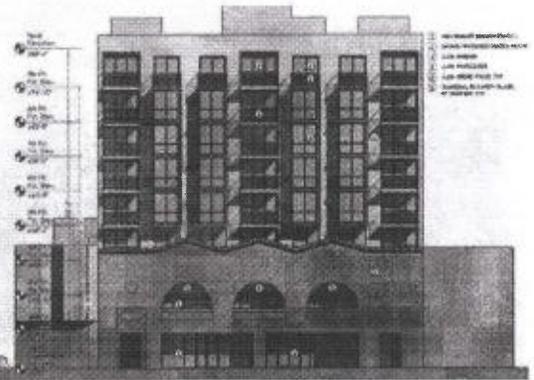
	650 Divis	400 Divis	1355 Fulton
<b>Middle Income Household up to 100AMI</b>			
<b>Middle Income Max Rent allowed</b>			
\$82,900 1 person			
\$94,700 2 people	8	22	9
\$106,550 3 people			
\$118,400 4 people			
<b>Low Income Household up to 80AMI</b>			
<b>Low Income Max Rent allowed</b>			
\$66,300 1 person			
\$75,750 2 people	8	22	9
\$85,250 3 people			
\$94,700 4 people			
<b>Very Low Income Household up to 50AMI</b>			
<b>Very Low Income Max Rent allowed</b>			
\$41,450 1 person			
\$47,350 2 people			
\$53,300 3 people	16	45	19
\$59,200 4 people			
	<b>33</b>	<b>89</b>	<b>37</b>



650 Divisadero



400 Divisadero



1355 Fulton

**18% Affordable - Citywide Requirement**

The City currently requires 18% affordable, up to 110 AMI

Below are the number of corresponding units.

	650 Divis	400 Divis	1355 Fulton
<b>Middle Income Household up to 110AMI</b>			
<b>Middle Income Max Rent allowed</b>			
\$91,200 1 person			
\$104,150 2 people			
\$117,200 3 people			
\$130,250 4 people			
	3	7	3
<b>Low Income Household up to 80AMI</b>			
<b>Low Income Max Rent allowed</b>			
\$66,300 1 person			
\$75,750 2 people			
\$85,250 3 people			
\$94,700 4 people			
	3	7	3
<b>Very Low Income Household up to 55AMI</b>			
<b>Very Low Income Max Rent allowed</b>			
\$45,600 1 person			
\$52,100 2 people			
\$58,600 3 people			
\$65,100 4 people			
	6	18	8
<b>18% Citywide Requirement TOTAL</b>	<b>12</b>	<b>32</b>	<b>14</b>
<b>Grandfather Clause for projects that filed before 2016 Prop C</b>	9	N/A	N/A
<b>Divis Feasibility Study 23% and HOME SF Tier 1</b>	15	41	17
<b>Divis Community Plan Very Low Income</b>	16	45	19

# HAIGHT ASHBURY NEIGHBORHOOD COUNCIL

**Tes Welborn**  
*President*

May 23, 2019

**Bruce Wolfe**  
*Vice- President*

San Francisco Planning Commission  
And Planner Mary Woods  
-via email-

RE: 400 Divisadero

**Shira Noel**  
*Recording Secretary*

mary.woods@sfgov.org, commissions.secretary@sfgov.org

**Jim Rhoads**  
*Corresponding Secretary*

Dear Commissioners:

**Christin Evans**  
*Treasurer*

The Haight Ashbury Neighborhood Council [HANC], whose boundaries include Divisadero Street, supports new housing at 400 Divisadero, but we do object to the bare minimum of affordable housing units.

**James Sword**  
*Nominating Chair*

This developer greatly benefited from the upzoning of Divisadero, but is not sharing this benefit with our neighbors who need affordable housing. Furthermore, his project actually creates the need for some 30-40 affordable homes, per Nexus study. That means at best this is a break-even for neighborhood, no net gain.

**Richard Ivanhoe**  
*Membership Chair*

HANC has been working with other neighborhood organizations for years to increase affordable housing. We have worked with leaders of NOPNA and ASNA, as well as having real public meetings and over 500 neighbors' participation. We urge Commissioners to require the developer to provide a minimum of **30% of all units as affordable** to households whose income is between 50 and 100% of area median.

**Rupert Clayton**  
*Housing and Land Use Chair*

**Karen Fishkin**  
*Recycling Chair*

**MEMBERS-AT-LARGE**

**Alex Aquino**

We also request that you require the developer to provide a better affordable housing mix: more one and two bedroom affordable housing units – 18 studios, 4 one-bedrooms, and 15 two-bedrooms is not family housing. And family housing, workforce housing, was what the developer claimed at public meetings.

**Joey Cain**

I also call your attention to the fact that many letters of support came from outside the neighborhood.

**Carlie Leduc**

**Christian Vaisse**

We also object to characterizing the two public meetings the developer sponsored as "opportunities for public input." The developer and his consultants talked and talked. There was no opportunity for public discussion from the floor. Instead of public discussion, those present were directed to flip charts to express thoughts and ask questions, which may or may not have been recorded. This practice stifled public input - it did not allow for accurate recording and representation of neighbor comments.

**Calvin Welch**

**Sunshine Powers**  
*Merchant Liaison*

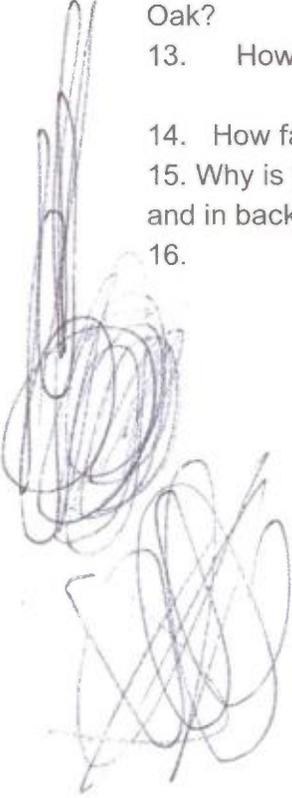
Regarding 14.D, it is laughable to read "The Project Site is well-served by several MUNI lines, including the 6-Haight-Parnassus, 7-Haight-Noriega, 21-Hayes, 24-Divisadero, and N-Judah." Neighbors complain daily about poor service on all of these bus and train routes. Only two of them, the 21 and the 24 are within two blocks, and these have poorer service than the other three. Those three require crossing Oak Street, one of the two busiest streets in the western US, and traveling three to five blocks. And then to be passed by a full bus or train.

Sincerely,

Tes [Teresa] Welborn  
President

M. Woods

1. How Deep will you be digging to remove the tanks?  
How deep will you be digging around our property?
2. How much of ambient light will be taken- away from the front and back of 1040 Oak st.
3. What are you guys doing to make the building green?
4. With the lobby entrance being on Oak St.,t what are you going to do to keep people from stopping in front of the garage at 1040 Oak?
5. What are your plans on air quality during the project, and how long do you see the project going for?
6. Are you planning on putting any plumbing, sewage. or electrical runways under 1040 Oak st?
7. How much higher than street level or Street grade will the green space that is behind 1040 Oak st. Be?
8. Can I see the Geological surveys?
9. How will this project affects parking during and after completion?
10. What type of time frame are we looking at once construction start?
11. If our Foundation is Disturbed who is responsible for it?
12. What was the original size of the historic building being moved right next door to 1040 Oak?
13. How much square footage are you adding to the original size of the historic building?
14. How far over the sidewalk will the building extend out on Oak St. and Divisadero St.?
15. Why is the historic building being extended longer than 1040 Oak st. building both in front and in back with only a 8' 1\2" backyard?
- 16.





Received at CPC Hearing

6/13/19

M. Woods

June 11, 2019

San Francisco Planning Commission  
City Hall, 1 Dr. Carlton B. Goodlett Place

Re: 400-444 Divisadero St and 1048-1064 Oak St

Dear Commissioners,

We are writing to express serious concerns about the lack of affordability in the proposed 400-444 Divisadero St and 1048-1064 Oak St project.

The project was continued from May 23rd, 2019 to June 13th, 2019 in order to resolve community issues with the proposed development, yet no concessions have been made by the project sponsor regarding community demands for increased affordability. The project sponsor has made no effort to reach out to Affordable Divis during this time.

The proposed 400-444 Divisadero St and 1048-1064 Oak St project is a 65' tall six-story residential building containing 186 units (consisting of studio, one, and two-bedroom units) and ground floor retail.

Yet in the midst of nationally recognized affordability crisis, only 37 of those units are proposed as Below Market Rate or "affordable" units. This represents **just 20% affordability** for this proposed project, the legal minimum.

We have specific concerns (outlined below) around the following issues:

- Lack of Affordability
- Failure to Address Neighborhood Needs
- Lack of Public Outreach and Dialogue
- Need for Increased Affordability to Compensate for (5) CU approvals

There is no trickle down effect of affordability and upzoning this project without a significant increase in the percentage of affordable units available simply means you are building high-end housing in a desirable location with little to no benefit for working class San Franciscans. This is the textbook definition of gentrification.

The proposal in front of you only exacerbates the growing divide between highly-paid tech and knowledge workers and much lower-paid working people and families employed in service jobs. Where is the consideration to provide affordable housing to working class San Franciscans?

As a result, we strongly urge the Planning Commission to **stand with neighbors in the Divisadero area and vote NO on the 400-444 Divisadero St and 1048-1064 Oak St project** until there is a significantly higher percentage of affordable housing in this development.

**Project Concerns:**

**1.) Lack of Affordability and the Divisadero Community Plan**

The proposed project at 400-444 Divisadero St and 1048-1064 Oak St contains 186 units, yet only 37 of those are proposed as Below Market Rate or “affordable” units.

This represents **just 20% affordability** for this proposed project.

The **Divisadero Community Plan** (attached) was created in 2016 through a series of five community meetings involving over 500 residents in the immediate neighborhood and dictates community needs and desires for new development in the Divisadero area. This process was led by Affordable Divisadero, a coalition formed in 2015 to in response to the rezoning of Divisadero Street.

**The Divisadero Community Plan calls for 50% affordability** in all new housing development that is ten units or more, and states that increases to bulk, density and height should only be allowed if affordability and all other development requirements of the Community Plan are adhered to.

It is worth noting that at no time has the developer offered more BMR units than that which is legally mandated by the city, despite our urging at every opportunity that the developer consider neighborhood input and voluntarily increase the percent of below market units.

The developer for the project claimed that anything more was not feasible, and declined our requests for the numbers on which such a claim was based. The claim is belied by the developers’ continued pursuit of the project despite the increase from 13% to 19% after the 2018 affordability legislation.

We have long understood that pipeline projects might not meet the 50% standard that the community desires as stated in the Divisadero Community Plan. An early community petition that preceded the Community Plan and was signed by several hundred neighbors called for at least 1/3 of the units to be affordable in these pipeline projects, a standard the current proposal does not come close to meeting.

It is worth remembering that Divisadero was rezoned for the benefit of these developers in 2015 with no meaningful input from the neighborhood. No increased requirements were placed on developers for this giveaway, Affordable Divisadero fought long and hard to get back some of the benefits for the community. We scored a partial victory last year with the 2018 legislation to increase affordability, though it remains inadequate.

## **2.) Failure to Address Neighborhood Needs and Preferences as Articulated in the 2016 Divisadero Community Plan**

Both the developer and planning staff totally ignored neighborhood needs and preferences for new mixed use development along Divisadero Street as specifically enunciated in the Divisadero Community Plan of 2016.

It is impossible to understand how staff could determine a projects necessity or desirability , required under Planning Code, without detailed reference to the Divisadero Community Plan. With this failure it is simply impossible for the Commission to make the necessary determination that the proposed size and shape, traffic patterns, the adequacy of parking and commercial loading - all specifics addressed in the Divisadero Community Plan - is, in fact, NOT detrimental to the convenience or general welfare of people living and working in the immediate neighborhood.

By failing to address the affordability, infrastructure and transit, and preservations and enhancement of neighborhood serving retail uses in the neighborhood specifically raised in the Divisadero Community Plan the Planning Department and the Commission cannot grant a conditional use permit for this project until that analysis is made.

## **3.) Lack of Public Outreach and Dialogue**

Promotional materials for the 400-444 Divisadero St and 1048-1064 Oak St project inaccurately state that proper outreach to Divisadero area residents and community members has been done. The project website states that “The development team began early discussions with community leaders and neighborhood groups in June 2015 to ensure that the final proposal reflects the community’s vision for this prominent site,” even citing Affordable Divis. This is false. The developer has offered no increase in affordability despite continued requests from community members.

The two main community meetings held in March of 2018 and again on March 23, 2019 did not allow for or include public question and answer sessions. At the meetings, the developer focused their presentation on the design of the building, but did not allow for discussion of neighborhood impacting issues related to the project such as affordable housing, infrastructure, pedestrian safety, and increased traffic congestion. The developer has effectively silenced public comment on this project and has NOT taken community concerns into consideration.

## **4.) Increased Affordability Needed to Compensate for CU Approvals**

This project is seeking not just one but five Conditional Use approvals, which especially heightens the need for this project to have increased benefit to Divisadero area residents through the provision of increased affordable housing.

We strongly urge the Planning Commission to **stand with neighbors in the Divisadero area and vote NO on the 400-444 Divisadero St and 1048-1064 Oak St project** until there is a significantly higher percentage of affordable housing in this development.

As it currently exists, this project does not meet the standard for conditional use authorization and we request that CU be rejected, and the developers return to the table to create a revised project that is consistent with the neighborhood input and concerns.

We understand the limits of relying on private development as a primary vehicle to provide affordable housing, but the city (and our neighborhood) needs to get more and deeper levels of affordability than just the minimum requirement for this project.

Sincerely,

Affordable Divis, Steering Committee



Received at CPC Hearing 6/13/19  
M. Woods

## **DIVISADERO COMMUNITY PLAN Adopted 1/12/2016**

Alarmed by City Hall's unaffordable, high density development plans for our neighborhood, the Affordable Divis coalition formed in September 2015 to make sure the community had a part in shaping the future of the neighborhood. In a series of five community meetings from September through January 2016, residents of the Divisadero area came together to discuss development and identify points of unity. This community plan is the result of that community driven process. Over 500 residents participated in the development of this plan.

### **Community Plan Area:**

**The boundaries of the plan area are Geary Blvd., Pierce St., Waller St., Baker St.**

### **Part 1. Height/Bulk and Design Principals for New and Infill development**

1. Allow bulk, density, and height increases only if affordability and all other development requirements of this plan are strictly adhered to. Any project seeking bulk, density, or height increase within the Divisadero Community Plan Area must go through the Conditional Use authorization process with the San Francisco Planning Department.
2. Except for 100% affordable projects, no height increase shall exceed two floors above current zoning, as depicted in the attached map as of January 2016.
3. No unit shall be less than 400 square feet in any new development; exceptions may be granted for developments that include 100% senior housing.
4. Unit types must be varied in any new private development and include 40% 2-bedroom or 30% 3-bedroom units to accommodate families.
5. Project design must maintain and contribute to the architectural character of the neighborhood. No demolition of buildings that are architecturally and/or historically contributory to the character of the neighborhood.
6. The "Affordable Housing Density Bonus Program" (AHBP) as currently proposed as of January 2016 threatens neighborhood character, fails to require sufficient affordability, and fails to protect existing rent controlled units and neighborhood serving retail businesses. The AHBP shall not apply in the community plan area for this reason, and affordability and density levels defined in this plan shall apply instead.

### **Part 2. Affordability**

1. Rent controlled units and/or subsidized units shall not be demolished, eliminated, or reduced in any way.
2. Development shall not displace current residents.
3. In light of the acute need for affordable housing, the community wishes to prioritize and affirmatively attract development projects that are 100% affordable to low, moderate, and middle income San Franciscans.

4. Area Median Income shall be for the city of San Francisco only, not the HUD Metro AMI, which includes Marin and San Mateo counties.
5. In mixed income developments, all affordable units shall be built onsite.
6. Any new development of 10 units or more shall have 50% of the units affordable to households under the San Francisco median income. One half of those affordable units must be affordable to households earning below or up to 50% of the San Francisco AMI, one fourth must be affordable to households earning between 50%-80% of the AMI, and the remaining affordable units must be affordable to households earning between 80-100% of the AMI.
7. Affordability restrictions must be permanent.
8. Affordable rental units in new developments must be maintained as affordable permanently even if the building converts to ownership units.
9. The community is particularly concerned with the lack of housing for seniors. Housing affordable to seniors on fixed incomes is a neighborhood priority.

### **Part 3. Infrastructure and Transit**

1. Infrastructure and transit improvements must be linked to development. The City, SFMTA, and PG&E must present a plan including a timetable and budget on these improvements as a condition of new high-density development (10 units or more). The City shall publicize any proposed infrastructure/transit plan and budget for the Divisadero neighborhood prior to processing any high-density project application. The proposed plan shall be released to the public as a draft through mailings to property owners, renters, and residents, as well as neighborhood groups, with an opportunity for public comment. No new high-density development shall be approved without infrastructure and public transit improvements.
2. Developer shall pay a Transit Impact Development Fee as shown below. The funds shall be used for public transit improvements that benefit the neighborhood.
  - a. **Residential projects up to 50 units:** \$7.74 per square foot
  - b. **Residential projects of 51 to 99 units:** \$8.98 per square foot
  - c. **Residential projects of 100 units or more:** \$10.21 per square foot
3. The City shall conduct a community benefit nexus study for the Divisadero Community Plan Area to determine a Community Benefit Fee, and the developer shall pay the maximum Community Benefit Fee as determined by the nexus study.
4. Pedestrian use must be maximized in all new development with minimum number of curb cuts to minimize car interactions with pedestrians/bikers.
5. No new curb cuts on Divisadero Street. Curb cuts on Oak and Fell streets pose particular problems in light of the volume of traffic on these streets, and are disfavored.
6. Bike friendly street design, which reduces bike conflicts between both cars and pedestrians, must be established. Publically accessible bike sharing pods shall be sited inside new developments whenever possible.
7. Development shall add green space for community and natural areas. This includes space between buildings, on sidewalks, and rear garden areas. Maximize public access to open spaces created as part of new developments.
8. Minimum sidewalk width abutting new developments over 10 units shall be 12 feet. The depth of the front setback requirement shall be the average of the existing setbacks of the two adjacent buildings.
9. The City shall provide more public trash cans with any increase in population.

#### **Part 4: Preservation and Enhancement of Neighborhood Serving Retail Uses**

1. Neighborhood-serving retail uses, as defined in the Planning Code, are a priority in the plan area.
2. High-density new development must dedicate at least 50% of its proposed retail space as neighborhood-serving retail.
3. No new formula retail shall be allowed in any development seeking a density bonus
4. Nonprofit use of commercial space shall be encouraged. The community also favors local hiring, businesses that serve a range of income groups, and businesses that are family friendly
5. Current requirement of Conditional Use authorization for businesses over 4000 sq. feet shall be maintained and strictly enforced by the City.

#### **Part 5: Neighborhood Notice**

1. Neighborhood Notice. In addition to notice required by law, for any proposed high-density development (10 units or more) in the Community Plan Area, the project developer shall notify all residents and merchants in the Community Plan Area at least 60 days before its required pre-application meeting. Such notice includes, but is not limited to, mailings to both renters and owners near the proposed project, outreach to neighborhood associations and groups, posting in public view, and notice to anyone who has signed up for such notice.
2. Rezoning – Community Meeting. Any rezoning of the neighborhood must be preceded by a community meeting hosted by the Planning Department and the District 5 Supervisor, and the Affordable Divis organization, and shall be preceded by 60 days' notice calculated to reach all residents and merchants in the Community Plan Area. In advance of that meeting, the Planning Department shall prepare a written summary of the zoning change that includes specific examples of what would be newly allowable under the change.
3. Opportunity to Comment on Transit/Infrastructure Plan. The City shall release its draft infrastructure/transit plan and budget for the plan area prior to processing any high-density development applications. The City shall notify neighbors and neighborhood groups in the Community Plan Area of the draft plan, with 60 days' notice, with an opportunity for public comment.
4. Amendments to Existing Applications. In addition to any notification already required for changes in development applications, any project increasing density, bulk or height by more than 10% from that specified in an original application must begin with a new application, and Planning Department must commence review as if the project is new.

Received at CPC Hearing 6/13/19  
D. Sanchez

**Sanchez, Diego (CPC)**

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**From:** CPC-Commissions Secretary  
**Sent:** Wednesday, June 12, 2019 10:40 AM  
**To:** Richards, Dennis (CPC); Fung, Frank (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis  
**Cc:** Feliciano, Josephine (CPC); Sanchez, Diego (CPC); Woods, Mary (CPC); Hong, Seung Yen (CPC); Chan, Celina (CPC)  
**Subject:** FW: SF Planning Commission June 13th Agenda - Comments / A.Goodman D11

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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Aaron Goodman <amgodman@yahoo.com>  
**Sent:** Tuesday, June 11, 2019 11:27 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** SF Planning Commission June 13th Agenda - Comments / A.Goodman D11

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

SF Planning Commissioners

As I am unable to attend I would like to submit comments on the following items;

4. 2015-007816CUA Divisadero Project

I would like to submit my concerns that this project does not meet the affordable RENTAL housing needs of SF residents, or show a solid proposal for green-garden rental apartment communities. We can and should do better in SF for the development of urban blocks and open space creation.

5. 2018-013861PCAMAP OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT

I have sincere concerns about the proposal, and the need to address impacts on communities due to lacking investment and projects scaled for the density proposed. With each additional year we see more housing being pumped into districts, some legally and some illegally. The lacking services leads to overstuffed bus systems lacking investment in public systems, overflowing trash cans, and damaged parks, libraries and infrastructure. It is critical to ensure investment in public spaces, pools, parks, and of the size and scale needed for the growth proposed. Please think cummalatively on growth impacts domino effect of development and the lacking infrastructural and systems improvements needed from power, sewer water and waste, transit open space, and essential rental housing / social housing needs for all areas. We can see density of varying scales but only when

systems are also invested in for the future. (Resident of D11) see prior email sent on this proposal and concerns. Many of the homes in D11 are already seeing mission styled flipping, and redevelopment to obscene and ugly designs. We need to stop the destruction of sound housing.

#### 7. CONNECTSF – Informational Presentation

The city needs a bigger vision, not just size but in how we approach public transit, for the future, and how to fix existing systems to make a network that works. With the eventual departure of Ed Reiskin, it is imperative that the Connect SF program also be much more open and transparent, going out to the communities and organizations who discuss transit policy, CSFN, WOTPCC, SF Tomorrow.org, TAOSF, Save Muni, Walk SF, and other groups to ensure public input is heard from neighborhoods, not just presentations to planning staff, but open eared transit agencies that absorb and initiate changes based on public input. We still have not seen the Balboa Park Station Area Plan CAC reinvigorated to deal with massive growth impacts. That coupled with item #5 and other items in D7/D11 at Balboa Reservoir, require more inventive solutions by Connect SF now and up front vs 10-20+ years in the future. Please require the SFMTA to meet with organizations on transit policy and solve for the largest common good in these proposals.

#### 8. 2017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Although I am concerned about the un-coordinated efforts by CCSF, and the housing development at the reservoir, (in a similar vein to Parkmerced and SFSU-CSU) the joint impacts must be tempered with adequate transit policy and infrastructural changes. I have submitted memos prior, and attened the Balboa Reservoir meetings and still feel this is the best current option being proposed, however needs such as power generation, adequate direct connection to the Balboa Reservoir, and improved intersection safety for pedestrians and bikes should traverse CCSF from the reservoir to improve connection to the major 2nd hub in SF Balboa Park Station. See examples of "high-lines" for topographical solutions that can directly link to the Tony Sacco Way and over the freeway at CCSF's eastern edge, along with an east side CCSF garage that can service the CCSF and Balboa Reservoir community by designing an off-ramp from the freeway, with a commuter e-rail system across the two sites. Make both sites improved for all.

Thank you for reading these comments, and would be happy to meet to discuss with you outside the commission meetings individually on the possible solutions and options.

Aaron Goodman D11 SF Resident

Balboa Park Station Area Plan CAC (former chair 2+ years)  
SF Tomorrow Board Member (Transit / Housing / Environment)

Received at CPC Hearing

D. Sanchez 6/13/19

**STEVEN R. CURRIER**  
**116 DRAKE STREET**  
**SAN FRANCISCO, CALIFORNIA 94112**  
**415-587-9150**

June 12, 2019

Mr. Diego Sanchez  
San Francisco Planning Department  
1660 Mission Street, Fifth Floor  
San Francisco, CA 94103

**RE: Commission Hearing: Thursday June 13, 2019**

**Item Number : 5**

**2018-013861PCAMAP**

**OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRIC**

Dear Mr. Sanchez:

This letter supports the item referenced above in support for limited number of bedrooms in certain dwelling units. This seems to be a no brainer and limiting mini-mansions and the high number of bedrooms in one single family dwelling unit is unconscionable and disrespect in certain neighborhoods such as the one proposed in the Ocean View Neighborhood.

On such a recent occasion, the dwelling unit next door to me, a single family residential unit, the new owner of the house proceeded to remodel his whole house with a single permit to upgrade a bathroom. All in all, he began to gut the entire house beginning of May of 2018. Notices of Violation (NOV) was filed along with a NOV by the Planning Department. The owner/contractor proceeded to pull and additional nine building permits to and including at nine bedrooms and six plus bathrooms making no provisions for an underground floor in the garage space. A complaint was filed, a a director's hearing was held with the owner/contractor failed to show up. The owner was fined and a cease and desist order was posted. The owner/contractor then filed new permit applications. Myself, my

11/12/19  
D. Sanchez

**Mr. Diego Sanchez**  
**San Francisco Planning Department**  
**June 12, 2019**  
**Page Two**

partner, two sets of neighbors filed a suit (Board of Appeals action). The items in the complaint were settled to five bedrooms and four bathrooms, a drainage systems below the garage floor, one parking space in the garage, full landscaping on the property, and no concrete between the properties. Supervisor Ahsha Safai's office was contacted, and in contact, and was supportive in this process. This was occurring at the same time the 278 Monticello case was being adjudicated through this body.

It is very disrespectful and against City Code to build without proper permits, without neighborhood notifications, and blindsiding the City and County of San Francisco.

I fully support this ordinance and amend the planning and the zoning map. Additionally, I would further support that fines and penalties be increased accordingly.

Very truly yours,

Steven R. Currier

CC: Aaron Starr, Manager of Legislative Affairs, San Francisco Planning  
San Francisco Planning Commission through Commission Secretary  
Jonas P. Ionin  
Supervisor Ahsha Safai  
Monica Chinchilla, Legislative Aide, Supervisor Safai  
Suhagey Sandoval, Aide, Supervisor Safai  
Robert Baker/Noelle Baker  
Desmond O'Reilley/Karen O'Reilley  
Patrick Oriordan, Chief Building Inspector  
William Strawn, Senior Building Inspector  
Edward Sweeney, Senior Building Inspector  
Mauricio Hernandez, Senior Building Inspector  
Gary Ho, Chief, Building Inspector  
John Rahaim, Director, San Francisco Planning

ALTERNATIVE PROP M ALLOCATION SCENARIO IF FLOWER MART DOES NOT RETURN TO CENTRAL SOMA												
LARGE PROJECT PROP M NOW	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Allocation Balance Carryover		443,466	(552,534)	466	(1,699,534)	(824,534)	(699,534)	175,466	50,466	525,466	220,111	729,815
Annual Addition On 10/15		875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000
Allocation Balance Available	2,892,466	1,318,466	322,466	875,466	(824,534)	50,466	175,466	1,050,466	925,466	1,400,466	1,095,111	1,604,815
PIPELINE PROJECTS CITYWIDE												
PENDING												
2 Henry Adams											245,697	
1800 Mission Armory											119,599	
542 Howard Transbay (Hines)	275,000											
India Basin				209,000								
PRE-APPLICATION												
1201 Illinois Power Plant										590,000		
Recology										590,355		
PORT/OTHER DEVELOPMENTS												
UCSF Missio Bay HQ												
Pier 70 (Brookfield)		450,000		825,000		750,000						
Mission Rock (Tishman)		450,000		950,000								
PIPELINE/PRE-APPLICATION PROJECTS CENTRAL SOMA												
598 Brannan (Tishman)	711,000			211,000								
400 Second (Vassar)		421,000										
610 Brannan (Kilroy)	630,000							1,000,000	400,000			
725 Harrison (Boston)		550,000		215,000								
505 Brannan Phase 2 (TMG)				165,000								
88 Bluxome (TMG)	833,000											
490 Brannan (Strada)			322,000									
SUBTOTAL CENTRAL SOMA	2,174,000	971,000	322,000	591,000	0	0	0	1,000,000	400,000	0	0	0
TOTAL PROP M DEMAND	2,449,000	1,871,000	322,000	2,575,000	0	750,000	0	1,000,000	400,000	1,180,355	365,296	0
Allocation Balance Remaining	443,466	(552,534)	466	(1,699,534)	(824,534)	(699,534)	175,466	50,466	525,466	220,111	729,815	1,604,815

DCP STAFF PROP M ALLOCATION SCENARIO ASSUMING FLOWER MART RETURNS TO CURRENT SITE

LARGE PROJECT PROP M NOW	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Allocation Balance Carryover		311,466	(409,534)	115,466	(1,697,534)	(822,534)	(697,534)	12,466	1,466	77,466	192,111	701,815
Annual Addition On 10/15		875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000	875,000
Allocation Balance Available	2,892,466	1,186,466	465,466	990,466	(822,534)	52,466	177,466	887,466	876,466	952,466	1,067,111	1,576,815
PIPELINE PROJECTS CITYWIDE												
PENDING												
2 Henry Adams											245,697	
1800 Mission Armory											119,599	
542 Howard Transbay (Hines)		275,000										
India Basin									209,000			
PRE-APPLICATION												
1201 Illinois Power Plant									590,000			
Recology										590,355		
PORT/OTHER DEVELOPMENTS												
UCSF Missio Bay HQ												
Pier 70 (Brookfield)		450,000		825,000		750,000						
Mission Rock (Tishman)		450,000		950,000								
PIPELINE/PRE-APPLICATION PROJECTS CENTRAL SOMA												
598 Brannan (Tishman)	711,000							211,000				
400 Second (Vassar)		421,000										
610 Brannan (Kilroy)	1,400,000							460,000		170,000		
725 Harrison (Boston)				550,000				215,000				
505 Brannan Phase 2 (TMG)							165,000					
88 Bluxome (TMG)	470,000			363,000								
490 Brannan (Strada)			350,000									
SUBTOTAL CENTRAL SOMA	2,581,000	421,000	350,000	913,000	0	0	165,000	886,000	0	170,000	0	0
TOTAL PROP M DEMAND	2,581,000	1,596,000	350,000	2,688,000	0	750,000	165,000	886,000	799,000	760,355	365,296	0
Allocation Balance Remaining	311,466	(409,534)	115,466	(1,697,534)	(822,534)	(697,534)	12,466	1,466	77,466	192,111	701,815	1,576,815

TO CPC / FROM G. SCHUTTISH

6/13/2019

Received at CPC Hearing

6/13/19

Pub. Com.

REUBEN, JUNIUS & ROSE, LLP

## New Rules on Residential Demolitions and Mergers In The Works

August 16, 2013 | David Silverman

Demolition of dwelling units is strictly regulated by the San Francisco Planning Code.

### Current Demolition Rules

In general, residential demolition will be approved only if:

(1) A recent appraisal shows the value of the dwelling unit to be in excess of 1.3 million dollars, for a single family home, 1.9 million for a two family home, or 2.5 million for a three family home. These values are adjusted annually. If the value of the existing structure and land is equal to or greater than these amounts, the demolition is not required to undergo a Discretionary Review Hearing at the Planning Commission, unless a member of the public requests a hearing; or

(2) the applicant provides to the Planning Department a soundness report prepared by a licensed architect, engineer, or contractor which demonstrates, according to strict Planning Department criteria, that the cost to upgrade construction deficiencies exceeds 50% of the replacement cost of the building. Replacement of foundations and certain other improvements are excluded. Structures of one or two units proposed for demolition may be approved administratively by the Planning Department staff, without a Planning Commission hearing, if the staff accepts a soundness report demonstrating that the building is not sound, according to the Planning Department criteria. This potential avenue to

SIX MONTHS LATER, ON MARCH 5, 2014 THE VALUE IN RH-1 WAS ADJUSTED TO \$1.506 MILLION.

demolition is very difficult to satisfy.

The Planning Department will require submittal of “Historic Resource Evaluation” for buildings built more than 50 years ago. If a structure is deemed to be of “Historic Significance”, approval of demolition is highly unlikely.

In theory, it is possible to demolish a sound dwelling unit if the Planning Commission finds that the proposed demolition complies with sixteen criteria set forth in the Planning Code. Both the Planning Department and the Planning Commission are predisposed to disapprove demolition applications, in accordance with policies set forth in the City’s General Plan that are intended to preserve the existing stock of housing, and in particular affordable housing. An example of an applicable General Plan policy is “to conserve existing housing, to preserve cultural and economic neighborhood diversity.”

## **Current Merger Rules**

A merger occurs when two or more legal residential units are combined into one unit, whether by installing a connecting doorway, removing a demising wall, or otherwise. As with demolitions, mergers of residential units are disfavored by the Planning Department and Planning Commission. Merger applications are decided by the Planning Commission at a Discretionary Review Hearing, in most cases. Residential units proposed for merger that exceed the values set forth above are exempt from mandatory Planning Commission Discretionary Review hearings, and can be approved administratively by Planning Department staff.

Projects that meet four out of the five criteria listed below may also be approved administratively by the Planning Department staff: (1) Removal of the unit (by merger with another unit) would eliminate only owner-occupied housing; (2) Removal of the unit and the merger of another is intended for owner occupancy; (3) Removal of the unit will bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district; (4) Removal of the unit will bring the building closer into conformance with applicable zoning restrictions; and (5) Removal of the unit is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

# 3333 California St. Simply Stunning!



## The Five Myths of the Community's Position on the Development of 3333

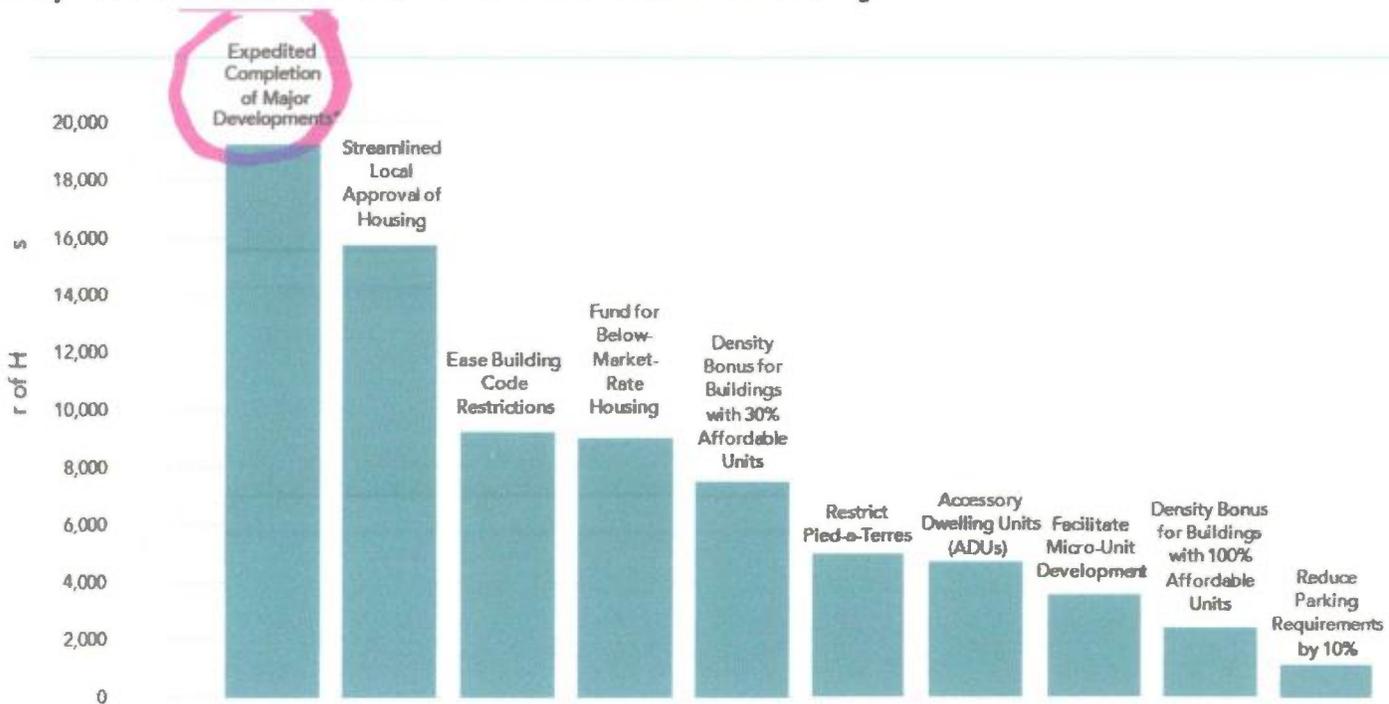
### Myth

### Fact

- 1. Community opposes development of 3333:** Community has for the past 3 years actively campaigned for an all residential development. **This position is a matter of public record.** Community has an alternate plan which the Developer and SF Planning refuse to discuss.
- 2. Community opposes housing at 3333:** Community's plan provides the same number of housing units as the developers and builds it in 3 years not 7-15 years. **What the Community strongly opposes** is the new retail & commercial and the wholesale destruction of a historic site. Retail is neither needed nor wanted.
- 3. A small group-LHIA-opposes the developers' plan:** A broad coalition surrounding the site opposes the Developers' plan; **over 800 residents have signed a Petition rejecting the Proposed scheme and supporting our all residential alternative.** This is more than 3 times the total number of residents living in Laurel Heights! Our last Community Meeting at the Vogue Theater was a full house with over 200 attendees. **Small group indeed-what a ridiculous misrepresentation!**
- 4. LHIA opposed to any developments in neighborhood:** LHIA and the surrounding Community have officially endorsed the Lucky Penny development, the CPMC development and the 3333 all residential development: **over 1,100 housing units within a 600 yard radius.** Who else can offer up a comparable commitment to housing? **The Community is more supportive of housing than are the developer backed YIMBYs.**
- 5. Historical status was sought to delay project:** Status was sought to preserve an important piece of SF's history. **Any delay is the result of UCSF and the Developer deliberately and egregiously withholding, beginning in 2011, key information as to the site's historical eligibility from the public until required by law to reveal it.** Developer claims well over 100 meetings but somehow the historic significance never came up! **Perfidious behavior by both UCSF and the Developer.**

# How San Francisco Policy Choices Change the Number of Households Burdened by Housing Costs

## Top Ten Policies that Increase Affordability



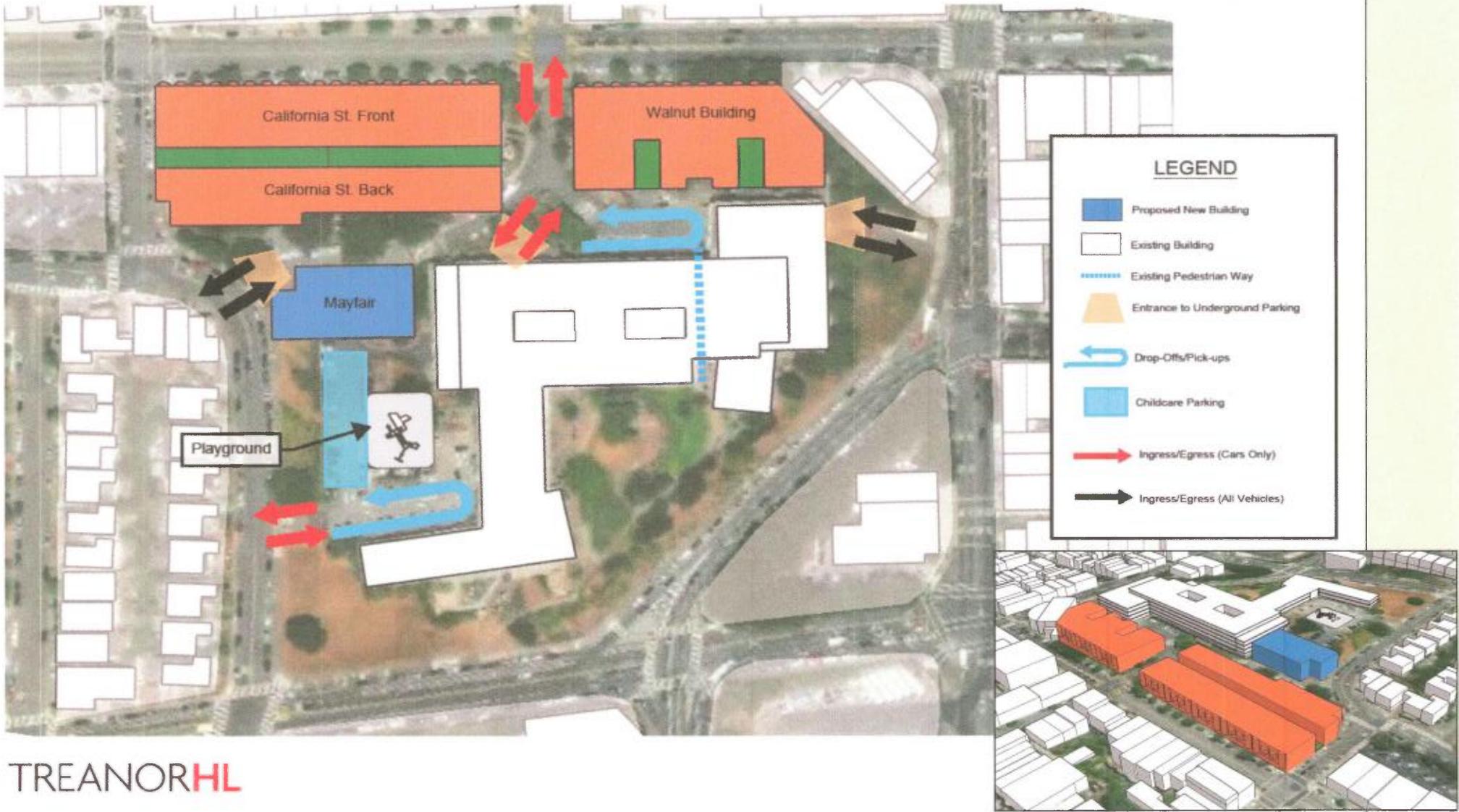
BAY AREA COUNCIL  
**ECONOMIC**  
INSTITUTE



Lendlease construction senior superintendent Casey Curren surveys condominium construction at 160 Folsom St., a former parking lot in the South of Market.

“Most entitled projects in the city are for sale right now — either publicly or privately,” said Bill Witte, president of developer Related California, which has 1,300 units under construction in the city. “We’re at that point in the cycle.”

There are 6,750 units under construction in the city, about 1,000 units more than a year ago. While that is well above the historic average, there are another 15,000 units that have been approved by planning officials but have not started construction. Projects containing 6,690 of those units have secured all the permits needed to start construction but have not broken ground, Planning Department documents show.





Walnut Building 7-story Variant

California Building 4-story Townhomes



## COMMUNITY FULL PRESERVATION ALTERNATIVE

### OVERVIEW

The Community Full Preservation Alternative would construct the same number of new housing units as the developer's proposed project (558 units) or project variant (744 units) and would be completed in approximately three years rather than the 7-15 years requested by the developer to complete his proposals. The Community Full Preservation Alternative would preserve virtually all of the character-defining features of the main building and its integrated landscaping, which are listed in the California Register of Historical Resources pursuant to Section 4851(a)(2) of the California Code of Regulations. The Community Full Preservation Alternative would excavate only for a single, one-level underground parking garage and for the foundation for the Mayfair Building. In contrast, the developer proposes to excavate for three new underground garages including a three-level one.

The Community Full Preservation Alternative would: (1) convert the interior of the main building to residential uses while retaining the existing 1,183 asf café, 11,500 gsf childcare center, and 5,000 gsf of the existing office space (at the developer's option, this existing office space could be converted to residential use), (2) construct three new residential buildings along California Street where parking lots are now located and also construct a new residential building near the intersection of Mayfair Drive and Laurel Street, (3) provide at least 56 flat-type units affordable to and sized for middle-income families, with additional on-site affordable housing determined by the Board of Supervisors, (4) excavate for only a single, one-level underground parking garage and the foundation for the Mayfair Building, (5) require all freight loading and unloading to be conducted in the underground freight loading areas accessed from Presidio

Avenue and all passenger loading and unloading to be conducted inside the site in turnarounds or in the underground parking garage, (6) retain the historically significant landscaping designed by the renowned landscape architects of Eckbo, Royston & Williams which is integrated with the window-walled main building, including the Eckbo Terrace and existing landscaped green spaces along Laurel Street, Euclid Avenue and Presidio Avenue, which would be designated as community benefits in the development agreement, (7) preserve the majority of the 195 mature trees on the site which are comprised of 48 different tree species (Initial Study p. 16), and (8) maintain public vistas of the downtown and Golden Gate Bridge and the historically significant main building and integrated landscaping. The Community Full Preservation Variant Alternative would add 110 more units to the Walnut Building, which could be used for senior housing, and additional units within the other buildings which would result in smaller unit sizes, as described herein. The Community Full Preservation Alternative and Variant would use all the new construction for residential use and would not rezone the site for approximately 54,117 gsf of retail uses or a 49,999 gsf new office building, as the developer proposes.

**THE COMMUNITY FULL PRESERVATION ALTERNATIVE WOULD PROVIDE THE SAME AMOUNT OF NEW HOUSING UNITS IN APPROXIMATELY THREE YEARS WITHOUT DESTROYING A HISTORICALLY SIGNIFICANT RESOURCE.**

The Community Full Preservation Alternative (Alternative) would preserve virtually all of the character-defining features of the main building and integrated landscaping, which are listed in the California Register of Historical Resources pursuant to Section 4851(a)(2) of the California Code of Regulations. (Ex. A, confirmation of listing) The window-walled main building would be converted to primarily residential use. This Alternative would have the same

number of residential units as the developer's proposed project (558 units) and would be constructed in approximately three years because the existing main building would be converted to residential use at the same time as the new residential buildings are constructed. (See Exhibit B, layout of buildings) The Alternative would entail far less excavation, as it would have only one new level of underground parking garages along California Street and a total of approximately 460 on-site parking spaces. In contrast, the developer proposes to construct four new underground parking garages, including up to three levels of parking, to provide a total of 896 parking spaces for the developer's proposed project (970 parking spaces for the developer's proposed variant).

The Community Alternative would retain the existing Eckbo Terrace and green landscaped areas along Laurel Street, Euclid Avenue and Presidio Avenue, except for a small portion to be occupied by the Mayfair Building. The existing Terrace would be designated as Privately-Owned, Publicly-Accessible Open Space in recorded deed restrictions and would be open to the public from 8:00 am to sundown. The existing passageway that runs through the first floor of the existing main building and opens onto the Terrace and thence onto Masonic Avenue would be retained and opened to the public from 8 am to sunset and marked with signage identifying it as a public throughway.

The character-defining features of the existing main building that the Community Alternative would retain include all of the following:

- Plan of the building with wings open along the sides to the immediate landscape and to views of the distant city.
- Horizontality of massing.

Horizontal lines of projecting edges of concrete floors.

Horizontal bands of nearly identical window units.

Uninterrupted glass walls.

Window units of aluminum and glass.

Brick accents and trim.

Wrought iron deck railings that match gates in the landscape.

The character-defining features of the existing landscape that the Community Alternative would be retain include all of the following:

In the Eckbo Terrace, which was designed to integrate the architecture of the building with the site and with the broader setting (through views of San Francisco), key character-defining features include its biomorphic-shaped (amoeba-shaped) lawn surrounded by a paved terrace and patio (paved with exposed aggregate concrete divided into panels by rows of brick), brick retaining wall and large planting bed around the east and north sides of the paved patio, custom-designed wood benches, and three circular tree beds constructed of modular sections of concrete.

The Concrete Pergola atop terraced planted beds facing Laurel Street, which creates a welcoming, shaded transition area where the inside and outside merged. (Draft EIR pp. 4.B.12 and 21)

In the Entrance Court, providing a connection between the Executive/Visitors Gate on Laurel Street and an entrance to the building on the west side of the Cafeteria wing, key character-defining features include narrow planting beds adjacent to sidewalks; exposed aggregate sidewalks, and a low free-standing brick wall along its north side.

In the two outdoor sitting areas on the east and west sides of the area now used as an auditorium, key character-defining features for the area on the west side include the pavement (exposed aggregate divided into panels by rows of bricks), circular tree bed constructed of modular sections of concrete, and metal benches; key character-defining features for the area on the east side include the pavement (concrete divided into panels by wood inserted into expansion joints).

The Brick Wall (constructed of red brick set in running bond pattern similar in appearance to the brick used in the exterior of the main building) that takes several forms and which forms a continuous and unifying element around the edges of the site, would be retained except for the areas of the wall that surround the Service Building and which run along California Street. The brick from these areas will be retained, if feasible, and reused as trim on the bottom portions of the new California Street Back Buildings.

The Community Alternative would retain the three gated entrances - the entrance on California Street at Walnut Street, the service entrance at Mayfair and Laurel Street, and the executive/visitor entrance on Laurel Street. In this Alternative, much of the internal circulation system will be retained (entrance drive, service drive and executive/visitor entrance). All passenger loading, pick-ups and drop-offs will be internal to the site, and turnarounds will be provided in front of the main building to the east of the entrance on California/Walnut and in front of the executive/visitor entrance on Laurel Street. (See Ex. C, circulation and loading plan) All freight loading and unloading will be conducted in the underground freight loading areas accessed from Presidio Avenue.

Vegetation features that help to integrate the character of the Fireman's Fund site with that of the surrounding residential neighborhoods that will be retained include (1) the large Cypress trees in the existing west parking lot area, (2) the lawns on the west, south and east sides of the property, and (3) the planted banks along Laurel and Masonic streets.

The service building and circular garage ramps would not be retained.

In the Community Full Preservation Alternative, the existing 1,183 asf café and 11,500 gsf childcare center would remain in their present locations in the main building. At the developer's option, the existing 12,500 gsf of storage in the main building could be converted to parking spaces or used for underground off-loading or other functions. Approximately 5,000 square feet of the existing nonconforming office space in the main building would remain, which the developer could continue to use for offices. At the developer's option, this existing office space could be converted to residential use.

In the Community Alternative, new residential buildings would be constructed along California Street where parking lots are currently located, and a Mayfair building would also be constructed at the same approximate location as the Mayfair building proposed by the developer. The new California Front buildings would be designed for middle-income families, and their average size would be 1,821 square feet. They would be designed to be compatible with both the main building and the existing buildings along the north side of California Street and would maintain the rhythm and scale of the townhouses across California Street. Each California Front building would be 40 feet tall, approximately 28.5 feet wide and 100 feet in length with 25% of that length consisting of a private rear yard. Approximately 14 new buildings containing 56

units for middle-income families would be built in California Front between Laurel Street and Walnut Street.

The new California Street Back buildings would face inward toward the existing main building and be constructed with window walls designed to be compatible with the character-defining features of the windows in the existing main building. They would be sculpted around the large Monterey Cypress trees that remain from the Laurel Hill Cemetery, so the lengths of the buildings would vary from approximately 65 to 50 or 40 feet long, and each building would be approximately 28.5 feet wide. They would have 56 units, with the average unit size ranging from 1,575 to 1,215 to 971 square feet depending on location, and the buildings would be 40 feet tall and be constructed between Laurel Street and Walnut Street. For each residential unit in the California Street Front and Back Buildings, one parking space with direct access would be provided in a new one-level underground garage constructed under these buildings.

In the Community Alternative, approximately 292 residential units would be provided in the existing main building, averaging 798 square feet in size. The developer can configure the size of the units and/or eliminate the office use. Internal Light Courts similar to those described on Developer's August 17, 2017 plan sheets A6.15 and A6.16 will be located where feasible. For these units, parking with direct access would be provided in the existing underground garage in the main building.

A new 40-foot tall Walnut Building would be built along California Street between Walnut Street and Presidio Avenue. This building would contain approximately 118 residential units with an average square footage of 809 square feet. The developer can configure the size of

the units. For these units, parking with direct access would be provided in a new one-level underground garage to be built under this building.

In the Community Alternative, a new 40-foot tall Mayfair Building would be constructed approximately east of Mayfair Drive at Laurel Street. The Mayfair Building would have 36 residential units with an average size of 1,073 square feet. The Mayfair Building would not contain an underground parking garage. For these units, parking with direct access would be provided in the new underground garages constructed under the California Street Front and Back Buildings. The Mayfair Building would be constructed of window walls designed to be compatible with the character-defining features of the windows in the existing main building. A small portion of a grassy area of the existing landscaping would be occupied by this building.

Other than removing the circular garage ramps, the Community Full Preservation Alternative would not make any of the exterior or interior circulation or site access changes proposed by the developer in August 17, 2017 plan sheets C.202 or L1.01 or in the "PRELIMINARY DESIGN" dated 08/2018. Under the Community Alternative, all Truck Loading or Unloading would occur in the underground garage accessed on Presidio Avenue, and trucks and automobiles will have ingress and egress to these areas for loading, unloading, pick-ups, drop-offs and parking. Truck Loading or Unloading will be permitted from 8 am to 8 pm only. Passenger vehicles and automobiles will also have ingress and egress to the site through the Walnut Gate at Walnut and California Streets and through the Mayfair Gate at Mayfair and Laurel streets. Passenger vehicles and automobiles will also have access to a turnaround for passenger loading and unloading through the Laurel Street gate and through the Walnut gate.

In the Community Full Preservation Alternative Variant (Variant), there would be 228 residential units with an average of 732 square feet in a 7-floor Walnut Building, which would require a height limit change for this area of the property only. Under the Community Variant, there would be 64 new residential units in the California Street Front Buildings with an average of 1,594 square feet, and 64 new residential units in the California Street Back Buildings with an average of 1,332, 1,275 or 850 square feet; these buildings would be 25 feet wide under this Variant, and lengths would vary with location. Under the Community Variant, there would be 48 new residential units in the Mayfair Building, with an average of 805 square feet. All new buildings would be 40 feet tall except the Walnut Building. The developer could configure the size of the residential units. In addition to the existing café, childcare center and 5,000 gsf of office space, in the Community Variant, the main building would be converted to approximately 340 residential units, with an average of 686 square feet.

The Community Alternative/Variant would comply with all applicable laws and regulations, including by making any modifications in the design needed to achieve such compliance or to provide additional space for necessary functions.

In the Community Full Preservation Alternative, the glass curtain wall of the existing main building would be retained and repaired if feasible for residential use, or replaced with a window system that would be designed to be compatible with the character of the historic resource. DEIR pp. 6.66 and 6.77. In the Community Alternative, any replacements of the glass curtain wall would be compatible with the geometric pattern of the windows in the existing main building.

The Community Full Preservation Alternative Variant would have the same characteristics as the Community Alternative, unless otherwise indicated above.

received at CPC Hearing 6/13/19  
E. Samuels



SAN FRANCISCO FLOWER MART

PLANNING COMMISSION  
INFORMATIONAL HEARING

JUNE 13, 2019



VIEW FROM 5TH AND BRANNAN



## PROJECT OVERVIEW

**KILROY**



## MARKET HALL BUILDING

**KILROY**



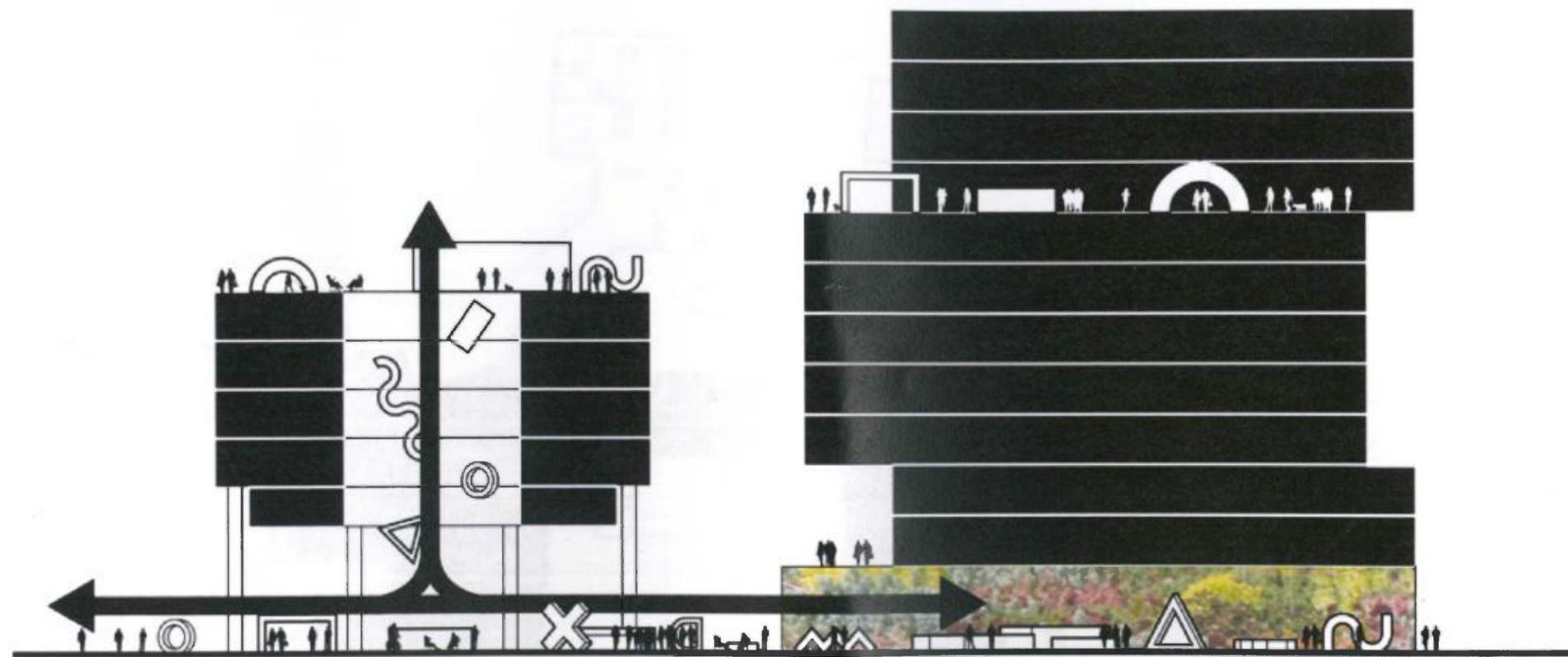
**BLOCKS BUILDING**

**KILROY**



**GATEWAY BUILDING**

**KILROY**



**BUILDING STRATEGY DIAGRAM**

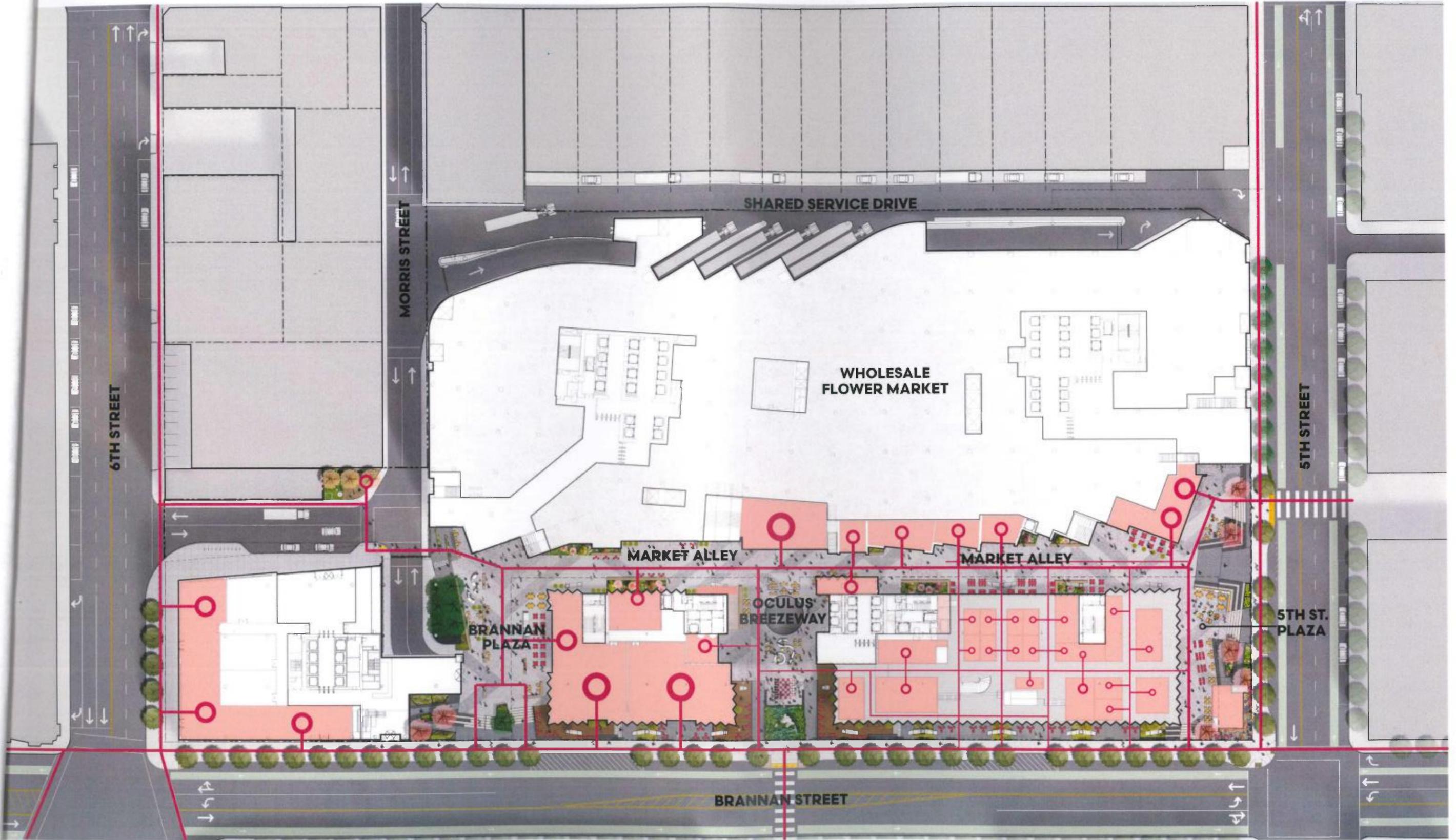
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**ILLUSTRATED SITE PLAN**

Scale: 1" = 80'-0"





**PROGRAM: RETAIL**

Scale: 1" = 80'-0"

**ILROY**

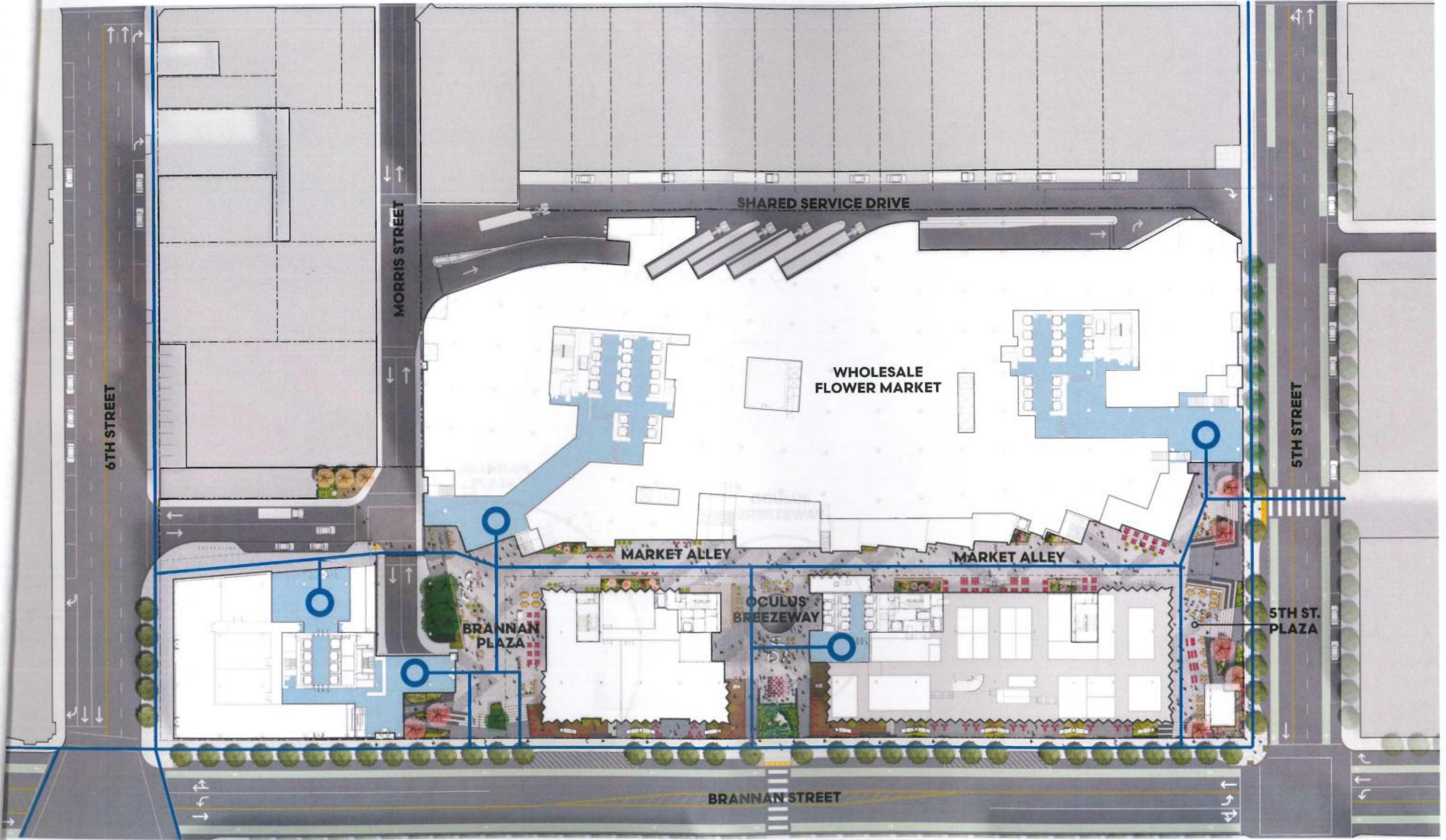




**PROGRAM: SAN FRANCISCO WHOLESALE FLOWER MART**

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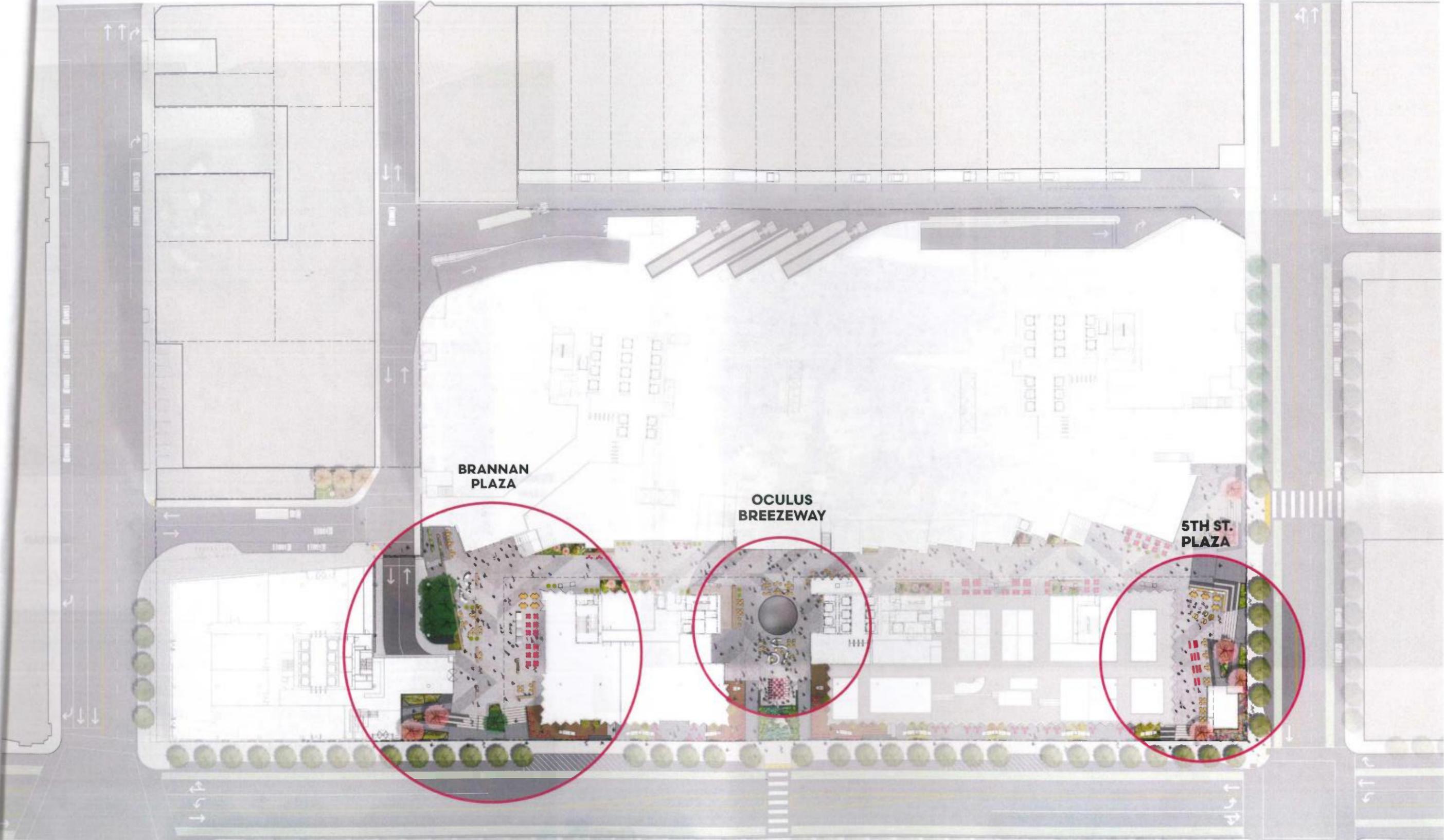




**PROGRAM: OFFICE**

Scale: 1" = 80'-0"





**POPOS & PUBLIC PLAZAS**



**BRANNAN ST FRONTAGE & BRANNAN PLAZA**



**BRANNAN ST FRONTAGE & BRANNAN PLAZA**

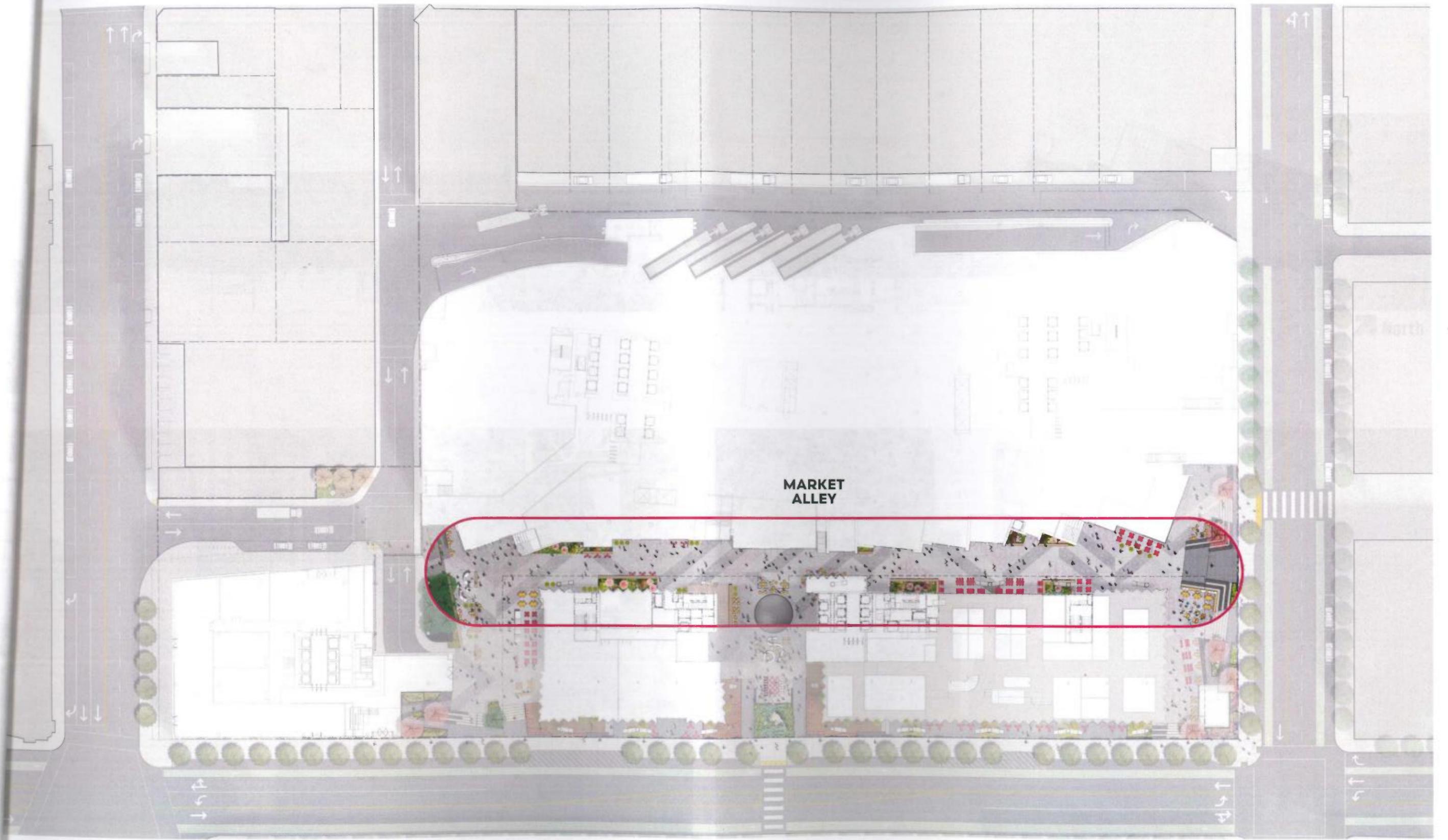


**SHARED OCULUS BREEZEWAY**





H STREET FRONTAGE & 5TH ST PLAZA



**MARKET ALLEY / MID BLOCK CONNECTION**



North



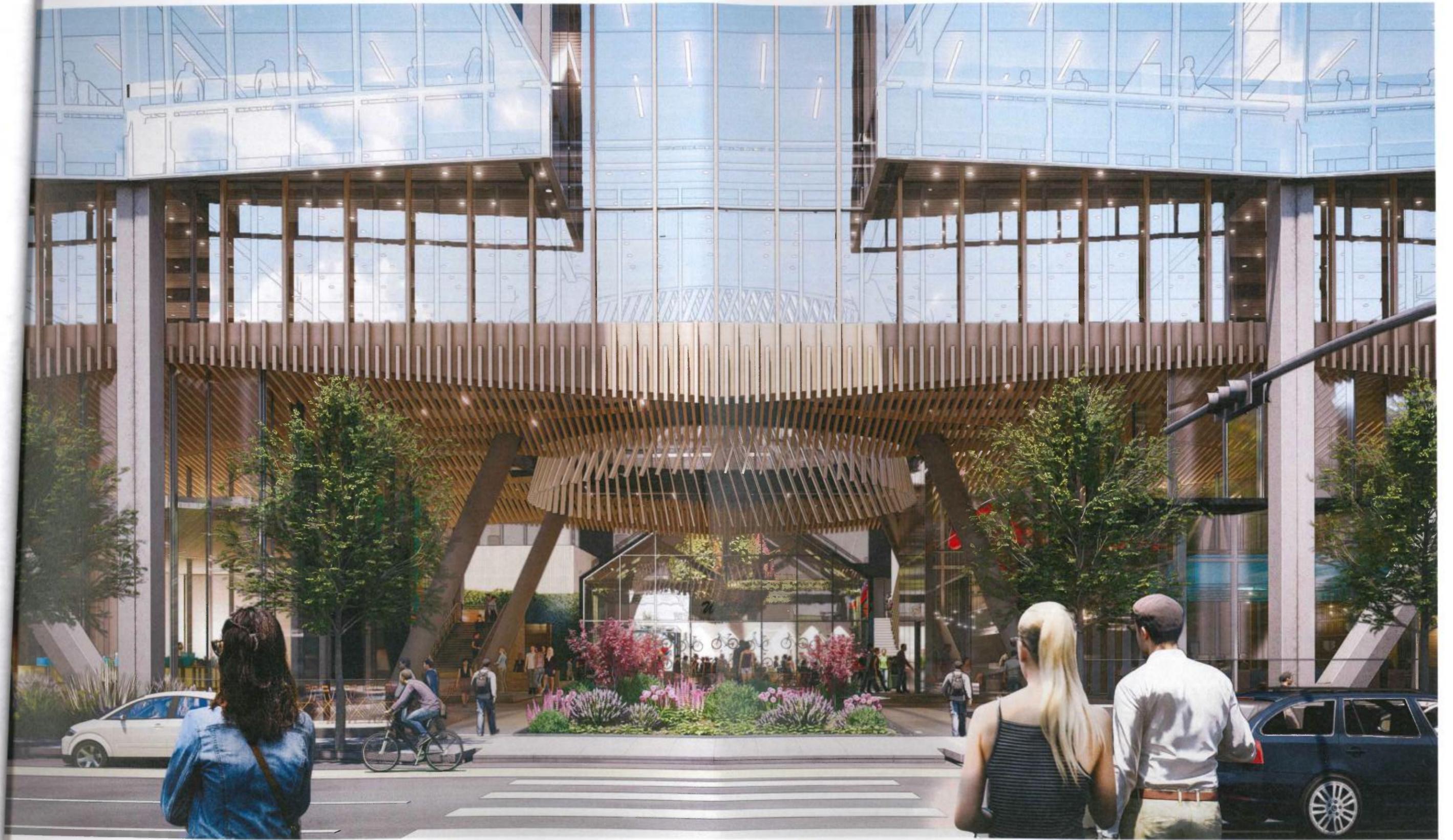
**MARKET ALLEY / MID BLOCK CONNECTION**



H STREET PLAZA AND MARKET ALLEY



**MARKET HALL ENTRY AT BRANNAN STREET**



**OCULUS BREEZEWAY AT BRANNAN STREET**



VIEW FROM I-80

**KILROY**



**GATEWAY BUILDING - 280 FREEWAY EXIT INTO SOMA**

**KILROY**



**KEY SPECIES**



LEUCADENDRON 'EBONY', EBONY CONE BUSH



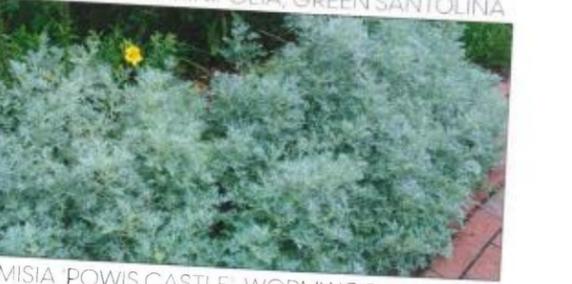
LAVANDULA DENTATA, FRENCH LAVENDER



EUPHORBIA SSP WULFENII, EVERGREEN SPURGE



SANTOLINA POSMARINIFOLIA, GREEN SANTOLINA



ARTEMISIA 'POWIS CASTLE', WORMWOOD

**5TH ST PLAZA PLANTERS**

**STREET TREES**

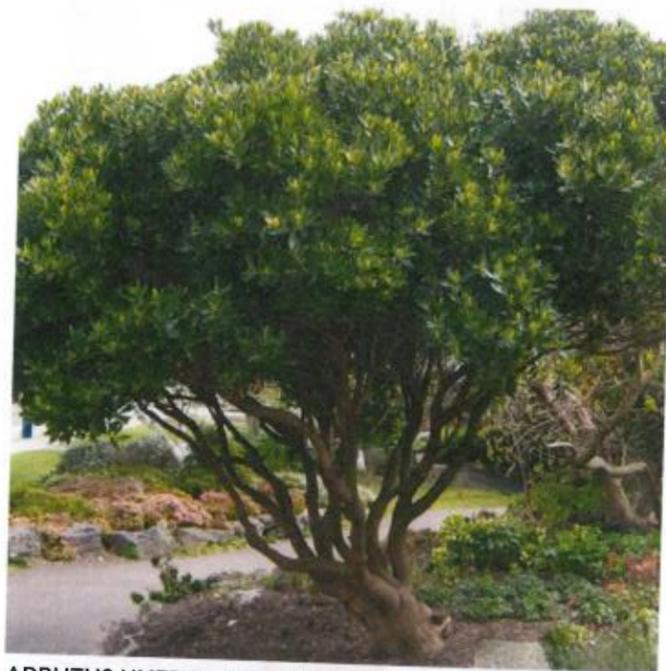


**MAGNOLIA GRANDIFLORA 'ST. MARY'** - MAGNOLIA  
-STREET TREE  
-EVERGREEN; MOD WATER



**PLATANUS X ACERIFOLIA 'BLOOD GOOD'** - LONDON PLANE  
-STREET TREE  
-DECIDUOUS; MOD WATER

**PLAZA WINDBREAK TREES**



**ARBUTUS UNEDO - STRAWBERRY TREE**  
-FRONT ROW COURTYARD TREE, WIND TOLERANT  
-EVERGREEN; LOW WATER; SHADE TOLERANT



**UMBELLULARIA CALIFORNICA - CALIFORNIA BAY**  
-BACK ROW COURTYARD TREE, BRANNAN PLAZA  
-EVERGREEN; LOW WATER; SHADE TOLERANT

**PLAZA SPECIMEN TREES**

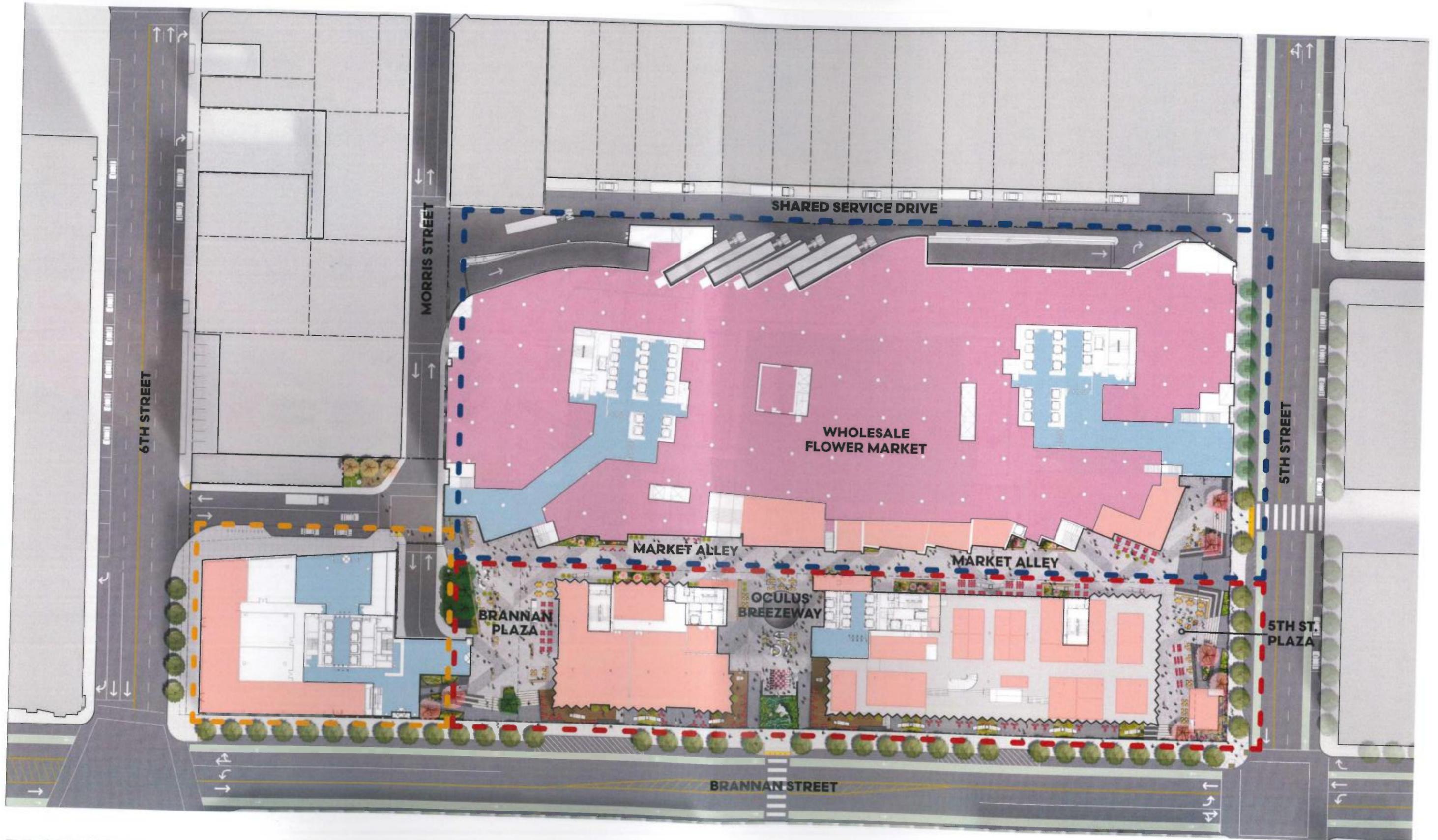


**MAGNOLIA X SOULANGEANA - SAUCER MAGNOLIA**  
-PLAZA TREE; LATER WINTER FLOWERS  
-DECIDUOUS; MOD WATER



**ARBUTUS 'MARINA' - MARINA STRAWBERRY TREE**  
-PLAZA TREE  
-EVERGREE; LOW WATER

**STREET TREES & GROUND FLOOR TREES**



**PROJECT PHASING**

**LEGEND**

- Phase 1a Construction
- Phase 1b Construction
- Phase 1c Construction

**KILROY**





**PROJECT VARIANT - PUBLIC BENEFITS**



**VIEW DOWN MARKET ALLEY**

**KILROY**