

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: Design Review 25 and 27 - 17th Avenue  
**Date:** Thursday, July 11, 2019 11:40:34 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Gwendolyn Rothman <gwendolyn.rothman@gmail.com>  
**Sent:** Wednesday, July 10, 2019 7:07 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Design Review 25 and 27 - 17th Avenue

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

**To: Secretary of Commission Affairs**

**From:** Gwendolyn Rothman

**Date:** 10 July 2019

Below you will find a copy of my letter to The Planning Commissioners

regarding the projects listed before the salutation of the letter.  
Thank you for your consideration.

Gwendolyn Rothman  
1600-1602 Lake Street  
San Francisco, CA 94121

San

July 10, 2019

To: Commissioner  
Planning Commission,  
1650 Mission Street, Suite 400  
CA 94103-2414

San Francisco,

Re:

Jerry Dratler 000987DRP-040	Block/ lot 1341-026	27 17th Ave.	Record # 2017- Building Permit #20180625842
Alan Greinetz. 000987DRP-030	Block/ lot 1341-026	27 17th Ave.	Record # 2017- Building Permit # 20180625842
Alan Greinetz 000987DRP-020	Block lot 1341/025	25 17th Avenue	Record # 2017- Building permit # 201707071206
Jerry Dratler Block lot 1341/025		25 17th Ave	Record 2017-000987DRP Building permit #201707071206

Dear Commissioner,

I am the neighbor who owns 1600-1602 Lake Street; I have owned my house for 50 years. Our neighborhood is a close-knit community. Over the years our 17<sup>th</sup> Avenue Association has planted matching trees and installed underground utilities on our cul-de-sac bordered by the Presidio. We've had block parties every Halloween for more than 35 years. Our 1913 house was known as the old Easter Seal House but before that it was owned by Charles Sutro whose rose garden was admired by all passers-by. Even today, people stop to admire our garden with its stately palms.

I am writing to express my objections to the proposed project for the large lot where 25 17<sup>th</sup> Avenue exists and I oppose the design for a new house would be on the side yard adjacent to my property.

**The proposed structure does not meet San Francisco Residential Design Guidelines.**

- The proposed home violates the design principle requiring architectural features that enhance the neighborhood's character. The proposed front façade of 27 17<sup>th</sup> Ave. clashes with the existing neighborhood homes. The large canopy at the front of the home is out of place and the proposed style and building materials are not in keeping with the character of the neighborhood.
- The proposed home is out of scale with the ten existing homes on 17<sup>th</sup> Ave. North of Lake Street. The proposed 5,500 square foot home adjacent to the proposed 5,589 sq. ft. home at 25 17<sup>th</sup> Ave. would create a significant massing problem. The size of both proposed homes should be reduced.
- The property owner is proposing seven decks that total 1,390 sq. ft between 25 and 27 17<sup>th</sup> Ave. This is excessive and invasive of our privacy. Five of the seven decks are rear decks totaling 940 square ft.
- 4 outside decks that total 740 sq. ft. are proposed for 27 17<sup>th</sup> Ave.; the 3 rear decks total 540 sq. ft. and single front deck is 200 sq. ft. The proposed home should have a single outside deck like most of the other houses here.

The developers' proposal for spec houses in the center of our block is unacceptable to us. In addition, their many violations of city codes and neighborhood trust impel me to ask you to deny their plans. .

Sincerely yours,

Gwendolyn Rothman

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Design Review: 25 & 27 17th Ave.  
**Date:** Thursday, July 11, 2019 11:40:15 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Gmail. <danielneumayer@gmail.com>  
**Sent:** Wednesday, July 10, 2019 7:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Design Review: 25 & 27 17th Ave.

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

To: Secretary of Commission Affairs  
From: Daniel Neumayer  
Date: 10 July 2019

Below you will find a copy of my letter to The Planning Commissioners  
regarding the projects listed before the salutation of the letter.  
Thank you for your consideration.

Daniel Neumayer  
1600-1602 Lake Street

San Francisco, CA 94121

July 10, 2019

To: Commissioner  
Planning Commission,  
1650 Mission Street, Suite 400

San Francisco, CA 94103-2414

Re:

Jerry Dratler

1341-026

Alan Greinetz.

Record # 2017-000987DRP-040  
Building Permit #20180625842

27 17th Ave.

Block/ lot

27 17th Ave.

026	Record # 2017-000987DRP-030	Block/ lot 1341-
	Building Permit # 20180625842	
Alan Greinetz		25 17th Avenue
1341/025	Record # 2017-000987DRP-020	Block lot
	Building permit # 201707071206	
Jerry Dratler		25 17th Ave
	Record 2017-000987DRP	Block lot 1341/025
	Building permit #201707071206	

Page 1 of 3Dear Commissioner Melgar,

I am writing to express my objections to the expansion of 25 17th Ave. and the proposed new house at 27 17th Ave. which abuts my property. My wife has resided at 1600 Lake Street since the late sixties

**1. The remodel permit for 25 17th Avenue should be denied as it is based on false plans.**

The developer has submitted 3 different sets of architectural plans claiming the existing home to be as large as 5,817 sq. ft. and as small as 4,858 square feet; all three sets of plans cannot be accurate. Furthermore, the plans before the Commission do not show the existing rooftop solar installation and depict a fourth-floor front deck that does not exist.

**2.The Planning Commission should deny the developer's application to abate the two Notices of Violation for the illegal removal of the 3-story bay and deck/parking structure.** The Department of Building Inspection issued 2 Notices of Violation because the developer illegally removed an existing 3-story bay and deck/parking structure to reduce the width of 25 17th Ave. After DBI issued the NOV for the 3-story bay removal, the Planning Department issued a Notice of Enforcement requiring the property owner to replace the 3-story bay exactly as it existed before the removal. The property owner's first request to abate was denied by the Board of Appeals in the fall of 2017.

If the Planning Commission approves the building permit to abate the two Notices of Violation, it is sending a very bad message to the developer community. The Planning Commission would be telling developers it is OK to ignore the City's Building and Planning Code because if you are caught the City will approve a permit to abate your violations

**3. The proposed home at 27 17th Ave. does not meet San Francisco Residential Design Guidelines.**

Page 2 of 3

- The proposed home violates the design principle requiring architectural features that enhance the neighborhood's character. The proposed front façade of 27 17th Ave. clashes with existing neighborhood homes. The large canopy at the front of the home is out of place and the proposed style and building materials are not in keeping with the character of the neighborhood.



The proposed home is out of scale with the ten existing homes on 17th Ave. North of Lake Street. The proposed 5,500 square foot home adjacent to the proposed 5,589 sq. ft. home at 25

- 17th Ave. would create a significant massing problem. The size of both proposed homes should be reduced.
- The property owner is proposing seven decks that total 1,390 sq. ft between 25 and 27 17th Ave. This is excessive. Five of the seven decks are rear decks totaling 940 square ft.
  - Four outside decks that total 740 sq. ft. are proposed for 27 17th Ave., the three rear decks total 540 sq. ft. and single front deck is 200 sq. ft. The proposed home should have a single outside deck. (All this is in Gwendolyn's letter now)

The proposed scale of the south wall of 27 17th Ave. would tower over the rose garden planted by Charles Sutro, son of former Mayor Adolph Sutro on the side yard of our home. The garden has been a neighborhood treasure for approximately 100 years. Mr. Sutro was a noted gardener who maintained a well-known rose garden with majestic palms that was a source of continued delight to his friends and a perpetual joy to him. My neighbors and I feel the same way about the Sutro rose garden.

Thank you for your consideration,

Daniel Neumayer

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 150 Eureka Street Comments - CASE 2015-011274CUAVAR  
**Date:** Thursday, July 11, 2019 11:39:53 AM  
**Attachments:** [150Eureka.pdf](#)

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

From: Kenneth Edwards <[kennethfedwards@yahoo.com](mailto:kennethfedwards@yahoo.com)>  
Sent: Thursday, July 11, 2019 9:55 AM  
To: [mryna.melgar@sfgov.org](mailto:mryna.melgar@sfgov.org); Pantoja, Gabriela (CPC) <[gabriela.pantoja@sfgov.org](mailto:gabriela.pantoja@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 150 Eureka Street Comments - CASE 2015-011274CUAVAR

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

Hello—  
Please find attached my letter of concern for today's hearing.

Thank you,  
Kenneth

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: Design Review 25 & 27 - 17th Avenue  
**Date:** Thursday, July 11, 2019 11:37:40 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Gwendolyn Rothman <gwendolyn.rothman@gmail.com>  
**Sent:** Wednesday, July 10, 2019 7:11 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Design Review 25 & 27 - 17th Avenue

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

To: **Jonas P. Ionin, Director of Commission Affairs**

From: Gwendolyn Rothman

Date: 10 July 2019

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regarding the projects listed before the salutation of the letter.  
Thank you for your consideration.

Gwendolyn Rothman  
1600-1602 Lake Street  
San Francisco, CA 94121

San

July 10, 2019

To: Commissioner  
Planning Commission,  
1650 Mission Street, Suite 400

San Francisco,

CA 94103-2414

Re:

Jerry Dratler 000987DRP-040	27 17th Ave. Block/ lot 1341-026	Record # 2017- Building Permit #20180625842
Alan Greinetz. 000987DRP-030	27 17th Ave. Block/ lot 1341-026	Record # 2017- Building Permit # 20180625842
Alan Greinetz 000987DRP-020	25 17th Avenue Block lot 1341/025	Record # 2017- Building permit # 201707071206
Jerry Dratler Block lot 1341/025	25 17th Ave Building permit #201707071206	Record 2017-000987DRP

Dear Commissioner,

I am the neighbor who owns 1600-1602 Lake Street; I have owned my house for 50 years. Our neighborhood is a close-knit community. Over the years our 17<sup>th</sup> Avenue Association has planted matching trees and installed underground utilities on our cul-de-sac bordered by the Presidio. We've had block parties every Halloween for more than 35 years. Our 1913 house was known as the old Easter Seal House but before that it was owned by Charles Sutro whose rose garden was admired by all passers-by. Even today, people stop to admire our garden with its stately palms.

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The developers' proposal for spec houses in the center of our block is unacceptable to us. In addition, their many violations of city codes and neighborhood trust impel me to ask you to deny their plans. .

Sincerely yours,

Gwendolyn Rothman

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Design Review 25 & 27 17th Ave.  
**Date:** Thursday, July 11, 2019 11:37:29 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Gmail. <danielneumayer@gmail.com>  
**Sent:** Wednesday, July 10, 2019 7:21 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Design Review 25 & 27 17th Ave.

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

To: Jonas P. Ionin

Director of Commission Affairs

From: Daniel Neumeyer

Date: 10 July 2019

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Thank you for your consideration.

**Daniel Neumayer**

1600-1602 Lake Street

July 10, 2019

San Francisco, CA 94121

To: Commissioner  
Planning Commission,

1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

Re:

Jerry Dratler	Record # 2017-000987DRP-040	27 17th Ave.	Block/ lot
1341-026	Building Permit #20180625842		
Alan Greinetz.	Record # 2017-000987DRP-030	27 17th Ave.	Block/ lot 1341-
026	Building Permit # 20180625842		
Alan Greinetz	Record # 2017-000987DRP-020	25 17th Avenue	Block lot
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Page 1 of 3Dear Commissioner Melgar,

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### 3. The proposed home at 27 17th Ave. does not meet San Francisco Residential Design Guidelines.

Page 2 of 3

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Thank you for your consideration,

DanielNeumayer

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SIGNS \$629 MILLION BOND FOR EARTHQUAKE SAFETY AND EMERGENCY RESPONSE ONTO THE MARCH 2020 BALLOT  
**Date:** Thursday, July 11, 2019 11:36:35 AM  
**Attachments:** [7.11.19 ESER Bond.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, July 11, 2019 11:19 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SIGNS \$629 MILLION BOND FOR EARTHQUAKE SAFETY AND EMERGENCY RESPONSE ONTO THE MARCH 2020 BALLOT

**FOR IMMEDIATE RELEASE:**

Thursday, July 11, 2019

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

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

**MAYOR LONDON BREED SIGNS \$629 MILLION BOND FOR  
EARTHQUAKE SAFETY AND EMERGENCY RESPONSE  
ONTO THE MARCH 2020 BALLOT**

*Bond introduced by Mayor London Breed with Supervisors Sandra Lee Fewer and Catherine Stefani to appear on March 2020 ballot*

**San Francisco, CA** — Mayor London N. Breed today signed a \$628.5 million bond for the March 2020 ballot that would fund seismic retrofitting and resiliency for fire stations, police stations, and other critical public safety infrastructure. Mayor Breed introduced the Earthquake Safety and Emergency Response (ESER) Bond in May along with co-sponsors Supervisors Sandra Lee Fewer and Catherine Stefani. Supervisors Ahsha Safaí, Gordon Mar, and Vallie Brown also co-sponsored the Bond, which was unanimously approved by the Board of Supervisors on Tuesday, July 9.

“We know we need to act now to ensure that we’re as resilient as possible for the next major disaster,” said Mayor Breed. “We know that it’s not a matter of ‘if,’ but a matter of ‘when’ the next major earthquake will strike. This ESER Bond will help our City make critical



infrastructure investments so that we're prepared for the next earthquake or other natural disaster and so our first responders can take care of our residents when it matters most."

"This bond is crucial to build up our safety infrastructure on the Westside and in our public safety facilities," said Supervisor Sandra Lee Fewer. "This will make our neighborhoods more resilient in the wake of disaster—it is the kind of public investment that I am proud to fight for on behalf of my residents."

"It is critical to our residents that San Francisco's public safety infrastructure – including our fire and police stations, emergency water system, and other essential facilities – is prepared for the next major earthquake," said Supervisor Catherine Stefani. "The 2020 ESER Bond is a key investment to bolster our disaster preparedness in San Francisco."

"This October will mark 30 years since the 1989 Earthquake rocked our City," said Supervisor Vallie Brown. "Since then, we've been hard at work preparing for the next big earthquake, but our work isn't done, and it's important that every San Franciscan take steps to prepare, and that includes voting to pass the 2020 ESER Bond."

If approved by voters, the Bond would provide:

- \$275 million to fund seismic retrofitting and resiliency projects for Neighborhood Fire Stations and support facilities, such as firefighting training facilities;
- \$153.5 million for the Emergency Firefighting Water System;
- \$121 million to fund seismic retrofitting and resiliency projects for San Francisco Police District Stations, and support facilities;
- \$70 million for disaster response facilities;
- \$9 million for the Department of Emergency Management 9-1-1 Call Center.

The ESER Bond Program is an initiative to bolster earthquake safety and emergency response resiliency through capital improvements to critical infrastructure. San Francisco voters overwhelmingly approved the first \$412 million ESER Bond in 2010 and the second \$400 million ESER Bond in 2014, both receiving nearly 80 percent support. The Bond Program is administered by San Francisco Public Works, which designs and implements many of the infrastructure improvement projects funded by the Bond.

The 10-Year Capital Plan adopted by the Board of Supervisors on April 30, 2019 includes the ESER Bond funding. The \$153.5 million planned for the Emergency Firefighting Water System includes \$28.5 million spearheaded by Supervisor Fewer to ensure the system can deliver coverage to the west side of the city.

Published every odd year, the 10-Year Capital Plan is a fiscally constrained expenditure plan that lays out infrastructure investments over the next decade. The City Administrator prepares the document with input from citywide stakeholders, who put forth their best ideas and most realistic estimates of San Francisco's future needs.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ADU Legislation Reform  
**Date:** Wednesday, July 10, 2019 2:00:55 PM  
**Attachments:** [pichhbhlpncffn.png](#)  
[peiokdociclffoddd.png](#)  
[Image5](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** ROGER DAWSON - CPOST <roger@cpost.com>  
**Sent:** Wednesday, July 10, 2019 12:49 PM  
**To:** Hepner, Lee (BOS) <lee.hepner@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Sayed, Khaled M. (KGO-TV) <Khaled.M.Sayed@abc.com>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Jennifer Fieber <jennifer@sftu.org>; Renee Curran <sfmeancat@yahoo.com>; Dan.Noyes@abc.com; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; KPIXNEWSASSIGN.EDITORS@CBS.COM; KTVU2Investigates@foxtv.com; stories@nbcbayarea.com; breakingnews@kron4.com; metrodesk@sfchronicle.com; acooper@sfchronicle.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Woodrow, Melanie <Melanie.Woodrow@abc.com>; Cityattorney <Cityattorney@sfcityatty.org>  
**Subject:** Re: ADU Legislation Reform

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

Hi Lee,

Can you tell me where Supervisor Peskin's efforts are in reforming the ADU? I've heard that there was something in for review at the City Attorney's office, but have not heard back from them.

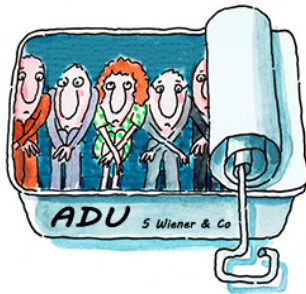
It is urgent that this flawed legislation get fixed immediately as it is negatively affecting thousands of renters here in SF and ruining the livability of hundreds of apartment buildings.

On top of the abuse of senior/low income renters and the creation of a bigger parking problem, the ADU is hindering the construction of larger, more efficient affordable housing projects by tying up construction resources all over the City on one and two unit additions that don't contribute to solving the housing situation in any meaningful way.

The new affordable developments at 88 Broadway St. and 735 Davis St. will inevitably be negatively impacted and delayed...



Immediate Board of Supervisors action is needed to enable the Planning Commission to deny approvals for ADU projects that will negatively impact the lives of existing rent controlled tenants.



Sincerely,

Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15  
San Francisco, CA 94131

On 5/7/2019 4:32 PM, Hepner, Lee (BOS) wrote:

Thank you, Mr. Dawson. Happy to share more details of our legislative proposal with you when they're a bit more refined.

-Lee

Lee Hepner

*Legislative Aide*

Supervisor Aaron Peskin

(415) 554-7419 | pronouns: he, him, his

--

On 6/25/2019 11:36 AM, ROGER DAWSON - CPOST wrote:

Dear City Attorney Herrera,

I have heard that there is pending legislation regarding amending the **Accessory Dwelling Unit** law sitting in your office for review:

On 6/24/2019 9:33 PM, Jennifer Fieber wrote:

Hi Roger,

I have been told that there is indeed a legislative fix to the ADU issue and the lack of concern for existing tenants contracts too but that it is being

held up they city attorney's office. I hope that one of these fine folks here can perhaps light a fire under that person's derriere to complete the task? We all know that garages are part of tenants contracts and cannot be severed without Just Cause. This has been established in court cases. Why planning continues to issue permits in conflict with the Rent Ordinance, despite tenants objecting, is beyond me.

But good on you Roger for bringing it to their attention once again. I also hope that this gets resolved very soon.

Jennifer Fieber  
SF Tenants Union

I pray that you will expedite turnaround on this to help the thousands of us (especially those of us who are senior citizens) that are being abused every day by the ADU. Please reference my email below for an overview of how onerous this has become for renters in our City.



Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15  
San Francisco, CA 94131

--  
On 6/21/2019 12:55 PM, ROGER DAWSON - CPOST wrote:

**Dear Mayor Breed, Board of Supervisors, Planning Commission, Tenants Rights Organizations and News Media,**

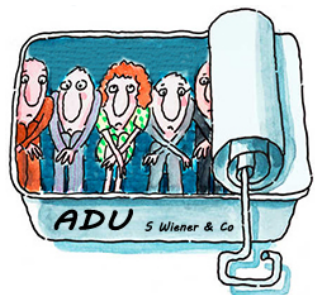
When did it become OK for San Francisco to allow property owners & developers to treat renters like s\*\*t ?

I'm reaching out to all of you to come together and stop the out of control urban cancer known as the ADU that is ruining lives here.

I am one of thousands of San Francisco residents being negatively impacted by former Supervisor Scott Wiener's hastily crafted and ill thought out Accessory Dwelling Unit legislation. In my case a 60 year resident, senior citizen with painful disabilities who is now having to fight for the first time to remain at peace in his apartment home at 801 Corbett Ave. on Twin Peaks. For decades our building was a great place to live until Wiener's ADU unleashed perfidious developers and speculators to buy it 9 months ago so they could exploit it for no other consideration than quick profit.



I have contacted many of you over the past few months to investigate the abuses the ADU spawned and now it is apparent to everyone that the ADU is victimizing the residents of SF rather than making any significant contribution to housing. Immediate **Board of Supervisors** action is needed to enable the **Planning Commission** to deny approvals for ADU projects that will negatively impact the lives of existing rent controlled tenants. The Planning Commission needs additional authority that will help protect the residents of Our City and they need it now. I have discussed this with some of you before (Aaron Peskin & Staff, Rafael Mandelman & Staff, Dan Sider & Staff) and even spoke before the Planning Commission (3/14/19), but a solution isn't in place yet and thousands are still suffering abuse at the hands of exploitative ADU developers. The landscape here is rapidly being ruined with severely overcrowded ADU victimized buildings now referred to appropriately as "Wienerilles".



When this senior citizen goes before the Planning Commission (re: 801 Corbett Ave.) to argue against losing my mobility (parking which I desperately need because of rheumatoid arthritis), against suffering two years of unbearable noise in my apartment and against the ongoing abuse I've suffered at the hands of the this new predatory owner, I pray that the Commission will have the authority to put my rights (and the 30 other tenants) as voting, tax paying residents over those of a rich, secretive Orange County registered Republican named Mark E. Hyatt (aka: MEH Pioneer, LLC) and his local ADU henchman Joe Peters. Mr. Hyatt is hiding behind this new LLC after his property in Woodside turned into a raging inferno

causing death and suffering in 2013 (see below).



This independent developer, Joe Peters, who came here from New York has now made it his full time job to exploit the ADU (as he boasts on LinkedIn and Compass Real Estate). He is without a doubt the worst human being I have ever encountered in my long life. From the day he convinced Mark Hyatt of Newport Beach to buy our building, he has misrepresented himself to the tenants, has lied to me, harassed me, damaged my property, refused to respond to requests, deliberately eliminated security in the garage resulting in a rash of auto burglaries and is threatening me with eviction because I'm working hard to prevent his harmful ADU development from ruining our lives. He has even shown up at my door waking me up late at night harassing me and resulting in my needing the help of the police to keep him away and escort him off the property.

This abhorrent behavior is what the ADU has spawned here in Our City. The ADU has turned SF into a "bait ball" for a feeding frenzy of unscrupulous speculators to inflate the property values of apartment buildings with no real impact on the housing crisis. It turns out that the only people who are benefiting from the ADU are wealthy developers in places like Orange County, money is literally being sucked out of SF down into "Trump Country". Developers are referring to the ADU mining of San Francisco's apartment garages as the new "Gold Rush"... and like the Gold Rush, many developers are using underhanded (possibly illegal) tricks to pull off an ADU, a modern day "claim jumping" on tenants rights (as documented by the tenants rights organizations here). The problem with the existing ADU law is that it has now created a predatory environment for real estate developers to exploit rent controlled buildings here in The City. It is so bad that we see dedicated departments within these organizations specifically working full time to exploit the ADU for profit. Their strategy is to purchase rent controlled properties, add additional units while taking away parking from current residents and subject them to lengthy construction disruption. This is a deliberate effort to drive out existing rent controlled tenants with construction and harassment, pack in more units and then "flip" the property with higher rents and more units for a substantial profit.

The ADU is also turning into an environmental disaster: construction crews with their heavy diesel equipment/trucks, toilets, debris boxes and loud machinery are working every day, polluting the air with emissions and toxic dust for 2 years to build for just 1-2 people. There is no economy of scale as with a new or completely redesigned/renovated property. There is no consideration for affordable housing. There is no consideration for parking/traffic. The only reason developers are doing ADU's is to increase the unit count/turnover so they can flip the building for a quick profit. It is exploitation in its worst form and it isn't a solution to increase housing in an orderly manner. It is rapidly killing off the charming apartment buildings that give Our City its character by turning them into modern day tenements.

When did Our City lose its responsibility for its residents and allow such massive abuse? It's unthinkable that in these times we let greedy out of town developers abuse the people of San Francisco and let these projects proceed without any environmental impact report. The environment consisting of the well being of impacted residents.

Mr. Hyatt's troubled history as a Bay Area landlord speaks for itself and should set off alarm bells for those tasked with regulating his activities... This from the **San Mateo County Times** in 2013:

**The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents “suffered displacement, fear, emotional trauma, and the loss of most of their life’s possessions” because of the fire. The building’s owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to “properly inspect, maintain and safeguard the property from a foreseeable unit fire.” KDF founder Mark Hyatt said in a phone interview that he can’t comment on the pending legal action.**

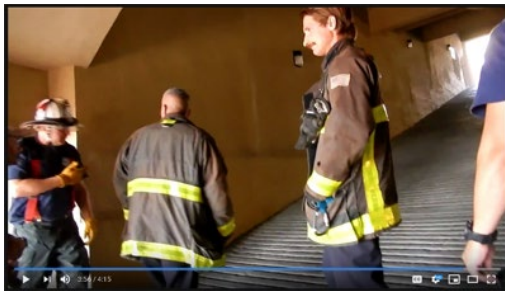


We are already seeing this failure to properly maintain a building here at 801 Corbett. There was a water leak (on 10/14/2018) in the building and a large hole opened up in the garage ceiling exposing part of the fire sprinkler system. It hasn't been repaired in over 8 months now and represents a constant danger of debris falling out of it onto residents who walk underneath it as well as exposing sensitive elements of the fire sprinkler system.





Mark Hyatt is avoiding his responsibility and for all practical purposes is acting like a ghost. Since 10/26/2018 I've tried to reach him at his office (KDF Communities/MEH Pioneer, LLC - 230 Newport Center Drive, Suite 210 Newport Beach CA 92660, Tel: 949.719.1888) through dozens of emails, letters, voice mails, all without any response whatsoever. Even when I notified him that our building was being flooded for a second time (on 10/31/2018) by a water main break and that I had called the fire department he never responded.



When he bought the building 9 months ago I sent him a letter describing how important parking is to my handicapped mobility (and the other handicapped seniors living here) and how this building with its very thin floors and walls is extremely sensitive to noise, especially for those of us directly over the garage, he never responded. He just doesn't care and he's definitely hiding. I've done many searches to find even a bio or photo of him and there is nothing, except his participation in the Republican Party. Why do people conceal themselves like this...? Obviously because they have something to hide.

This man should not be allowed to own apartments here in SF. He is a textbook case of everything a bad landlord is. When you put him together with someone like Joe Peters you get a combination that is terrifying for the 30 of us who live here.

Any day now Joe Peters representing MEH PIONEER, LLC (Mark E. Hyatt) will be submitting a planning application for an ADU at 801 Corbett and it will probably have lots of pretty color renderings and flowery language. He'll probably parade out an architect that'll make a nice presentation... but don't be fooled, the reality is it will ruin lives and drive out existing rent controlled tenants here and inflict the neighborhood with more congestion. If I hadn't been watching Joe Peter's activities on the property like a hawk, he'd have been able to keep his plans a secret and sneak this through without opposition. I feel bad for all the tenants across San Francisco who never realized that they were being victimized by an ADU before it was too late. I've heard horror stories from the Tenants Union and Housing Rights Committee about developers doing unscrupulous things like telling tenants to please "temporarily" remove their cars from the garage for an "earthquake retrofit" and then pulling an ADU on them, permanently eliminating the parking they relied on for decades and disrupting their lives with major construction. Most shocking, The City has brought no action (yet?) against the owners for pulling this kind of deception.

Immediate **Board of Supervisors** action is needed to enable the **Planning Commission** to deny approvals for ADU projects that will negatively impact the lives of existing rent controlled tenants. In my case I will surely suffer great harm if it is allowed to proceed. My and the other senior's mobility (access to our cars) to get to the doctor, get treatments, get physical therapy and take care of our everyday needs is at risk... Possibly worse: if construction is allowed to proceed directly underneath my unit, the constant unbearable noise of jack hammers, buzz saws, nail guns, generators, compressors, fumes and dust for such a long period of time will certainly stress me out, raise my blood pressure and likely give me a heart attack. Similar damages will undoubtedly be suffered by the residents of the other 6 units directly on top of the garage. It's a well studied fact that the health effects of noise pollution can be worse than smog. This building is unique in that it has unbelievably thin plywood floors and the concrete base/sides of the garage concentrates and reflects all noise upward, even ordinary conversations in the garage echo up through our floors like they were in our living rooms. We all work at keeping things quiet in consideration of this aspect of the building. There would be no keeping an ADU construction quiet, it would be a nightmare for us.

Is it too much to ask to live one's home life in tranquility and quiet?

I pray that those of you we voted-in with the power to protect us will do something, please!

Sincerely,

Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15  
San Francisco, CA 94131

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This email has been checked for viruses by AVG antivirus software.  
[www.avg.com](http://www.avg.com)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Item 16: 88 Bluxome Street Project  
**Date:** Wednesday, July 10, 2019 2:00:25 PM  
**Attachments:** [TRT Letter Re- 88 Bluxome Street Project.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Peter Drekmeier <peter@tuolumne.org>  
**Sent:** Wednesday, July 10, 2019 12:56 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** Item 16: 88 Bluxome Street Project

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

Dear President Melgar and Commissioners:

Please see TRT's comments on the 88 Bluxome Street Project on tomorrow's agenda.

Thank you.

-Peter

-----  
Peter Drekmeier  
Policy Director  
Tuolumne River Trust  
[peter@tuolumne.org](mailto:peter@tuolumne.org)  
(415) 882-7252





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case No. 2015-012490 ENX/OFA/VAR: 88 Bluxome Street  
**Date:** Wednesday, July 10, 2019 2:00:22 PM  
**Attachments:** [COM001a SENT Plan Com re Bluxome.pdf](#)

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Jonas P. Ionin,  
Director of Commission Affairs

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[www.sfplanning.org](http://www.sfplanning.org)

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

From: Kelly Marie Perry <[kmhperry@sonic.net](mailto:kmhperry@sonic.net)>  
Sent: Wednesday, July 10, 2019 1:21 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
Cc: Tom Lippe <[lippelaw@sonic.net](mailto:lippelaw@sonic.net)>  
Subject: RE: Case No. 2015-012490 ENX/OFA/VAR: 88 Bluxome Street

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

Dear Commission President Melgar and Members of the Commission:

Please find today's correspondence attached in .pdf format.

Personal delivery of same, an original and 15 copies, to the Secretary of the Planning Commission, Jonas P. Ionin, or an authorized party that can accept delivery will be completed by close of business today.

Thank you in advance for your attention to this matter.

Kelly

--

Kelly Marie Perry  
Law Offices of Thomas N. Lippe APC  
201 Mission St., 12th Floor  
San Francisco, CA 94105  
Tel 415 777-5604 x 2  
Cell 510 734-7717  
Fax 415 777-5606  
e-mail: [kmhperry@sonic.net](mailto:kmhperry@sonic.net)  
Web: [www.lippelaw.com](http://www.lippelaw.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 150 Eureka St. 2015-011274ENVCUAVAR  
**Date:** Wednesday, July 10, 2019 11:29:59 AM  
**Attachments:** [150 Eureka ST Attachment A CEQA Findings.pdf](#)  
[150 Eureka ST Revised Attachment B.pdf](#)

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Commissioners,  
Attached are the CEQA findings for 150 Eureka. Hardcopies will be distributed to you tomorrow.

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Pantoja, Gabriela (CPC)  
**Sent:** Wednesday, July 10, 2019 11:20 AM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** 150 Eureka St. 2015-011274ENVCUAVAR

Hi Jonas,

Attached please find Attachment A and B for the Project at 150 Eureka St., 2015-011274ENVCUAVAR.

If plausible, please share the listed links to the FEIR and DEIR for the Project found below:

FEIR: <http://sfmea.sfplanning.org/150%20Eureka%20Final%20RTC.pdf>

DEIR: [http://sfmea.sfplanning.org/2015-011274ENV\\_DEIR.pdf](http://sfmea.sfplanning.org/2015-011274ENV_DEIR.pdf)

Thanks again,  
Gaby

**Gabriela Pantoja, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.8741 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**Note: I will be out of the office July 18-23<sup>rd</sup>**

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$9 MILLION IN STATE FUNDING TO SERVE SURVIVORS OF HUMAN TRAFFICKING  
**Date:** Wednesday, July 10, 2019 10:55:52 AM  
**Attachments:** [7.10.19 CDSS Grant - Human Trafficking.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, July 10, 2019 10:36 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$9 MILLION IN STATE FUNDING TO SERVE SURVIVORS OF HUMAN TRAFFICKING

**FOR IMMEDIATE RELEASE:**

Wednesday, July 10, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES \$9 MILLION IN  
STATE FUNDING TO SERVE SURVIVORS OF HUMAN  
TRAFFICKING**

*San Francisco is the only recipient of a grant from the California Department of Social Services to provide services to youth survivors of commercial sexual exploitation*

**San Francisco, CA** — Mayor London N. Breed, along with service providers, today announced that San Francisco has received a \$9.3 million grant from the California Department of Social Services (CDSS) to provide housing and services for San Francisco youth who are survivors or at risk of human trafficking, specifically commercial sexual exploitation (CSE). Youth at risk of CSE can include youth who are homeless or who are involved in the child welfare or juvenile justice systems. The grant will allow several organizations to develop a model of care that offers a continuum of housing placement options and services for those youth. San Francisco is the only county in the State to receive funding for the 3-year pilot program.

“Any young person who is homeless or experiencing exploitation in our streets is one too

many. We must do better in San Francisco,” said Mayor Breed. “This funding will allow us to develop programs and provide services that help our most vulnerable residents and survivors of commercial sexual exploitation, and prevent chronic homelessness in our City.”

Human trafficking is a serious issue throughout California and in San Francisco. In 2017, 22 public and non-profit agencies in the Mayor’s Task Force on Anti-Human Trafficking identified 673 cases of human trafficking in San Francisco. 55% of those trafficking cases were in commercial sex. The Task Force determined that at least 307 youth reported experiencing exploitation in the commercial sex industries in San Francisco. 33% of all persons trafficked in commercial sex were minors and 50% were youth between 18 and 24 years old. 70% of survivors of human trafficking in San Francisco are people of color.

The San Francisco Department on the Status of Women, Freedom Forward, and Huckleberry co-authored the grant application to the CDSS. The other grant partners include the San Francisco Human Services Agency (HSA), Larkin Street Youth Services, Family Builders, WestCoast Children’s Clinic, Edgewood Center for Children and Families, Claire’s House, Learning for Action, and the UC Berkeley Human Rights Center.

Senator Scott Wiener and Assemblymember Phil Ting authored letters of support for the grant, and Assemblymember David Chiu was part of San Francisco’s efforts to establish the Mayor’s Task Force on Anti-Human Trafficking.

“This grant will ensure that our homeless youth can receive additional support so they can be housed and access vital services,” said Senator Scott Wiener (D-San Francisco). “It is shameful to see so many of our youth struggling. LGBTQ homeless youth also make up 40% of homeless youth, making our community more susceptible to commercial sexual exploitation. I am thankful to Mayor Breed and the coalition of service providers for coming together to address this critical issue.”

“Supportive services are key to helping young victims of human trafficking heal from their trauma and move on with their lives. This State and local partnership aims to strengthen that care system, and it is my hope that successes from San Francisco’s pilot program help us determine how else to direct State funding to make the most impact on survivors,” said Assemblymember Phil Ting (D-San Francisco), Chair of the Assembly Budget Committee.

“Commercial sexual exploitation is a devastating reality for hundreds of youth in San Francisco,” said Assemblymember David Chiu (D-San Francisco). “With this new funding, we can break this heartbreaking cycle of exploitation and poverty and give youth safe and stable homes with wrap around services.”

Over the past several years, this group of partner organizations has laid the groundwork for serving youth in San Francisco. The Huckleberry Advocacy and Response Team, funded by HSA, has provided crucial crisis response and case management to youth since 2016. Other organizations have provided necessary emergency shelter, case management, healthcare services, and job training. This grant will allow San Francisco to build off this existing network of service providers and expand housing options and other services available to youth who have experienced or are at risk of CSE.

As part of the collaborative, Larkin Street Youth Services and Huckleberry Youth Programs will provide youth with immediate safety from the streets and will help them explore their

options for a more stable housing situation. This grant will also create a youth-designed drop-in center, hosted by Freedom Forward, so that youth can access services in a user-friendly and welcoming environment.

“From our pioneering Huckleberry Advocacy and Response Team, we know youth do best when they define safety, healing, and success on their own terms. This grant will allow us to meet youth where they are,” said Douglas Styles, Executive Director of Huckleberry Youth Programs.

Claire’s House in Oakland and Edgewood Center for Children and Families in San Francisco will provide housing to youth who are ready for a longer-term housing situation, but not yet ready for a foster family placement. Freedom Forward, in partnership with Family Builders, WestCoast Children’s Clinic, and Huckleberry Youth Programs, will create a new model of family-based foster care for teens that nurtures connections with loved ones and provides mental health services.

“We know youth—like everyone else—thrive when they are connected to the people and community they care most about, something our City has struggled to create for the youth in our foster system,” said Alia Whitney-Johnson, Executive Director of Freedom Forward. “This grant will enable us to reimagine the way we support these teens and the adults in their lives, so they can maintain loving relationships, access the professional services they choose, and pursue a life that brings them joy.”

Learning for Action will conduct an evaluation of all the elements of the placement and service programs, except for the family-based foster care pilot. The UC Berkeley Human Rights Center will evaluate the family-based foster care pilot program.

“San Francisco is proud to be a statewide pioneer in this work,” said Dr. Emily Murase, Director of the Department on the Status of Women. “With a rigorous evaluation, this pilot can be replicated across the state and the nation.”

Grant partners will begin providing housing placement and services in winter 2019.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DR Support 25 & 27 17th Avenue  
**Date:** Wednesday, July 10, 2019 10:19:08 AM  
**Attachments:** [DR Letter.docx](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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**From:** Jim Riley <jim@jdr-designs.com>  
**Sent:** Tuesday, July 09, 2019 9:53 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Re: DR Support 25 & 27 17th Avenue

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

Please see attached letter in support of DR referenced.  
Thank you,  
Jim Riley



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SPUR endorses 3333 California Street (Laurel Heights)  
**Date:** Wednesday, July 10, 2019 10:18:23 AM  
**Attachments:** [SPUR Endorsement of 3333 California.pdf](#)

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**From:** Kristy Wang <kwang@spur.org>  
**Sent:** Wednesday, July 10, 2019 9:39 AM  
**To:** Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Dan Safier <dsafier@pradogroup.com>; Don Bragg <dbragg@pradogroup.com>; Cindy Park <cpark@pradogroup.com>; Dan Kingsley <DKingsley@sksre.com>; Charmaine Curtis <charmaine@curtis-development.com>; Diane Filippi <dfilippisf@gmail.com>  
**Subject:** SPUR endorses 3333 California Street (Laurel Heights)

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

Dear Supervisor Stefani and Planning Commissioners,

Laurel Heights Partners, LLC presented the 3333 California Street project in Laurel Heights to SPUR's Project Review Advisory Board at our May 2019 meeting for review and consideration. SPUR is generally focused on policies, plans and codes rather than on individual projects. In order to make infill development easier, we prefer to help set good rules around zoning, fees, housing affordability, sustainability, etc. However, on occasion, SPUR's Project Review Advisory Board will review and endorse development proposals of citywide or regional importance, evaluating their potential to enhance the vitality of the city and region according to the policy priorities and principles of good placemaking supported by SPUR.

**The SPUR Project Review Advisory Board finds this development to be an appropriate and welcome use for this site and endorses 3333 California Street.**

Please see attached letter for full details. Do not hesitate to reach out if you have any questions.

Best,  
Kristy Wang

Kristy Wang, LEED AP  
Community Planning Policy Director  
SPUR • Ideas + Action for a Better City  
(415) 644-4884  
(415) 425-8460 m  
[kwang@spur.org](mailto:kwang@spur.org)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO PLACE \$600 MILLION AFFORDABLE HOUSING BOND ON NOVEMBER BALLOT  
**Date:** Tuesday, July 09, 2019 2:57:42 PM  
**Attachments:** [7.09.19 Affordable Housing Bond Approval.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, July 09, 2019 2:51 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO PLACE \$600 MILLION AFFORDABLE HOUSING BOND ON NOVEMBER BALLOT

**FOR IMMEDIATE RELEASE:**

Tuesday, July 9, 2019

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

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

**BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO  
PLACE \$600 MILLION AFFORDABLE HOUSING BOND ON  
NOVEMBER BALLOT**

*The Bond, proposed by Mayor London Breed and Board of Supervisors President Norman Yee, will appear on the November ballot and, if approved by voters, will fund the creation and preservation of affordable housing in San Francisco*

**San Francisco, CA** — The Board of Supervisors voted unanimously today to place a \$600 million Affordable Housing Bond onto the November ballot to fund the creation, preservation, and rehabilitation of affordable housing in San Francisco. The Bond, proposed by Mayor London N. Breed and Board of Supervisors President Norman Yee, is co-sponsored by Supervisors Vallie Brown, Ahsha Safaí, Shamann Walton, Catherine Stefani, Hillary Ronen, and Rafael Mandelman.

Funding from the Bond would enable approximately 2,800 units of affordable housing to start construction in the next four years. These projects would serve vulnerable residents, including seniors, formerly homeless individuals, veterans, families, and educators. Funding would also

expand the pipeline for new housing projects, especially for 100% supportive housing projects, fund the rehabilitation of public housing units, and support new housing opportunities for middle-income residents.

In January, Mayor Breed announced that an Affordable Housing Bond would be added to the City's Capital Plan, which lays out the schedule of the upcoming 10 years of General Obligation Bonds. Previously, there had been no Affordable Housing Bond scheduled for any upcoming election. Mayor Breed then worked with Board President Norman Yee to convene a working group consisting of a diverse group of community leaders, housing activists, developers, neighborhood representatives, and other stakeholders to craft the measure, which was officially introduced in April. The Board of Supervisors will take a second vote on July 16<sup>th</sup> before the Bond is officially placed on the November 2019 ballot. The Bond requires 2/3 voter approval.

"We are in a housing crisis that is pushing out our low- and middle-income residents and we desperately need more affordable housing," said Mayor Breed. "This Bond will allow us to create more affordable homes for seniors, continue rebuilding our public housing throughout the City, begin construction on projects for low-income residents that are ready to be built today, and keep current tenants housed. Building more housing requires a wide range of solutions, and this Bond is a key part of that effort."

"This Bond is a reflection of what is possible when we work together collaboratively. I am hopeful that the voters of San Francisco will agree overwhelmingly that affordable housing is a public need and that this Bond is worthy of their support," said Board President Norman Yee. "I look forward to ongoing discussions to ensure that we continue this momentum and increase our local investments to housing where the Federal government has fallen short. With this funding, we will be able to preserve existing housing and bring nearly 2,800 units online. I am also proud to see that this Bond is comprehensive in addressing households across the income spectrum and is dedicating funding to address the growing crisis that our City's senior population is facing."

"San Franciscans want more options to stay and grow right here in San Francisco—not in Oakland, not in Daly City," said Supervisor Vallie Brown. "We need to raise funds now to build more affordable housing. That's at least half the battle."

"I am a proud co-sponsor of our historic \$600-million-dollar bond that will fund the creation and rehabilitation of affordable-housing without raising property taxes," said Supervisor Ahsha Safai. "The bond is expected to yield at least 2,000 new units, will expedite shovel-ready projects, and provide funding for low-income seniors and middle-income families, a win-win for everyone."

"This bond will allow us to complete the rehab and construction of public housing in San Francisco and ensure that some of the city's families with low incomes have quality homes," said Supervisor Shamann Walton. "In addition, we will build affordable housing through the bond, so that we can work towards our goals of making San Francisco more affordable for everyone."

"This bond is essential for us to create housing for working families, people exiting homelessness, seniors and people with disabilities, educators, nonprofit workers, and all those struggling to stay in San Francisco," said Supervisor Hillary Ronen. "With the Mission

continuing to be ground zero for evictions and displacement, I needed to be sure that the bond would support affordable developments in my district. I am proud to have added my name as co-sponsor, and am confident that, with the unanimous support of the Board and the Mayor, we will get this bond passed in November.”

“The neighborhoods that I represent have seen the highest number of Ellis Act evictions in the City, yet have seen far too little new affordable housing production. This affordable housing bond, which is the largest in San Francisco history, will allow us to preserve existing affordable units and build new homes for seniors, youth and families in District 8 and across the City,” said Supervisor Rafael Mandelman.

As a result of the Working Group’s recommendation, the Bond would fund the following uses:

**Public Housing** – \$150 million to repair and rebuild distressed public housing and its underlying infrastructure.

**Low-Income Housing** – \$220 million to finish the construction, acquisition, and rehabilitation of permanently affordable, shovel-ready rental projects that will begin construction within four years. These projects would serve individuals and families earning from 0% to 80% of Area Median Income (AMI), including vulnerable populations such as working families, veterans, seniors, people with disabilities, transitional aged youth, and people experiencing homelessness.

**Affordable Housing Preservation** – Approximately \$30 million for the acquisition and rehabilitation of rental housing at risk of losing affordability, whether through market forces or a building’s physical decline. Projects would serve low- to middle-income households earning between approximately 30% and 120% of AMI, such as current residents living in housing at-risk of losing affordability and future generations of tenants.

**Middle-Income Housing** – Approximately \$30 million to fund the creation of new affordable housing opportunities through down payment assistance loans, and the purchase of building or lands for new affordable construction. This serves households earning between 80% and 175% of AMI and educators through the Teacher Next Door program.

**Senior Housing** – \$150 million to fund the creation of new affordable senior housing rental opportunities through new construction and acquisition. This serves seniors on fixed incomes earning from 0% to 80% of AMI who are especially vulnerable in San Francisco’s housing market.

**Educator Housing** – \$20 million to fund the pre-development and construction for permanent affordable rental housing serving San Francisco Unified School District and City College of San Francisco educators and employees earning between 30% and 140% of AMI.

“This bond is an important step in expanding and creating more opportunities for safe and affordable housing for seniors,” said Anni Chung, Executive Director of Self Help for the Elderly, and Housing Working Group Community Co-Chair. “As the City’s senior population increases, these resources are a critical part of helping us to ensure residents are able to age with the dignity and support they need in their communities.”

“San Francisco’s housing affordability crisis is impacting too many of our residents,” said

Tomiquia Moss, Executive Director and CEO of Hamilton Families, and Housing Working Group Community Co-Chair. “By working collaboratively with Mayor Breed, President Yee, and countless community stakeholders, we have crafted a bond which will invest in housing for some of our City’s most vulnerable residents including seniors, those exiting homelessness, and renters at risk of displacement, while also creating opportunities for middle income residents. These funds will also allow us to continue to advance our long-standing commitment to rebuilding our City’s dilapidated public housing sites and transforming them into thriving communities.”

“San Francisco’s most important strength is the incredible diversity of its communities. We must pass this bond to ensure that our diverse communities continue to have a home in this city,” said Malcolm Yeung, Deputy Director of Chinatown Community Development Corporation, and Housing Working Group Community Co-Chair.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY MEMBERS CELEBRATE GROUNDBREAKING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT  
**Date:** Tuesday, July 09, 2019 12:45:54 PM  
**Attachments:** [7.09.19 88 Broadway 735 Davis.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, July 09, 2019 12:38 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY MEMBERS CELEBRATE GROUNDBREAKING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT

**FOR IMMEDIATE RELEASE:**

Tuesday, July 9, 2019

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

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

**MAYOR LONDON BREED AND COMMUNITY MEMBERS  
CELEBRATE GROUNDBREAKING OF NEW AFFORDABLE  
HOUSING BY THE NORTHEAST WATERFRONT**

*Two new 100% affordable housing developments will create 178 units for families and seniors*

**San Francisco, CA** — Mayor London N. Breed, Supervisor Aaron Peskin, and community leaders today celebrated the joint groundbreakings of 88 Broadway and 735 Davis near The Embarcadero. Together, the buildings will provide 178 new permanently affordable homes for families, seniors, and formerly homeless seniors.

88 Broadway is currently a surface parking lot owned by the Port of San Francisco on a parcel remaining from the former Embarcadero Freeway. 735 Davis is a former San Francisco Public Works parking lot that was transferred to the Mayor's Office of Housing and Community Development through the City's surplus land ordinance to make developable sites available for affordable housing on public lands.

"88 Broadway and 735 Davis are a model for taking underutilized land and turning it into

what we need most in this city—100% affordable housing,” said Mayor London Breed. “The \$600 million Affordable Housing Bond, which will go in front of the Board of Supervisors this afternoon, will allow us to provide housing for our most vulnerable residents, including seniors, formerly homeless individuals, veterans, educators and low-income families.”

With a particular focus on meeting the housing needs of the immediate neighborhood, 88 Broadway and 735 Davis’s units will be available to future tenants—including formerly homeless seniors—with incomes ranging from 0% to 120% of Area Median Income. This vibrant mixed-income community will also feature a childcare center operated by the YMCA, a restaurant space, and a public walkway connecting the two sites.

In October 2018, Mayor Breed announced a \$1.5 million investment to make 88 Broadway and 735 Davis affordable to very low-income seniors. The funding cuts rents in half for 13 units of senior housing, lowering the monthly rent for a one-bedroom apartment from \$1,421 to \$710.

In 2018, Assemblymember David Chiu authored Assembly Bill (AB) 1423 to permit the City to build an affordable housing development at 88 Broadway. AB 1423 also clarified that the project could include a childcare facility and a restaurant.

“This is exactly the type of project San Francisco desperately needs, and I am grateful to have a small role in making it happen,” said Assemblymember David Chiu (D-San Francisco). “A bill I authored and passed last year, Assembly Bill 1423, ensured 88 Broadway would include housing for both low-income and middle-income San Franciscans and create an affordable, vibrant community for San Francisco families.”

“I have been advocating for affordable housing on this site for over 20 years,” said Supervisor Aaron Peskin. “The process of getting input from the neighborhood—everyone from the Barbary Coast Neighborhood Association to Chinatown seniors—was critical to making this project better, and ultimately more deeply affordable. With 88 Broadway/735 Davis in mind, President Yee and I have created the first ever Senior Operating Subsidies (SOS) Fund in this year’s budget, to ensure that the majority of seniors who don’t qualify for affordable housing because of their fixed incomes have a chance to live and thrive in District 3. I’m thrilled to see this project finally break ground in a waterfront neighborhood where we have a long history of community-led affordable housing victories.”

“MOHCD would like to thank the many stakeholders who worked so hard to make this project a reality. From the non-profit developers to the neighbors, to Mayor Lee and Mayor Breed, this development truly epitomizes San Francisco as a city for all,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development.

“The Port is working to create a thriving waterfront for all San Franciscans and proud to add 125 units of 100% affordable housing for families and 53 units for seniors,” said Elaine Forbes, Executive Director of the Port of San Francisco. “88 Broadway and 735 Davis will enrich the waterfront while working to help address the City’s housing shortage.”

BRIDGE Housing Corporation and The John Stewart Company are partners on this multi-building development, and they have enlisted local architecture firm Leddy Maytum Stacy and Cahill Contractors to bring this project to completion.



“This is a rare opportunity to bring a much-needed range of affordability and services to the neighborhood,” said BRIDGE Housing President and CEO Cynthia Parker. “We’re proud to be part of this effort to serve people—from the city’s most vulnerable seniors to working families.”

“Another unique feature of this hybrid development is the combination of some formerly homeless residents plus a cohort known as the ‘missing middle,’ such as nurses, teachers and first responders,” said John Stewart, Chairman of The John Stewart Company.

Both affordable housing developments have been made possible by financing from the San Francisco Mayor’s Office of Housing and Community Development, Bank of America, and the California Tax Credit Allocation Committee. Barings Multifamily Capital LLC contributed to 88 Broadway and the Federal Home Loan Bank of San Francisco contributed to 735 Davis.

“Bank of America Merrill Lynch Community Development Banking was pleased to provide financing for 88 Broadway and 735 Davis to help provide safe, affordable housing for seniors, formerly homeless and low-income residents in San Francisco. This public-private partnership will significantly impact not only the residents but also the broader community that calls our city ‘home,’” said Liz Minick, San Francisco-East Bay market executive, Bank of America.

88 Broadway and 735 Davis have expected move-in dates of mid-2021.

####

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: #215 Proposal  
**Date:** Monday, July 08, 2019 5:13:59 PM  
**Attachments:** [215 Permit Revisions for 217.pdf](#)  
[image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image002.png](#)

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Commissioners,  
Please be advised that the DR on this week's Agenda has been withdrawn.

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Hicks, Bridget (CPC)  
**Sent:** Monday, July 08, 2019 5:00 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Washington, Delvin (CPC) <delvin.washington@sfgov.org>  
**Subject:** FW: #215 Proposal

Item #19, 215 Montana DRP that was scheduled for this Thursday July 11, 2019 has been withdrawn.

Thank you,  
**Bridget Hicks**  
Planner II, SW Quadrant, Current Planning  
**Direct:** 415-575-9054 | **Fax:** 415-558-6409

SF Planning  
Department  
[Hours of Operation](#) | [Property Information Map](#)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103



---

**From:** JK Hui <[jk88sf@gmail.com](mailto:jk88sf@gmail.com)>  
**Sent:** Monday, July 08, 2019 4:55 PM  
**To:** Hui Zhang <[huiqzhang@sbcglobal.net](mailto:huiqzhang@sbcglobal.net)>  
**Cc:** Bolt Design Studio <[boltstudio@yahoo.com](mailto:boltstudio@yahoo.com)>; Washington, Delvin (CPC)

<[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>; Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; Bolt Design Studio <[boltdesignstudio@gmail.com](mailto:boltdesignstudio@gmail.com)>; Reza Khoshnevisan <[reza@siaconsult.com](mailto:reza@siaconsult.com)>

**Subject:** Re: #215 Proposal

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Hello Hui Zhang,

I hope you also had a wonderful July 4 Holiday with your family.

After reviewing the latest version of your plan, we are pleased that you have addressed and corrected the issues we raised per the revised drawings provided on 6/24/19. We will coordinate with Ms. Hicks on withdrawing the DR request based on the drawings.

Again, we also genuinely hope to maintain a good neighbor relationship with you and your family and hope that you'll have a successful project.

Hi Ms. Hicks,

Thank you for facilitating the discussion between the project sponsor and us regarding the concerns we had. After this discussion with Hui Zhang, we would like to withdraw the DR request under the conditions per the submitted plan presented to us on 6/24/19 addressing the issues we raised. We have attached the revised drawings and initialed as the version you will be approving for your convenience.

Please let us know what process is needed for us to withdraw the DR hearing so that Hui Zhang can get their permit approval. Thank you.

Best,

Kelly and Jason  
217 Montana



Virus-free. [www.avast.com](http://www.avast.com)

On Sat, Jul 6, 2019 at 9:53 PM Hui Zhang <[huiqzhang@sbcglobal.net](mailto:huiqzhang@sbcglobal.net)> wrote:

Hi Jason and Kelly,

Hope you are having a great July 4th weekend!

I would like to check in with you and see if you have any concerns or questions with the revised plan.

We genuinely hope to maintain good relationship with you as friendly neighbors and that we could have all your concerns addressed and issues resolved.

We look forward to hearing from you prior to the DR date.

Kindest regards,  
Hui

On Tuesday, June 25, 2019, 01:01:01 PM EDT, JK Hui <[jk88sf@gmail.com](mailto:jk88sf@gmail.com)> wrote:

Hello Nadia and Hui,

Thank you for the revision. We will review and get back to you if we have any questions or comments.

Kelly and Jason



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On Mon, Jun 24, 2019 at 10:56 PM Hui Zhang <[huiqzhang@sbcglobal.net](mailto:huiqzhang@sbcglobal.net)> wrote:

Hi Nadia,

Thank you very much for your help.

Best regards,

Hui

On Monday, June 24, 2019, 4:51:15 PM PDT, Bolt Design Studio <[boltstudio@yahoo.com](mailto:boltstudio@yahoo.com)> wrote:

Hello.

The complete set of revised plans I believe addressing all items attached.

The window area facing 217 neighbors is 9.8% of the wall area, which is well below the code requirements.

Please let me know if you have any questions.

Cheers.

Nadia Pichko, M.Arch

CEO- Bolt Design Studio

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

586 N 1<sup>st</sup> St., Ste 226, San Jose CA 95112

Direct: 408-646-2195

On Friday, June 21, 2019, 11:59:49 AM PDT, JK Hui <[jk88sf@gmail.com](mailto:jk88sf@gmail.com)> wrote:

Hello Hui Zhang,

We have been communicating our requests actively with Ms. Hicks and we appreciate the Planning department throughout this process as they were helping facilitate this conversation between both parties.

We are happy to see that your updated drawing addressed our privacy concerns regarding window and deck. Since your survey results were shared with us by Ms. Hicks last month, we are waiting for the revised complete architectural site plan set showing the existing and proposed correction of the rear structure. We would like to see the existing rear structures conditions shown in the finalized permit set to be accurate and understand that the items that you promised to correct in the proposed design will be reflected and addressed. A proper finalized set will allow the contractor and inspector performing the work to understand the situation and follow accordingly giving us confidence of the future correction.

In the meantime, we are looking forward to receiving the revised complete permit set drawings reflecting the changes from Nadia in a timely manner for our review to show every effort and due diligence of resolving prior to the DR date.

Kelly and Jason

On Tue, Jun 18, 2019 at 7:20 PM Hui Zhang <[huiqzhang@sbcglobal.net](mailto:huiqzhang@sbcglobal.net)> wrote:

Hi Jason and Kelly,

I am hoping that you would provide a response to our earlier emails about our proposal of 2-story rear addition at 215 Montana St. Back in March this year, we have worked and improved our plans according to your specific requests through working with your family friend, Gabriel.

In April/May, we have also hired a surveyor to define clear boundaries between our properties to ensure that our proposed addition would stay within the boundaries of our property.

We are waiting for your response in order to avoid having to go to a Discretionary Review Hearing - we have done all that you have requested. As such, having to prepare and attend this hearing

would be a waste of time and effort for us and for public resources.

I wish to be a good neighbor, and I trust we all do. Please review our latest email updates and respond to me, or my architect, Nadia at your earliest convenience. Please let us know if you have any questions. We look forward to hearing from you.

Kind regards,  
Hui



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO STREAMLINE CITY EVENTS PERMITTING PROCESS  
**Date:** Monday, July 08, 2019 12:15:51 PM  
**Attachments:** [7.08.19 Special Events Executive Directive.pdf](#)  
[EXECUTIVE DIRECTIVE - Special Events Steering Committee.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, July 08, 2019 12:12 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO STREAMLINE CITY EVENTS PERMITTING PROCESS

**FOR IMMEDIATE RELEASE:**

Monday, July 8, 2019

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

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

**MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE  
TO STREAMLINE CITY EVENTS PERMITTING PROCESS**

*Goal is to make it easier to put on events in San Francisco – from large cultural festivals to neighborhood block parties*

**San Francisco, CA** — Mayor London N. Breed issued an Executive Directive on Friday, July 5 to improve and streamline the City's permitting process for special events, including street fairs, festivals, parades, and neighborhood block parties. Under the existing system, San Francisco's community and cultural event producers must navigate a complex and decentralized City permitting process. Executive Directive 19-02 directs the City Administrator and the Office of Economic and Workforce Development to co-chair a Special Events Steering Committee—comprised of representatives from City agencies and departments—to review the current system for permitting special events and identify opportunities for improving interagency coordination and customer experience.

"Everyone in our city should have the ability to experience arts, culture, and community in their neighborhood," said Mayor Breed. "Our iconic street fairs, concerts, cultural events and

neighborhood block parties help us to celebrate our community and make San Francisco more vibrant. We need to make it easier to put these events on, not force people to spend countless hours applying for permits.”

Mayor Breed’s Executive Directive will help the City centralize, standardize, and clarify the permitting process for special events by updating the permitting system to ensure that all events are safe and successful. Outdoor community and cultural events—including street fairs, music festivals, and parades—produce more than \$1.1 billion in direct and indirect impact on the City’s economy, attract over 3 million attendees annually, and support 9,300 private sector jobs.

“From neighborhood fairs to outdoor music festivals, special events are a major economic driver for San Francisco, creating jobs for our residents, bringing visitors to our city, and supporting local merchants and small businesses,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “This directive will help us streamline the process for organizers providing social spaces for people to engage with our neighborhoods and build community through shared experience and cultural expression.”

“I commend Mayor Breed for her innovative leadership to address the challenges facing our special events and entertainment communities, along with her deep commitment to support equitable access to entertainment, arts, and culture across all San Francisco neighborhoods,” said Maggie Weiland, Executive Director of the Entertainment Commission. “We are looking forward to collaborating with other City agencies to ensure a friendly, streamlined, and efficient permitting process for events of all sizes, as well as the City agencies tasked with supporting these events.”

Currently, obtaining comprehensive information on event applications, applying for permits, and obtaining approval for special events is difficult for event organizers because there is no central department or website that coordinates the process. Permitting a major event in San Francisco can involve eight or more City agencies, each with different fees for permits and City services. As a result, the City places the burden on event organizers to achieve compliance, and City departments face challenges in ensuring successful and safe events.

“The current permitting process creates inequity among special event producers, particularly those who work to activate underserved neighborhoods in San Francisco,” said Tyra Fennell, Founding Director of Imprint City. “The Mayor’s Executive Directive will help alleviate what feels like a disjointed permitting process, empowering all event producers to prepare and plan successful projects.”

“Producing events in San Francisco gets more challenging every year,” said Patrick Finger, Executive Director of Folsom Street Events. “I am very pleased that Mayor Breed is taking steps to simplify the process.”

“How Weird Street Faire is fully supportive of the formation of the Special Events Steering Committee at the directive of the Mayor,” said Michael O’Rourke, Executive Producer of How Weird Street Faire. “This will enable a more efficient process for permitting special events, which are an important part of the cultural fabric of San Francisco.”

“As Co-founder and Producer of Sunset Mercantile and current organizer of the monthly Inner Sunset Sunday’s Flea Market, I am thrilled at the prospect of a more streamlined and efficient



permitting process through Mayor Breed's proposed Executive Directive," said Angie Pettitt-Taylor. "The current number of City departments, fees and permits one must go through is confusing, daunting and cost prohibitive to the community organizers who are simply trying to bring the community together, and to the small businesses, artists and organizations hoping to connect with the community through these events."

This Executive Directive builds off of previous efforts to improve the City's special events process. In response to recommendations from the City Controller and the Civic Bridge program, the City has developed a Master Calendar of Special Events to have a singular source of special event information. Additionally, the City created an [Outdoor Event Planning and Permitting Guide](#), which is an online roadmap designed to empower event organizers with the knowledge to produce safer and more successful special events.

The Special Events Steering Committee will convene this summer and fall and will provide Mayor Breed with their recommendations within the next six months.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED AND MAYOR SAM LICCARDO ON PROPOSED WILDFIRE LEGISLATION  
**Date:** Monday, July 08, 2019 11:07:07 AM  
**Attachments:** [07.08.2019 Letter.pdf](#)  
[07.08.2019 Proposed Wildfire Legislation.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Monday, July 08, 2019 11:02 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED AND MAYOR SAM LICCARDO ON PROPOSED WILDFIRE LEGISLATION

**FOR IMMEDIATE RELEASE:**

Monday, July 8, 2019

Contacts: Mayor Breed's Office of Communications, 415-554-6131;  
Mayor Liccardo's Office of Communications, 408-535-4840

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED AND MAYOR SAM LICCARDO ON  
PROPOSED WILDFIRE LEGISLATION**

*San Francisco Mayor London Breed and San Jose Mayor Sam Liccardo today issued the following statement regarding AB 1054.*

“We support the current efforts of our state leadership to provide assistance to the victims of the recent California wildfires and to ensure the state government does everything it can to reduce the likelihood and severity of future wildfires. However, we respectfully express our significant concerns with last-minute amendments incorporated into the July 5 version of Assembly Bill 1054, which would expand the California Public Utilities Commission’s (CPUC) authority over local government decision-making when considering the acquisition of assets from an electrical corporation.

This proposed expansion of CPUC authority is unnecessary to achieve the goals of the bill and would not meaningfully address the risk of future catastrophic wildfires. Additionally, this

section of the bill would set a dangerous precedent by limiting local government autonomy over its own employee relationships established through locally-negotiated collective bargaining agreements.

We have requested that the legislature amend the bill to remove the sections in the bill that expand CPUC authority at the expense of local control, as these sections do not address the bill's ultimate wildfire safety goals. As we work to implement solutions to confront climate change and its impacts, our cities and local governments can and should play a leading role in ensuring that our electricity is safe, reliable, affordable, and clean.”

**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](#); [Rich Hillis \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** RE: CPC Calendars for July 11, 2019  
**Date:** Friday, July 05, 2019 2:54:24 PM  
**Attachments:** [20190711\\_cal.docx](#)  
[20190711\\_cal.pdf](#)

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Commissioners,

My apologies, I forgot to delete the word "Draft" on the previous email. Attached is the correct version.

**Thank you,**  
**Chanbory Son, Executive Secretary**  
**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6926 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Son, Chanbory (CPC)  
**Sent:** Friday, July 05, 2019 2:08 PM  
**To:** Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; [planning@rodneyfong.com](#); Rich Hillis <richhillissf@gmail.com>  
**Cc:** CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; CTYPLN - SENIOR MANAGERS <CPC.SeniorManagers@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>  
**Subject:** CPC Calendars for July 11, 2019

Commissioners,

Attached are your Calendars for July 11, 2019.

Commissioners Johnson and Melgar,

Please review the original hearing and materials for 344 14<sup>th</sup> Street from June 27, 2019. You've probably already done this, but just making sure.

**Chanbory Son, Executive Secretary**  
**Commission Affairs**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6926 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NAMES LEADERSHIP TO GUIDE TRANSITION OF SAN FRANCISCO HOUSING AUTHORITY RESTRUCTURING  
**Date:** Wednesday, July 03, 2019 11:06:32 AM  
**Attachments:** [7.03.19 Housing Authority Transition.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, July 03, 2019 11:04 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED NAMES LEADERSHIP TO GUIDE TRANSITION OF SAN FRANCISCO HOUSING AUTHORITY RESTRUCTURING

**FOR IMMEDIATE RELEASE:**

Wednesday, July 3, 2019

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

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

**MAYOR LONDON BREED NAMES LEADERSHIP TO GUIDE  
TRANSITION OF SAN FRANCISCO HOUSING AUTHORITY  
RESTRUCTURING**

*Over the next 12 months, the City will assume the San Francisco Housing Authority's essential functions and has a plan in place to ensure a smooth transition*

**San Francisco, CA** — Mayor London N. Breed today named Tonia Lediju to manage and guide the planned restructuring of the San Francisco Housing Authority (Housing Authority). As the City begins assuming the Housing Authority's essential functions, Mayor Breed and City leaders are committed to ensuring that San Francisco's 14,000 residents who rely on Housing Authority subsidies are well served and keep their housing.

“As the City takes on this important task of restructuring the Housing Authority, our focus is to ensure housing stability for the thousands of households who depend on subsidies and to complete our long-planned revitalization and transformation of Sunnydale and Potrero Hill as part of our HOPE SF initiative,” said Mayor London Breed. “This restructuring is an opportunity to increase accountability, and ensure that we are providing quality public housing

for our residents.”

Earlier this year, the U.S. Department of Housing and Urban Development (HUD) issued a letter to the Housing Authority detailing how the Housing Authority was in default of various agreements and obligations. HUD’s letter requires the Housing Authority to correct the default and directs the City to assume responsibility for the Housing Authority’s essential functions under a Memorandum of Understanding, which must include plans for the Housing Authority to contract with third-party experts to administer the Housing Choice Voucher and the Low Rent Public Housing Programs.

Lediju will lead a Transition Team, which includes representatives from the Mayor’s Office of Housing and Community Development, the Controller’s Office, the Department of Human Resources, the City Attorney’s Office, the Office of Economic and Workforce Development, and HOPE SF.

As Transition Team Leader, Lediju will develop and implement a Transition Plan that includes timelines, performance metrics, risks and opportunities analyses, staffing needs, and budget requirements for the restructuring. Over the next year, the Transition Team will help the Housing Authority transition from being a direct provider of housing vouchers and public housing programs to a contract management, compliance, and reporting agency that manages the work of third-party contractors and ensures compliance with HUD requirements. The restructured Housing Authority will report on activities to HUD, the City, and community stakeholders. The Transition Team will also focus on identifying short- and long-term staffing needs and creating successful pathways to other employment opportunities for impacted Housing Authority staff.

Lediju currently serves as the City’s Chief Audit Executive and brings over 20 years of experience transforming complex organizations and systems. Additionally, Lediju conducted a comprehensive assessment of the Housing Authority’s financial structure, management controls, systems, and staffing approaches in 2017. She has a doctorate in Organizational Systems and a Master of Arts in Leadership. Prior to working for the City, she was a Division Chief at the California Employment Development Department.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND BOARD PRESIDENT NORMAN YEE CALL FOR CONSENSUS BUSINESS TAX EFFORT  
**Date:** Wednesday, July 03, 2019 11:02:14 AM  
**Attachments:** [7.03.19 Gross Receipts Tax.pdf](#)

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**From:** Press Office, Mayor (MYR)  
**Sent:** Wednesday, July 03, 2019 8:07 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND BOARD PRESIDENT NORMAN YEE CALL FOR CONSENSUS BUSINESS TAX EFFORT

**FOR IMMEDIATE RELEASE:**

Wednesday, July 3, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND BOARD PRESIDENT  
NORMAN YEE CALL FOR CONSENSUS BUSINESS TAX  
EFFORT**

*Letter issued requests City Controller Ben Rosenfield convene collaborative, data-driven effort to develop a ballot measure for the November 2020 ballot*

**San Francisco, CA** — Mayor London N. Breed and Board of Supervisors President Norman Yee sent a letter yesterday to City Controller Ben Rosenfield requesting his office convene a collaborative, data-driven process to develop a measure for the November 2020 ballot to comprehensively address the City's business tax system. This effort would focus on the City's current gross receipts tax structure, which was put in place by voters in the November 2012 election. That 2012 ballot measure, which was approved with over 70% of the vote, also came out of an effort led by the City Controller.

"We need a collaborative, data-driven approach to make sure our business taxes are working for everyone and generating the revenue we need to fund critical city services," said Mayor London Breed. "By bringing together all stakeholders and leading a consensus process, the

Controller can help guide a measure that will ensure we have a stable and progressive business tax that addresses some of the challenges of our current system, including impacts on small businesses. Working together, we can come up with solutions that work for our City, our residents, and our businesses.”

“The City has grown exponentially over the past few years. Our tax structure can help us manage the growth and ensure that we have sufficient resources to address the infrastructure and social service needs that come with a growing and changing population. We can and should examine all the options with a specific focus on the impacts and needs citywide, not just district by district,” stated Board of Supervisors President Norman Yee.

Mayor Breed and Board President Yee requested that the proposition for November create a more efficient tax system while also ensuring that the system is fair and equitable, including for small businesses. The effort would also identify ways to generate additional revenue to address the cost of housing and homelessness, support youth and families, improve behavioral health, and enhance the City’s public transportation system.

The letter can be read [here](#).

“To be fair and reliable, our local business tax system needs to keep pace with our dynamic economy,” said Supervisor Vallie Brown. “It has to facilitate economic equality as much as job creation—it’s all about balance, and that’s what this broad stakeholder process will support. Our economy depends on it.”

“I commend Mayor Breed and President Yee for initiating this effort to develop a gross receipts tax reform measure for the 2020 ballot,” said Supervisor Rafael Mandelman. “With all stakeholders at the table, this is an opportunity to achieve a consensus approach to raising the revenue we need to meet our City’s most pressing needs. Given our chronic underinvestment in Muni infrastructure, I am particularly hopeful that we will be able to identify funding for the public transportation investments that will finally give our residents the world-class transit system they deserve.”

“Years after transitioning from taxing payroll to gross receipts for the majority of our business tax revenue, there’s much we’ve learned about its impacts, promise, and shortcomings,” said Supervisor Gordon Mar. “There were winners and losers through that transition, and it’s time we look at reform to balance our needs and the needs of our businesses—to give small businesses a fair shake, ensure wealthy corporations pay their fair share, and increase our investments in the most urgent needs facing our City, including homelessness, affordable housing, public transportation, and services for working people and families.”

“The City made a commitment to voters in 2014 that it would undertake a careful analysis of the impacts of our Gross Receipts Tax overhaul and level-up our tax structure in the most equitable way possible, particularly for our small business community,” said Supervisor Aaron Peskin. “We have been meeting regularly with our Controller to discuss next steps for a transparent and comprehensive process that we know must include a broad coalition of citywide stakeholders. It’s a massive and complicated undertaking that even more than number-crunching will require diplomacy and teamwork.”

“I am happy to collaborate with all stakeholders and help spearhead this revamping of our local tax structure to draft a ballot initiative that is equitable and centered on uplifting all



San Franciscans,” said Supervisor Ahsha Safaí. “I join Mayor Breed, Board President Yee, and the Controller in the urgency and willingness to make our local tax system more balanced and fair.”

“I am excited the City is taking this important step to help make our tax structure work for all San Franciscans,” said Supervisor Catherine Stefani. “One-off tax measures make it challenging to do business here. We must ensure that we have a tax system in place that both funds the important City services we provide and allows for a thriving economy.”

In 2012, at the request of then-Mayor Ed Lee and then-Board President David Chiu, the Controller worked with a range of stakeholders to develop Proposition E, which began the City’s transition from a payroll tax to a gross receipts tax. Broad-based consensus was secured during the development of the measure, and Prop E passed with 70% of the vote.

Mayor Breed and Board President Yee requested that City Controller Rosenfield work with all necessary stakeholders to develop a measure for the November 2020 ballot. The process for developing this ballot measure will begin later this summer, and the Controller will submit his recommendations for the ballot measure to Mayor Breed by spring of 2020.

“I look forward to working with representatives from both inside and outside of City Hall to analyze our existing tax policies and present possible changes for consideration,” said Controller Ben Rosenfield.

####

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: #25-17th Ave  
**Date:** Tuesday, July 02, 2019 2:26:30 PM  
**Attachments:** [Final Letter 17th Ave #1.docx](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Judi Rosen <judirosen@comcast.net>  
**Sent:** Tuesday, July 02, 2019 2:19 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** #25-17th Ave

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

Dear Director Ionin,

Attached is my letter regarding #25-17th Ave.

Sincerely,

Judith Rosen  
#30-18th Ave

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for July 4, 2019  
**Date:** Friday, June 28, 2019 4:05:04 PM  
**Attachments:** [CPC Hearing Results 2019.docx](#)  
[20190704\\_can.docx](#)  
[Advance Calendar - 20190704.xlsx](#)

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Commissioners,

Attached are your Calendars for the canceled July 4<sup>th</sup> hearing.

Enjoy the break,

*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)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Bintliff, Jacob \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CHA Comments on SB 330  
**Date:** Friday, June 28, 2019 2:32:44 PM  
**Attachments:** [CHA Comments on SB 330.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Lori Brooke <lorimbroke@gmail.com>  
**Sent:** Thursday, June 27, 2019 12:00 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Richhillssf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Sherry Archer <sherry.archer88@gmail.com>; Veronica Taisch <vtaisch@gmail.com>; Cari Gennarelli <Cari@MarinModern.com>; Cynthia Gissler <cgissler@testlabs.com>; Geoff Wood <ggwood2@gmail.com>; David Bancroft <sfdavidbancroft@gmail.com>; Lori Brooke <lorimbroke@gmail.com>; Don A. Emmons <daemmons@mindspring.com>; Anne Boswell Bertrand <bossbien@aol.com>; Karen Fraser Laughlin <fraserlaug@aol.com>; Claire Mills <clarable@yahoo.com>  
**Subject:** CHA Comments on SB 330

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

Dear San Francisco Planning Commissioners,

Please find the attached letter outlining the Cow Hollow Association's concerns about SB 330.

Sincerely,

Lori Brooke  
President, Cow Hollow Association



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SOMCAN Opposition to 95 Hawthorne Development  
**Date:** Friday, June 28, 2019 2:32:24 PM  
**Attachments:** [SOMCAN\\_95\\_Hawthorne\\_6.27.19.pdf](#)

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

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

From: [dwoo@somcan.org](mailto:dwoo@somcan.org) <[dwoo@somcan.org](mailto:dwoo@somcan.org)>  
Sent: Thursday, June 27, 2019 1:11 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Foster, Nicholas (CPC) <[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; RivamonteMesa, Abigail (BOS) <[abigail.rivamontemesa@sfgov.org](mailto:abigail.rivamontemesa@sfgov.org)>; McDonald, Courtney (BOS) <[courtney.mcdonald@sfgov.org](mailto:courtney.mcdonald@sfgov.org)>  
Subject: SOMCAN Opposition to 95 Hawthorne Development

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

Commissioners,

Please see attached SOMCAN's letter opposing the 95 Hawthorne development that will be in front of you today. We are requesting a 2-month continuance on this project as the developer has not given sufficient time for community organizations to meet regarding this project.

Thank you,  
David

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: BiSHoP's letter in opposition to 95 Hawthorne St. development  
**Date:** Friday, June 28, 2019 2:32:15 PM  
**Attachments:** [BiSHoP. 95 Hawthorne St. letter. 06.27.19.pdf](#)

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

---

**From:** Theresa Imperial <theresa@bishopsf.org>  
**Sent:** Thursday, June 27, 2019 1:29 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Mcdonald, Courtney (BOS) <courtney.mcdonald@sfgov.org>  
**Subject:** BiSHoP's letter in opposition to 95 Hawthorne St. development

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

Hello,

Below is BiSHoP's letter re: 95 Hawthorne St. development. We requests for continuance re: this project. Thank you.

*Theresa Imperial  
Bill Sorro Housing Program  
Executive Director*

*Ph: 415-513-5177 Ext. 402  
Fax: 1-833-200-6025  
Bill Sorro Housing Program*

1360 Mission Street #400,  
San Francisco, CA 94103

*\*\*\* This office is a scent-free space; to avoid getting others sick, please refrain from using perfume/cologne, dryer sheets, or other products with fragrances. Thank you! \*\*\**

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





**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)  
**Subject:** FW: 95 Hawthorne Street Project  
**Date:** Friday, June 28, 2019 2:32:05 PM  
**Attachments:** [BEC 95 Hawthorne Letter.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Mary Roque <mary.roque@sfbec.org>  
**Sent:** Thursday, June 27, 2019 4:27 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 95 Hawthorne Street Project

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

Dear Jonas,

On behalf of the Bayanihan Equity Center, I am submitting our letter of opposition for the proposed 95 Hawthorne Street Project and to request for a continuance.

Best,  
Mary

--

**Mary  
Roque**  
*Administrative  
Assistant  
Data  
Collection Specialist*

|

1010

Mission Street, Suite C

San

Francisco, CA 94103

Tel: (415) 255-2347 | Fax: (415) 255-2358

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SocketSite™ | Ambitious Potrero Hill Infill Project has Traded Hands  
**Date:** Friday, June 28, 2019 2:31:10 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Friday, June 28, 2019 11:00 AM  
**To:** Speirs, Jeffrey (CPC) <[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>; Washington, Delvin (CPC) <[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)>; [marcelle.boudreaus@sfgov.org](mailto:marcelle.boudreaus@sfgov.org); Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** SocketSite™ | Ambitious Potrero Hill Infill Project has Traded Hands

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Dear Mr. Speirs:  
Good morning.  
I saw from the PIM that you were the assigned Planner on this project and I just wanted to pass on this info to you in case you did not know.  
I also saw that there were multiple DRs on this project that were withdrawn so I assume the project never made it to the Commission.  
I am not familiar with this project, but I have seen this happen a great deal in Noe Valley where I live....a lot of energy and work is put into a project by Staff and then the entitlement is sold....for both large and small projects all over the City.  
It seems like there should be some way to monitor this or have a fee paid to the City if an entitlement is sold prior to ground breaking.  
Anyway.  
I am sending a copy of this to all the quadrant leaders and the Commission Secretary email as well.  
Thank you and have a nice weekend.  
Sincerely,  
Georgia Schuttish

<https://socketsite.com/archives/2019/06/ambitious-potrero-hill-infill-project-has-traded-hands.html>

## Ambitious Potrero Hill Infill Project has Traded Hands

June 28, 2019

- 1.
- 2.



As [we outlined back in 2017](#):

The 125-foot stretch of land between the Potrero Hill homes at 905 and 953 Kansas Street has never before been developed, perhaps because of the large rock outcropping which dominates the site.

But said stretch is legally five developable parcels.

And as newly envisioned, five modern buildings designed Dawson & Clinton and RG-Architecture will rise up to five stories across the 923-939 Kansas Street site: a four-level single-family home; two four-level duplexes; and two five-level duplexes with a total of nine parking spaces between the five garages.

If approved and permitted, construction would take two years, including the required excavation and effective leveling of the front halves of the lots, straightening of the street, and pouring of a new sidewalk.

- 1.
- 2.



Since approved by Planning, the five parcels and plans for the 9-unit development hit the market at the end of last year, listed as a “once in a lifetime project” with a \$8.995 million price tag.

And having recently been permitted, with a previously requested Discretionary Review (DR) having been withdrawn, the sale of the 923-939 Kansas Street site (which will need to be excavated down to a depth of 24 feet) and approved plans (which would yield over 33,000 square feet of developed space) have just closed escrow with a \$7.15 million contract price. We’ll keep you posted and plugged-in.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 150 Eureka - Project Sponsor Brief - July 11 PC Hearing  
**Date:** Friday, June 28, 2019 2:29:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Attachments.html](#)

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

---

**From:** Andrew Junius <ajunius@reubenlaw.com>  
**Sent:** Thursday, June 27, 2019 11:48 AM  
**To:** Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** 150 Eureka - Project Sponsor Brief - July 11 PC Hearing

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

Gabriela and Jonas – see below for download link for the letter and a few exhibits. All one PDF document.

Still trying to figure out if you need hard copies...can you please let me know Gabriela??

Citrix Attachments

Expires December 24, 2019

150 Eureka - Plan Comm Sponsor Brief (6-2...19).pdf	6.8 MB
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Download Attachments

Andrew Junius uses Citrix Files to share documents securely.



# REUBEN, JUNIUS & ROSE, LLP

Andrew J. Junius, *Managing Partner*

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C. (415) 336-3796

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San Francisco, CA 94104

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Oakland, CA 94607



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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON STATE BUDGET  
**Date:** Friday, June 28, 2019 2:28:37 PM  
**Attachments:** [06.27.19 State Budget.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Press Office, Mayor (MYR)  
**Sent:** Thursday, June 27, 2019 8:10 PM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON STATE BUDGET

**FOR IMMEDIATE RELEASE:**

Thursday, June 27, 2019

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON STATE BUDGET**

**San Francisco, CA** — Governor Gavin Newsom today signed the Fiscal Year 2019-2020 California state budget, which makes significant investments in housing affordability, homelessness programs, health and human services, education, and other critical services, while supporting many of San Francisco's ongoing initiatives.

"Our city and state are facing tremendous challenges, and the budget signed today by Governor Newsom will help address the issues we face around the high cost of rent, homelessness, behavioral health, and ensuring equity in our communities. Statewide funding will streamline the creation of new homes and fund new housing production to help make housing more affordable for all of our residents. San Francisco and cities across the state will receive direct funding to respond to the homelessness crisis and support our continuing efforts, including my goal of opening 1,000 new shelter beds by the end of 2020. Furthermore, the budget provides critical state support for our In-Home Supportive Service workers, who help ensure that we are caring for our seniors and residents with disabilities.

We have a lot of work to do, but the investments that this budget makes in everything from our parks, to public safety, to supporting our diverse communities will help move our city and our state forward. I want to thank Governor Newsom, Senator Scott Wiener, Assembly Budget



Chair Phil Ting, and Assemblymember David Chiu for their leadership and their commitment to helping San Francisco and all our residents.”

###



RECEIVED

JUL 10 2019

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

July 10, 2019

Ms. Myrna Melgar, President  
San Francisco Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103-2414

Re: Support for the Flower Mart project

On behalf of Walk San Francisco, I am writing to register our support for the proposed Flower Mart development by Kilroy Realty located at Brannan between 5th and 6th Streets.

Walk San Francisco is the city's only pedestrian advocacy organization. Our mission is to make San Francisco the most pedestrian-friendly city in the nation. In 2014, we helped the city adopt Vision Zero, the goal to end all traffic fatalities and serious injuries by 2024. We use crash data to determine where we focus our energy in eliminating traffic violence, and prioritize our pedestrian advocacy on the city's High Injury Network, the 13% of city streets that account for 75% of all serious and fatal crashes.

All three streets surrounding the Flower Mart site - Brannan, 5th and 6th Streets - are listed on the city's High Injury Network. The current conditions along these three city blocks are extremely hostile to the neighborhood's many pedestrians -- current and future. As the neighborhood grows, improving safety here only becomes more critical.

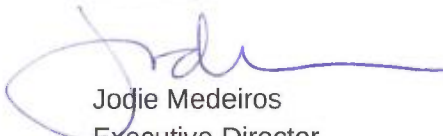
Over the past 12-months, Walk San Francisco has worked collaboratively with Kilroy Realty and their partners to assess the existing conditions for pedestrians at the proposed project site. Our organization performed a comprehensive assessment of the current walking conditions at 5th, 6th, & Brannan, as well as SFMTA's short- and long-term plans for these streets.

The Flower Mart project contributes strongly and proactively to a safe, enticing walking environment in SoMa. The proposal includes wider sidewalks, beautiful places for people to rest, and thoughtfully designed pedestrian-only passageways. Simplified traffic flow along 5th Street and Brannan Street, the introduction of signaled mid-block crossings, and reducing crossing distances through travel lane reduction afforded by the new street designs make this project a big win for safer, easier walking in SoMa. This project and the overall Central SoMa plan will bring many new walking trips to this neighborhood and we are excited for this project to bring a better walking experience on this block.



With more people planned to be walking here than ever before, it is critical that every aspect of the design emphasizes safety for people walking. Walk SF has been working with Kilroy Realty and SFMTA on several areas where we believe the designs can be improved to prioritize pedestrian safety, especially where large vehicles will be entering and exiting the site on 5th Streets and 6th Streets. Throughout the design process Kilroy Realty has been receptive to our feedback and collaborative about finding solutions. We are continuing to work with Kilroy Realty and the SF Municipal Transportation Agency (SFMTA) to improve their plan and bring the most robust pedestrian safety features to this site. We stand by the merits of this proposed project and the improvements that we believe it will bring for this neighborhood and the broader public. We respectfully request your approval of this project.

Sincerely,



Jodie Medeiros  
Executive Director