

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: 61 Cambon Dr.
Date: Thursday, July 25, 2019 10:01:46 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: kanema middleton <kanemam16@gmail.com>
Sent: Thursday, July 25, 2019 9:47 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr.

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Dear Planning Commission,

My name is Kanema Middleton and I am writing this letter in support of the dispensary opening in the Park Merced area. Generally, with there being a shortage of cannabis shops; welcoming this establishment would be a great asset to the city of San Francisco. This allows the the citizens of San Francisco as well as the many others who visit on a daily basis, the opportunity to embark on this journey to success. I believe whole heartedly that the opening of this dispensary in the Park Merced area will not only be of great value to the city of San Francisco, but beneficial to those who currently are forced to travel such great lengths to obtain specific medication. Simply moving forward will not only help elevate the economy but most importantly, earn the respect of the San Francisco community and more. I urge you to give this a chance and for that reason alone I can guarantee it won't be a disappointment.

Your time is always appreciated.

Kindly,

Kanema O. Middleton(San Francisco native)

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 BREED, BOARD OF SUPERVISORS AGREE ON PLAN TO ALLOW FOR AFFORDABLE AND EDUCATOR HOUSING ON PUBLIC LANDS
Date: Thursday, July 25, 2019 10:00:52 AM
Attachments: [7.24.19 Housing Rezoning Joint Statement.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, July 24, 2019 3:40 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR BREED, BOARD OF SUPERVISORS AGREE ON PLAN TO ALLOW FOR AFFORDABLE AND EDUCATOR HOUSING ON PUBLIC LANDS

FOR IMMEDIATE RELEASE:

Wednesday, July 24, 2019

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

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

**MAYOR BREED, BOARD OF SUPERVISORS AGREE ON
PLAN TO ALLOW FOR AFFORDABLE AND EDUCATOR
HOUSING ON PUBLIC LANDS**

Initiative ordinance introduced by four members of the Board will move forward for November ballot with agreement to adopt key elements of Mayor's proposal to allow height increases to increase feasibility of sites and ensure educator housing project at Francis Scott Key is rezoned

San Francisco, CA — Today Mayor London N. Breed and Supervisors Sandra Fewer, Aaron Peskin, Matt Haney, and Shamann Walton announced that an agreement has been reached on moving forward a plan to rezone public lands and large lots to allow for 100% affordable housing and educator housing. To accomplish this, the initiative ordinance put forward by four members of the Board will move forward for the November election. The Board will legislatively adopt key elements from the Mayor's proposal, including the allowance for 10 extra feet of height on 40 foot parcels and modifying the unit requirements of their measure to ensure that the Francis Scott Key educator housing project and other similar projects are able to benefit from the rezoning. As part of this agreement, the Mayor will withdraw her

ordinance and support the Supervisors' initiative.

Mayor Breed and the four Supervisors released the following joint statement about the agreement:

“We have too many people who can't afford to live in this City and we need to build more affordable housing for everyone struggling with high housing costs. Working together, we have already put forward the largest affordable housing bond in the City's history to provide more funding for low- and middle-income housing, but we also need to find more places to build that housing. Through this plan, we can open up more sites across our entire city for badly needed affordable and educator housing. We have more work to do to create more affordable housing in this City, but this agreement is a great step forward in our efforts to build homes for people in San Francisco.”

The Mayor and four members of the Board had introduced separate rezoning measures for the November ballot that, while broadly similar, had some key differences. The agreement pulls together key provisions from both measures into one and allows a single ballot measure to move forward for November. The Board is currently drafting legislation to incorporate elements of the Mayor's proposal and will introduce that legislation after summer recess.

###

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 \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: FW: 88 Bluxome Street, Case No. 2015-012490ENXOFAVAR
Date: Thursday, July 25, 2019 9:56:21 AM
Attachments: [88 Bluxome Letter to PC 07 24 2019.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Terezia Nemeth <tnemeth@are.com>
Sent: Wednesday, July 24, 2019 4:04 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Hartley, Kate (MYR) <kate.hartley@sfgov.org>; Adams, Daniel (MYR) <dan.adams@sfgov.org>; Ginsburg, Phil (REC) <phil.ginsburg@sfgov.org>; McArthur, Margaret (REC) <margaret.mcarthur@sfgov.org>
Subject: 88 Bluxome Street, Case No. 2015-012490ENXOFAVAR

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

Dear Planning Commission Secretary Ionin,

Please convey to the Commission our letter regarding the project at 88 Bluxome [Case No. 2015-012490ENXOFAVAR] as listed on the Planning Commission calendar [Items 12a-c] on tomorrow's commission agenda.

Thank you very much.

Sincerely,

TEREZIA NEMETH
SVP - Real Estate Development & Community Relations

Alexandria Real Estate Equities, Inc.
1700 Owens St., Suite 590
San Francisco, CA 94158
O 415.554.8847
M 415.559.1732
tnemeth@are.com
www.are.com



From: [Ionin, Jonas \(CPC\)](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2050 Van Ness, Record Number: 2014.1573CUAVAR
Date: Thursday, July 25, 2019 9:55:43 AM
Attachments: [image001.png](#)

*Jonas P. Ionin,
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From: Patricia Sonnino <psonnino@gmail.com>
Sent: Wednesday, July 24, 2019 10:08 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; planning@rodneyfong.com; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: 2050 Van Ness, Record Number: 2014.1573CUAVAR

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

Dear Commissioners,

I have reviewed the current design for the project at 2050 Van Ness and have the following comments I would like to share with you:

The project is seeking a variance on public open space. This block of Pacific is one of the densest in the neighborhood. More than half of the units only have exposure to light and air on the rear of the buildings. Retaining and augmenting mid-block open space has been a recurring issue in neighborhood review of new projects. We have recently been instrumental in the creation of design guidelines for the Pacific Avenue Neighborhood (PANA) and Middle Polk Neighborhood. Included in these guidelines is a section on the importance of mid-block open space and the necessity of all buildings sharing the block to contribute positively to them.

In light of the quantity of units proposed by this project, and the unmitigated height of this building towards the rear, we recommend that this variance not be granted. In addition, I would like to point out that roof terraces contribute nothing to the quality of life of other dwellings sharing the block. In most cases, they contribute negatively. Rear yards provide

green buffers, absorb sound, enhance privacy, contribute light, air, and color, and are positive contributions to the quality of life of all living here.

The project is also seeking a variance on quantity of exposure per unit. The project has a large percentage of nested bedrooms. These are bedrooms without windows and only some borrowed light. They are better than a cupboard under a stair but they do not have direct light or air. In addition, the project sponsor is seeking reduced exposure which means that the total access to light and air to the unit will be reduced.

It is my understanding that originally the building code was written in NYC to eliminate tenement living. It was written, among other reasons, so that dwellings would have adequate access to light and air, and bedrooms were required to have windows.

Please, I ask you to deny this variance in exposure and to eliminate or greatly reduce the quantity of nested bedroom units this project includes.

I believe that both variances together compound the negative impacts each has to quality of life and a good project.

Thank you for considering my comments.

Respectfully,

Patricia Sonnino
Architect and neighbor

Patricia Sonnino
psonnino@gmail.com



<http://www.patriciasonnino.com>

From: [Ionin, Jonas \(CPC\)](#)
To: [Christensen, Michael \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of Permit Application and Consumption Lounge at 2075 Mission St - Union Station
Date: Thursday, July 25, 2019 9:55:26 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: David Rubinstein <david.a.rubinstein@gmail.com>
Sent: Wednesday, July 24, 2019 10:25 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support of Permit Application and Consumption Lounge at 2075 Mission St - Union Station

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

Dear San Francisco Commissioners,

I hope this email finds you all well. I'm writing in support of the cannabis permit application and consumption lounge at the proposed Cannabis Dispensary to be called Union Station located at 2075 Mission St, operated by Mr. Joseph Hunt.

I believe it is beneficial for both the neighborhood and community at large for Union Station to offer a safe and secure location for all to consume their cannabis products. Smoking and Vaping is illegal in residential apartments which causes many to consume on the streets or in public places, going against current laws. By offering a safe consumption area, Union Station will allow many people to legally consume their cannabis and will help to enhance the safety and security of the local neighborhood for both adults and children.

In addition to being a San Francisco resident for the past 14 years, I am the San Francisco Chapter Leader of the National Stuttering Association. This amazing organization is committed to providing support and resources for those whose Stutter in the San Francisco area. We meet monthly in the Mission for our support group. I have seen the group size's grow as the Mission has become a safer neighborhood. I believe Mr. Hunt's dispensary and the accompanying security will greatly improve the 2000 block of Mission and will encourage groups like mine to meet more frequently and comfortably there.

I stand in strong support of Mr. Hunt and encourage you to approve his permit and consumption lounge.

If you have any questions or I can be of any further assistance, please reach out to me via email or by phone at 415-302-1044.

Sincerely,

David Rubinstein

-Small Business Owner

-SF Resident

-Supporter of Mr. Hunt and Union Station

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 \$35 MILLION IN TAX CREDITS TO CREATE JOBS AND INVEST IN NONPROFITS AND BUSINESSES
Date: Thursday, July 25, 2019 9:55:04 AM
Attachments: [7.25.19 New Markets Tax Credit Program.pdf](#)

*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: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, July 25, 2019 8:06 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$35 MILLION IN TAX CREDITS TO CREATE JOBS AND INVEST IN NONPROFITS AND BUSINESSES

FOR IMMEDIATE RELEASE:

Thursday, July 25, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES \$35 MILLION IN
TAX CREDITS TO CREATE JOBS AND INVEST IN
NONPROFITS AND BUSINESSES**

*The New Markets Tax Credits will help organizations in low-income communities access
funding and revitalize historically underinvested communities*

San Francisco, CA — Mayor London N. Breed today announced the San Francisco Community Investment Fund received new tax credits, which will help create quality jobs and improve the lives of residents in low-income communities throughout the City. The New Markets Tax Credits are designed to help nonprofits and businesses that serve San Francisco's most economically distressed communities secure flexible, low-cost financing.

The \$35 million in New Markets Tax Credits will be invested in a range of projects and organizations located in or serving low-income communities, including manufacturing, retail,

healthcare, food security, education, and the arts. The funding will also spur the creation and retention of permanent local jobs and will provide residents with greater access to community facilities and commercial goods and services. Today, Mayor Breed will join Meals on Wheels San Francisco as they celebrate the groundbreaking of their new kitchen at 2330 Jerrold Avenue in the Bayview, which was made possible in part by New Markets Tax Credit financing.

“These tax credits will help us invest in our City’s neighborhoods that have, for too long, lacked access to financing and private investment,” said Mayor Breed. “With these financial incentives, businesses and nonprofit organizations will be able to grow and succeed, create local and permanent jobs, and provide goods and services for our residents. The new Meals on Wheels kitchen is a great example of how these tax credits result in tangible, positive outcomes for our community.”

The San Francisco Community Investment Fund (SFCIF) was awarded New Markets Tax Credits from the United States Department of Treasury’s Community Development Financial Institutions Fund (CDFI Fund). The CDFI Fund provides tax credit authority through a competitive process to Community Development Entities, like SFCIF, in order to generate economic growth and inject new sources of capital into neighborhoods that lack access to financing.

Since 2010, the SFCIF has provided \$133.5 million of New Markets Tax Credits to local businesses and nonprofits in the Tenderloin, South of Market, the Mission, Chinatown, Visitacion Valley, Bayview Hunters Point, and Treasure Island. The SFCIF has used the funding to help with the construction of projects such as SF Jazz and the Boys & Girls Club San Francisco in the Western Addition, the ACT Strand Theatre on Central Market, The Manufacturing Foundry, and the renovation of the Geneva Car Barn in the Excelsior. These projects have resulted in approximately 363,000 square feet of new or rehabilitated real estate and 560 permanent jobs created or retained, while providing community services to 6,100 San Francisco residents each year.

“We are thrilled that the Community Development Financial Institutions Fund continues to support the investments we’ve made to improve San Francisco’s more distressed neighborhoods,” said Brian Strong, President of the SFCIF Board of Directors. “These funds help us create and retain jobs, community programs, and services in the City’s low-income neighborhoods.”

SFCIF is one of 214 Community Development Entities that applied for an allocation of the \$3.5 billion in New Markets Tax Credits awarded for calendar year 2018 as part of the Tax Relief, Unemployment Insurance Reauthorization and Job Creation Act of 2010. The New Markets Tax Credit program was established in 2000.

For more information on the New Markets Tax Credit Program, go to: www.cdfifund.gov

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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: 88 Bluxome Street Support Ltr.
Date: Thursday, July 25, 2019 9:54:38 AM
Attachments: [88 Bluxome Street Support Ltr..pdf](#)

*Jonas P. Ionin,
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From: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Sent: Thursday, July 25, 2019 9:18 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: 88 Bluxome Street Support Ltr.

From: Lisa Andrini <landrini@ualocal38.org>
Sent: Thursday, July 25, 2019 9:14 AM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Cc: Larry Mazzola Jr. <larryjr@ualocal38.org>
Subject: FW: 88 Bluxome Street Support Ltr.

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Good Morning Linda ~

On behalf of Larry Mazzola, Jr. and Plumbers/Pipefitters Local Union 38, attached please find the support letter for 88 Bluxome Street. He would appreciate you distributing it to all Commissioners.

Thank you,
Lisa Andrini
Dues Office/Camp Konocti



UA Local Union 38

1621 Market Street
San Francisco, CA 94103
415.626.2000 Ext. 103
415.626.2009 Fax

From: SF Copier <sfcopier@ualocal38.org>

Sent: Thursday, July 25, 2019 9:06 AM

To: Lisa Andrini <landrini@ualocal38.org>

Subject: 88 Bluxome Street Support Ltr.

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: 2075 Mission Street Cannabis Retail Use
Date: Wednesday, July 24, 2019 3:19:32 PM
Attachments: [Cannabis Retail La Scuola Letter 2019.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Sent: Wednesday, July 24, 2019 3:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: 2075 Mission Street Cannabis Retail Use

Hello,

Can we forward this letter to the full Commission? The item is up for hearing tomorrow.

Regards,

Michael Christensen, Senior Planner | 415.575.8742
San Francisco Planning Department, SE Quadrant Team
1650 Mission Street, Suite 400 San Francisco, CA 94103

From: Trudi Loscotoff <tloscotoff@mac.com>
Sent: Wednesday, July 24, 2019 3:02 PM
To: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Cc: Valentina Imbeni <valentina@lascuolasf.org>; Elisa Leonardi <elisa.leonardi@lascuolasf.org>
Subject: 2075 Mission Street Cannabis Retail Use

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

Hi Michael,

We'd like to submit the following letter on behalf of La Scuola. We are opposed to the proposed

Cannabis use at 2075 Mission Street - especially due to the location of our new campus building 2 blocks away at 3270 18th Street.

Also, do you know what time this item is expected to come up during the hearing tomorrow?

Thank you!

Trudi Loscutoff
415.517.4423

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DR review for 25 & 27 17th Ave. - comment attached
Date: Wednesday, July 24, 2019 11:32:01 AM
Attachments: [BTurner comment letter 7.23.19.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Brian Turner <brianturner6@gmail.com>
Sent: Tuesday, July 23, 2019 7:42 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: DR review for 25 & 27 17th Ave. - comment attached

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

Greetings,

Please find attached a comment letter to be considered concerning the Discretionary Review of 2017-000987DRP-02 (25 17th Ave) & 2017-000987DRP-04 (27 17th Ave).

Thank you for your consideration.

Brian Turner
1310 18th Ave, San Francisco, CA 94122

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: I am writing in support of the application of the Flore Dispensary to open a Cannabis Dispensary at 258 Noe St
Date: Wednesday, July 24, 2019 11:31:34 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Bram Goodwin <goodwin.bram@gmail.com>
Sent: Wednesday, July 24, 2019 8:45 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Rodriguez, Marisa (ADM) <marisa.rodriguez@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Terrance Alan <terrance@flore415.com>
Subject: I am writing in support of the application of the Flore Dispensary to open a Cannabis Dispensary at 258 Noe St

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

Dear Mr. Jeffrey Horn & Members of the Planning Commission,

I am writing in support of the application of the Flore Dispensary to open a Cannabis Dispensary at 258 Noe St. that will come before the Planning Board in September 2019.

I am a 40 year resident of San Francisco, living most of that time in Haight Ashbury, up the hill from the proposed Dispensary location at Noe & Market st.

As you know, Cafe Flore is a treasured institution in the city of San Francisco, that I have been patronizing since the late 1970's. Terrance Alan saved Flore & now would like to add Flore Dispensary, which will compliment Cafe Flore. This new dispensary would make it very convenient for many Cafe Flore patrons, who also use Cannabis, to shop across the street.

As a member of the Brownie Mary Democratic Club, a cannabis oriented political organization, which includes Terrance Alan as a member, I have personally witnessed his commitment, advocacy, compassion for medical patients. Terrance, who is a revered figure for his civic contributions to the SF Entertainment Commission, SF Cannabis Task Force & San Francisco in general would be the perfect owner for this location, as he understands better than most the challenges of catering to the SF Cannabis customer.

I am one of the founders of the San Francisco Social Club, @SFSC415. We are active in urging our political leaders to create a fair regulatory environment, encouraging members to buy legally in SF, using social media to inform the SF Cannabis Community & wider public.

We want regulators to create a system that empowers business development, based on science, facts, while spreading the benefits of legal cannabis to the general community. And importantly, expand consumers choice in product, consumption, locations.

During the last 20 years, when Medical Cannabis was legal, our western neighborhoods have been generally excluded from having Dispensaries. By approving more Dispensaries, giving access to all SF neighborhoods, San Francisco significantly reduces the large irregular Cannabis Market, increases the taxes collected & creates more jobs.

The Castro is the spiritual home of the modern medical Cannabis movement tied to the AIDS crisis in San Francisco. Cafe Flore played a crucial role as a meeting place for many activists through the years. It deserves its own Dispensary.

Please approve the application for the Flore Dispensary at 258 Noe St.

Thank you,

bram

Bram Goodwin
photographer
Founder, San Francisco Social Club
415.505.3686
twitter: bramgoodwin
linkedin: bramfoto



SAN FRANCISCO SOCIAL CLUB

@SFSC415 twitter | instagram

A private club for people who are passionate about
cannabis, culture, society & discussion.

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:
Date: Wednesday, July 24, 2019 11:31:21 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: mateogardner31 <mateogardner31@gmail.com>
Sent: Wednesday, July 24, 2019 11:01 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject:

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Dear Planning Commission

My name is Mateo Gardner and I am writing this letter to show my support for opening up a cannabis dispensary in Park Merced. It is very inconvenient to purchase cannabis use in the outer sunset area. Thank you for taking the time for reading this letter

Sincerely Mateo Gardner

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 GOLDEN STATE WARRIORS ANNOUNCE NEW TOOL TO BOOST TRANSIT RIDERSHIP TO CHASE CENTER
Date: Wednesday, July 24, 2019 11:30:15 AM
Attachments: [7.24.19 Chase Center Ticket Bundling.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, July 24, 2019 7:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND GOLDEN STATE WARRIORS ANNOUNCE NEW TOOL TO BOOST TRANSIT RIDERSHIP TO CHASE CENTER

FOR IMMEDIATE RELEASE:

Wednesday, July 24, 2019

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

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

**MAYOR LONDON BREED AND GOLDEN STATE WARRIORS
ANNOUNCE NEW TOOL TO BOOST TRANSIT RIDERSHIP
TO CHASE CENTER**

'Bundling' deal between the San Francisco Municipal Transportation Agency and the Golden State Warriors will make a ticket to Warriors games, concerts and other events a ticket to ride Muni

San Francisco, CA — In an effort to boost public transit ridership to events at Chase Center, Mayor London N. Breed today announced an innovative partnership between the Golden State Warriors and the San Francisco Municipal Transportation Agency (SFMTA) that will make taking Muni to a game or concert easier and more seamless than ever before.

The SFMTA and Chase Center, which will open in September as the new home of the Warriors, have created a "Transit Bundling" program, in which all event tickets will serve as Muni tickets for event patrons. Under the deal, the Warriors have agreed to pay for the Transit Bundling program.

“We want people to take public transit to Chase Center, so we’re making it affordable and easy to do so,” said Mayor Breed. “This breakthrough agreement demonstrates the commitment by both the City and the Warriors to get people out of their cars so everyone can easily get to games and concerts.”

Any Chase Center patron who shows his or her event ticket at Muni turnstiles and boarding platforms will be able to ride Muni without charge. Both electronic and physical tickets for events—including Warriors basketball games, concerts and other events at Chase Center—will serve as proof of payment for Muni service throughout the day.

Mayor Breed has convened a working group of department heads, staff and Warriors personnel for months in the run-up to Chase Center’s opening in September to ensure that all the relevant departments are working together to plan for the Center’s opening. This transit bundling program is an integral part of Chase Center’s transportation plan, where public transit is recommended and encouraged as the main mode of transportation for getting to and from events. The partnership also supports the City’s goals of reducing congestion in the Mission Bay neighborhood.

Warriors President and Chief Operating Officer Rick Welts said the team is investing millions of dollars in transportation infrastructure to make it as simple as possible to take buses or trains to events, which is a reflection of the team’s commitment to being a good neighbor.

“One of the best things about Chase Center is how easy it will be to get to by train, by bus, by ferry, by bicycle and by walking,” Welts said. “We are embracing this innovative tool because it may be the best incentive yet to get people to take Muni, and that’s important to the Warriors, our patrons, our neighbors and this city.”

San Francisco will be one of the first cities in the world to offer Transit Bundling to arena event attendees. The only other NBA city to do so is Phoenix, where NBA fans and concert-goers can use their event tickets to Talking Stick Arena to ride metro trains.

“We are delighted to see the Golden State Warriors embrace San Francisco’s ‘transit first’ values by making Chase Center one of the most transit-friendly arenas in the United States,” said Tom Maguire, SFMTA Acting Director of Transportation. “Bundling transit fares with event tickets will make riding public transit a more compelling, convenient and, ultimately, sustainable transportation option for Chase Center patrons.”

The Warriors chose the Mission Bay site for the new arena largely because of its transit-rich location. With a Muni Metro T Line stop right at its doorstep, dedicated Muni special event bus shuttles (78X and 79X), and a Muni stop serving the 55, 48 and 22 lines within one block, Muni will be the best way to get to Chase Center.

Chase Center also has regional connections including easy access to BART, at both the 16th Street/Mission and Embarcadero stations. Visitors from the Peninsula can connect to Caltrain at Fourth and King Streets. Ferry service will be available at the temporary Ferry Terminal at Pier 48 to serve all Warriors games and large events, as well as at Pier 52 and the Ferry Building.

###

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 UNANIMOUSLY APPROVES TRAFFIC CONGESTION MITIGATION TAX FOR NOVEMBER 2019 BALLOT
Date: Tuesday, July 23, 2019 4:47:51 PM
Attachments: [7.23.19 TNC Tax.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, July 23, 2019 4:40 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY APPROVES TRAFFIC CONGESTION MITIGATION TAX FOR NOVEMBER 2019 BALLOT

FOR IMMEDIATE RELEASE:

Tuesday, July 23, 2019

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

***** PRESS RELEASE *****
**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES
TRAFFIC CONGESTION MITIGATION TAX FOR
NOVEMBER 2019 BALLOT**

Sponsored by Mayor London Breed and Supervisor Aaron Peskin, the measure would add a surcharge on Transportation Network Company rides originating in San Francisco to fund congestion mitigation projects, including safe streets and Muni transit operations

San Francisco, CA — The Board of Supervisors today unanimously approved a ballot measure introduced by Mayor London N. Breed and Supervisor Aaron Peskin to add a surcharge to rides made through Transportation Network Companies (TNCs) in San Francisco in order to fund street safety projects and investments in Muni service. The Traffic Congestion Mitigation Tax will now be on the November 2019 ballot and will need to be approved by two-thirds of voters. If approved by voters, the tax would become effective on January 1, 2020.

The measure is estimated to raise up to \$35 million annually for transit and Vision Zero safety projects, and would impose a 3.25% surcharge on all individual rides and a 1.5% surcharge on

shared rides that originate in San Francisco. Rides in electric vehicles (EVs) would have a surcharge of 1.5%, regardless of whether they are individual or shared, in order to encourage the use of EVs. The proposal was crafted by Mayor Breed and Supervisor Peskin in cooperation with TNCs Uber and Lyft.

“We need to reduce congestion on our streets so that people can get around more easily, while continuing to invest in our public transportation and make our streets safer for everyone,” said Mayor Breed. “This requires coming together to find solutions to improve street design and encouraging people to take transit, walk, and bike.”

“We all know congestion in San Francisco is terrible and everyone needs to be a part of the solution, including the TNC companies, users and the City,” said Supervisor Aaron Peskin. “This requires strategic investment from all of us to prioritize solutions that get people out of their cars, onto public transportation and safely walking and biking.”

In 2017, then-Board of Supervisors President Breed and Supervisor Peskin convened a task force to explore the potential for new transportation revenue measures in San Francisco, consisting of neighborhood organizations, advocacy groups, business and civic organizations, and public agencies. The task force issued its final report in 2017, which found that TNCs accounted for roughly 15% of intra-city trips, and an estimated 20-26% of vehicle trips Downtown during peak periods. It is estimated that on an average weekday, 6,500 TNC vehicles are on the street.

Assemblymember Phil Ting authored legislation last year that ensured San Francisco’s authority to implement a surcharge on rideshare trips with voter approval. Governor Brown signed Assembly Bill 1184, which allows a higher tax rate for single-passenger rides and lower rates for shared rides and zero emission vehicles. The bill also allows the surcharge to be applied to autonomous vehicle rides when the technology becomes available.

“San Francisco’s ability to move its people around safely in a growing economy is vital. But the City’s current transportation revenue streams can’t keep up with the demand,” said Assemblymember Ting. “I’m glad to see Mayor Breed and Supervisor Peskin taking the next step spelled out in AB 1184 and working to invest in bike lanes, public transit, and safer roads. If the tax is approved by voters, I hope the lower rates for shared rides and EVs motivate consumers to use those options.”

Revenue from the tax measure would be split equally between transit improvement measures, such as improving bus and rail service frequency and reliability, and Vision Zero safety improvements, including pedestrian and bicyclist safety infrastructure and traffic calming measures.

###

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 \(CPC\)](#); [Rahaim, John \(CPC\)](#)
Subject: Office Allocation Memo
Date: Tuesday, July 23, 2019 4:47:40 PM
Attachments: [Memo to Commissioners re Office Allocation Update July 22 2019.pdf](#)

Commissioners,
Attached is a memorandum updating you on the current status of Office Allocation, from Director Rahaim.

*Jonas P. Ionin,
Director of Commission Affairs*

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From: [Gibson, Lisa \(CPC\)](#)
To: [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); richhillissf@gmail.com; [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Cc: [Rahaim, John \(CPC\)](#); [Kern, Chris \(CPC\)](#); peter@tuolumne.org; [Navarrete, Joy \(CPC\)](#); [Wu, Daniel \(CPC\)](#); [Delumo, Jenny \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: RE: Response to 7/10/19 Peter Drekeimer Letter re: 88 Bluxome Street Project
Date: Tuesday, July 23, 2019 2:00:10 PM
Attachments: [Response Memo to 07-10-19 Peter Drekeimer Letter re 88 Bluxome St Project 7-23-19.pdf](#)

Dear President Melgar and Members of the Planning Commission,

Attached please find a response to the July 10, 2019 letter to you from the Policy Director of the Tuolumne River Trust Peter Drekeimer. This pertains to the 88 Bluxome Street project, which is on the calendar for this Thursday's Planning Commission hearing. Thank you for your consideration of this response.

Lisa Gibson, Environmental Review Officer/Director
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9032 | 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: [CTYPLN - COMMISSION SECRETARY](#); [DiSanto, Thomas \(CPC\)](#); [Landis, Deborah \(CPC\)](#)
Subject: FW: RE: Memorandum | Important Notice and Disclosure Update for City Officials and Department Heads
Date: Monday, July 22, 2019 11:41:48 AM
Attachments: [ACAO Citywide Memo 2019 0719.pdf](#)

FYI

*Jonas P. Ionin,
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From: Petersen, Patricia (ETH) <patricia.petersen@sfgov.org>
Sent: Friday, July 19, 2019 5:35 PM
Cc: Thaikkendiyil, Gayathri (ETH) <gayathri.thaikkendiyil@sfgov.org>; Gage, Rachel (ETH) <rachel.gage@sfgov.org>; Ethics Commission, (ETH) <ethics.commission@sfgov.org>
Subject: FW: RE: Memorandum | Important Notice and Disclosure Update for City Officials and Department Heads

Hello, All –

For your information, below is an e-mail sent today to City Officials and Department heads regarding new and amended disclosure requirements for 2019.

Please let us know if you have any questions about the content. Have a wonderful weekend!

Pat

Patricia H. Petersen
Engagement & Compliance Officer
[CCSF Ethics Commission](#)
25 Van Ness Avenue, Suite 220
San Francisco, CA 94102
(T) 415-252-3100
(F) 415-252-3112
patricia.petersen@sfgov.org

PLEASE NOTE THAT NOTHING IN THIS E-MAIL IS INTENDED TO CONSTITUTE A WRITTEN FORMAL OPINION OF THE SAN FRANCISCO ETHICS COMMISSION, AND THE RECIPIENT MAY NOT RELY ON THIS E-MAIL AS A DEFENSE IN ANY ENFORCEMENT PROCEEDING.

From: Ethics Commission, (ETH) <ethics.commission@sfgov.org>

Sent: Friday, July 19, 2019 1:37 PM

Subject: RE: Memorandum | Important Notice and Disclosure Update for City Officials and Department Heads

Dear Colleagues:

Thank you for your attention to the memorandum distributed this week by Ethics regarding our new and amended disclosure requirements. Our office looks forward to assisting you with any questions you may have about these requirements, and please do not hesitate to reach out with any questions or concerns.

One question we received since distributing the memo bears repeating, as it is relevant to many departments that receive proposals for City contracts: departments need only report the receipt of a proposal for a City contract (Form SFEC-126f2) if the estimated value of the contract is \$100,000 or more *and* the contract will require the approval of an elected official. A regulation clarifying this point is scheduled to go into effect at the end of this month to codify our existing practice. To help departments make sure that staff members are aware of the exact scope of this filing requirement, I am enclosing a revised version of the memo that includes this additional clarification. [Information for City departments on these contract disclosures](#) may also be accessed on the Ethics Commission's website.

Again, thank you for your continued attention to these and other processes that promote transparency in the City.

Best regards,

LeeAnn Pelham

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: 7/22/2019 Land Use Committee, Public Comment Item #3
Date: Monday, July 22, 2019 11:30:32 AM

*Jonas P. Ionin,
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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

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From: Mollie Rose <mollie@pilatesincommon.com>
Sent: Monday, July 22, 2019 11:22 AM
To: Major, Erica (BOS) <erica.major@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 7/22/2019 Land Use Committee, Public Comment Item #3

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

To whom this may concern,

I am a current tenant of ActivSpace and run my business out of 3150 18th St. My partner Nicole Lancia wrote you an email that beautifully sums up our current situation. If you haven't read her words, I ask that you do so now. Your decision on this issue will have a profound effect on so many peoples' livelihood:

'Sole proprietors and small service-based businesses (non-PDR) are in desperate need of support and advocacy. We need to be recognized as a vulnerable population that requires immediate policy and zoning legislation to protect and preserve our local economy.

ActivSpace is the only affordable commercial rent in San Francisco for businesses of our scale. A 10-year amnesty program would only be a temporary solution. If ActivSpace is not available to us, then hundreds of small-scale businesses that provide invaluable services to low-income and moderate-income residents will be displaced from San Francisco.

Our vibrant community of valued mental health and service providers and solo-entrepreneurs feel the effects of gentrification. Our city is littered with vacant storefronts that are beyond our reach, yet ActivSpace gives us access to small, affordable units. ActivSpace allows sole proprietors and small service-based businesses to prosper economically, serve our community, and continue to preserve the spirit of San Francisco.

The City's ecosystem is homogenizing; please help us protect our cultural diversity and keep San Francisco our permanent home. I strongly urge you to adopt the current legislation proposed by Hilary Ronen's office. Lastly, I'd like you to consider the need for policy and new zoning legislation to safeguard small non-PDR businesses from future displacement.'

Sincerely,

Mollie Rose

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Academy of Art IMP impossibility for effective PUBLIC Comment
Date: Monday, July 22, 2019 10:53:30 AM
Attachments: [AAU - record July 25 hearing AAU IMP.doc](#)
Importance: High

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From: Sue Hestor <hestor@earthlink.net>
Sent: Friday, July 19, 2019 6:42 PM
To: Perry, Andrew (CPC) <andrew.perry@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Myrna Melgar <melgar.myrna@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Rich Hillis <rich@fortmason.org>
Cc: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Doug Engmann <dengmann@engmannoptions.com>
Subject: Academy of Art IMP impossibility for effective PUBLIC Comment
Importance: High

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

The staff report for the **AAU 7/5/19 Institutional Master Plan** is now up on Planning Commission website. It was added to that site Thursday afternoon while Planning Commission meeting was in session. Posting time was most likely *after* my request that 7/25 hearing on AAU July 5, 2019 IMP be continued until AFTER summer break so public could be informed and submit testimony on IMP. *Literally people are on vacation.* **Mailed Notice** of 7/25/19 hearing was only received **Monday, July 8** - to those on neighborhood notice lists for the 43 sites.

The staff report attaches **7/10/19 Supplement to Term Sheet for Global Resolution** between **City and County of San Francisco and Academy of Art University**. The 7/10/19 supplement changes the terms of Agreement which had been reached between the City Attorney and AAU on **November 15, 2016**.

Term Sheet for Global Resolution dated November 15, 2016 is also included in the staff packet.

That settlement became public on December 19, 2016 when it was the subject of a front page article in the San Francisco Chronicle. I have no information on when it was provided to the Chronicle. On December 19, 2016 the AAU filed Application for Development Agreement.

As I do outreach to locate persons who appeared and testified - many repeatedly - at hearings on aspects of the AAU operations, I am finding that most people I contact got zero notice of the **AAU 7/5/19 Institutional Master Plan**, or of the 7/25/19 Planning Commission hearing.

I have to tell them that Planning Commission rules make it impossible for the public to submit written comments on the **AAU 7/5/19 IMP** *that are part of the record and what the Planning Commissioners will see.* That it is too late to do so.

The deadline for submission was **Wednesday, July 17 at 5pm**. Before the staff report with the 7/10/19 Supplement to Term Sheet for Global Resolution was available to anyone other than AAU, Planning Department, City Attorney and other city officials.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department **eight (8) days prior** to the scheduled public hearing. All submission packages must be delivered to 1650 Mission Street, Suite 400, by 5:00 p.m. and should include fifteen (15) hard copies and a .pdf copy must be provided to the staff planner.

Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary.

Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

Above language is on **page 11** of July 25, 2019 SF Planning Commission Regular Meeting Agenda.

I will be submitting my own written comments - even though it is against Commission rules. It is in the spirit of Sec 304.5 on Institutional Master Plans.

Sue Hestor

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 LEADERSHIP TRANSITION AT THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
Date: Monday, July 22, 2019 10:50:48 AM
Attachments: [7.22.19 MOHCD Leadership.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, July 22, 2019 9:17 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES LEADERSHIP TRANSITION AT THE OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

FOR IMMEDIATE RELEASE:

Monday, July 22, 2019

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

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES LEADERSHIP
TRANSITION AT THE OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT**

Mayor's Office of Housing and Community Development Director Kate Hartley will step down on July 26, and Deputy Director Dan Adams will assume the role of Acting Director

San Francisco, CA — Mayor London N. Breed and the Mayor's Office of Housing and Community Development (MOHCD) Director Kate Hartley today announced that Director Hartley will leave her role on Friday, July 26, 2019. Current MOHCD Deputy Director of Housing, Dan Adams, will serve as Acting Director while a comprehensive search for the MOHCD Director position is undertaken.

"Kate Hartley has been an incredible and passionate leader in our City's efforts to build more affordable housing," said Mayor Breed. "From helping to spearhead the largest affordable housing bond in our City's history to working to rehabilitate our public housing properties through our Rental Assistance Demonstration and HOPE SF programs, Kate has always fought for the people who need housing so badly in this City. She is a true public servant and

we are sorry to see her go, but I wish her luck as she takes her next step.”

“The last five years I have spent at MOHCD, first serving as Deputy Director and now as Director, have been the most rewarding years of my professional career,” said Hartley. “I am proud to have led our department’s growth since 2014 by providing affordable housing for individuals experiencing homelessness, seniors, working families and special needs populations in San Francisco. I am also extremely gratified that we implemented an online housing lottery system to make affordable housing opportunities easier to access for all. Although I am stepping down, I remain fully committed to the work of MOHCD and to Mayor Breed’s housing goals, and I have the utmost confidence in Dan Adams to lead the way forward.”

Kate Hartley was appointed Director by Mayor Ed Lee in 2017. During Director Hartley’s tenure, she oversaw the revitalization of thousands of units of public housing through the Rental Assistance Demonstration and HOPE SF programs, as well as the implementation of the 2015 Affordable Housing Bond funds and placement of the 2019 Affordable Housing Bond on this year’s ballot. MOHCD also spearheaded an effort to create its first Racial Equity Action Plan under Hartley’s leadership.

Director Hartley has 25 years of housing experience, including time spent in nonprofit and for-profit development, as well as in public service for the San Francisco Redevelopment Agency. She started her career in the field as a nonprofit developer, building affordable homes in the Bayview and Western Addition Neighborhoods. In August 2019, Hartley will begin new work in affordable housing finance for the benefit of San Francisco and the surrounding Bay Area.

Dan Adams has over 20 years of affordable housing and community development experience and is a licensed architect. He has been with MOHCD for eight years, most recently as the Deputy Director of Housing overseeing the agency’s new construction pipeline, acquisition and preservation initiatives, and affordable housing policy-making and legislative affairs. In addition, he has served as a Director of Housing Development at both BRIDGE Housing and MidPen Housing.

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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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for July 25, 2019
Date: Friday, July 19, 2019 1:28:43 PM
Attachments: [20190725_cal.docx](#)
[20190725_cal.pdf](#)
[CPC Hearing Results 2019.docx](#)
[20190725_closedsession.docx](#)
[20190725_closedsession.docx](#)
[Advance Calendar - 20190725.xlsx](#)

Commissioners,

Attached are your Calendars for July 25, 2019...last hearing before your summer hiatus!

CLOSED SESSION starts at 11:00 am.

Commissioners Johnson and Melgar,

Please review the June 27th hearing and materials for 14th Street.

Commissioner Fung,

Please review the February 21st hearing and materials for San Carlos.

Enjoy the weekend,

*Jonas P. Ionin,
Director of Commission Affairs*

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please Help Stop the ADU Terror
Date: Friday, July 19, 2019 12:43:30 PM
Attachments: [dbqcaecimofadfi.png](#)
[ejondaahhblgiepg.png](#)

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From: ROGER DAWSON - CPOST <roger@cpost.com>
Sent: Friday, July 19, 2019 12:39 PM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; 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>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Hepner, Lee (BOS) <lee.hepner@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; 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: Please Help Stop the ADU Terror

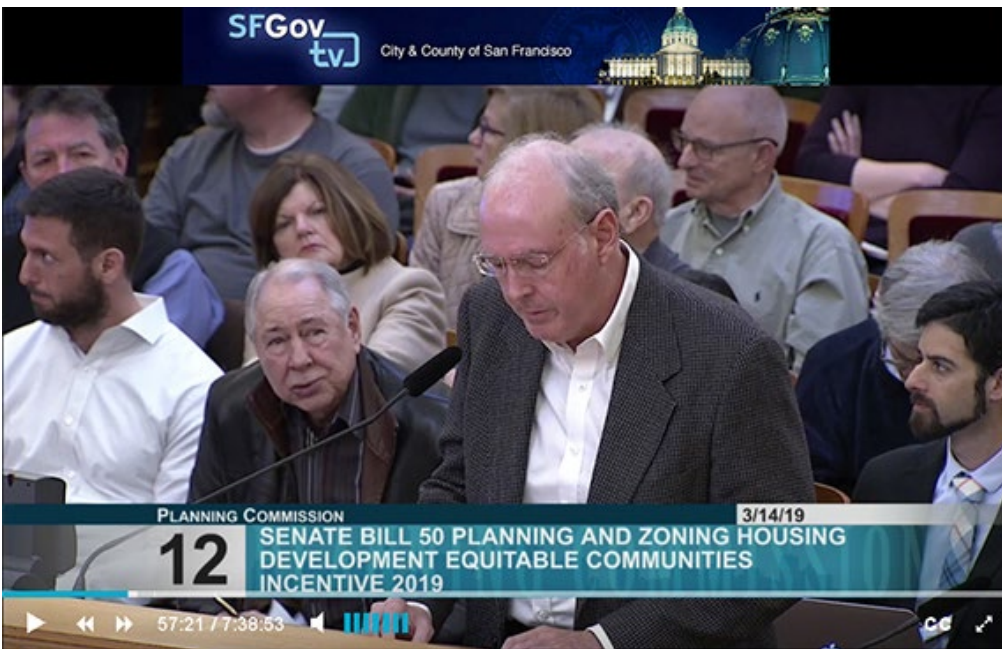
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Dear Board of Supervisors (especially Aaron Peskin & Rafael Mandelman),

I have heard through the SF Tenants Union that you might be delaying action on stopping ADU abuse here in SF because Phil Ting and Scott Wiener have conspired to inflict the entire state with AB-68 (aka "Son of ADU").



Please don't be distracted! This is another attempt by Wiener (through Ting) to enrich their real estate developer supporters to rip away local control of development. If this doesn't smell of corruption then nothing does. It's another "SB-50" where myself and dozens of others spoke before the Planning Commission and the Commission voiced its rejection of this power grab.



Reject AB-68, but don't let it distract from the immediate crisis that Wiener's ill conceived ADU has created here.

Thousands of us are suffering abuse at the hands of greedy out of town developers who have descended on SF to exploit the ADU. In my case, since my building at 801 Corbett...



...was recently sold to wealthy Newport Beach registered Republican Mark E. Hyatt (aka MEH Pioneer LLC) at the urging of his developer Joe Peters, the worst human being I've ever met:



I have been the victim of an ongoing campaign of abuse that has left me (a senior citizen with disabilities) terrified and a nervous wreck. As regards my situation, I need help stopping the ongoing harassment I am suffering:

1. Harassment and intimidation late at night at my door by Joe Peters.
2. Destruction of my property.
3. Deliberate removal of the garage security system resulting in an immediate rash of 4+ auto burglaries.
4. Repeatedly threatening me with eviction for opposing their ADU.
5. Refusal to respond to requests, completely ignoring requests I make as a tenant, emails & phone calls ignored, not returned. Joe Peters literally closed the door in my face as I tried to ask questions about his ADU plans. The owner Mark Hyatt (aka: MEH Pioneer, LLC) is deliberately shutting me out, his people don't respond - a campaign of isolation to try and drive me out.
6. Deliberate failure to maintain our building, a large hole from water damage in the garage ceiling affecting the fire sprinkler system hasn't been fixed in over 8 months.



This is very alarming to us all since Mark E. Hyatt's other building in Redwood City turned into a tragic inferno *.

Your help is desperately needed to stop these attacks on me and the 30 tenants here by Joe Peters and Mark E. Hyatt (aka MEH Pioneer LLC).

The only thing that will end this kind of abuse for thousands of renters in SF is immediate action to enable the Planning Commission to reject ADU's that harm existing rent controlled tenants. If there is evidence of abusive/deceptive behavior, destruction of parking for seniors that depend on it, negative impacts from construction disruption and noise, then please give the Commission the immediate powers to say **"NO, we won't tolerate this in San Francisco"**.

Landlords here in San Francisco have a virtual monopoly on the rental market and they relish it. Tenants are trapped, especially rent controlled tenants, and they are scared to confront abuses. Look at my case as I've spoken up and the vitriol I'm suffering. Landlords abuse their power by colluding on rent increases, sharing ever restrictive lease agreement boiler plate facilitating evictions, disregarding maintenance and ignoring their tenants. This monopoly has been worsened by the ADU as it's invited even more abusive tactics by landlords feverishly racing to add units to buildings so they can flip them for big profits. Tragically, the ADU has not contributed to any significant increase in housing and has actually diverted resources away from developing larger scale, more efficient developments that include affordable housing.

The ADU has turned life here into something akin to a concentration camp. When I first inquired about my new owner's plans for the garage, I was told by developer Joe Peters: "We're not going to tell you, it doesn't concern you, stop asking questions, go back to your unit". **"Doesn't concern you"**, a flat out lie and he knew it... like hell it doesn't when they want to destroy the garage parking for senior citizens who need it and have no concern for the unbearable noise that demolition and construction would subject us to for two years at least.

If Mark E. Hyatt (aka MEH Pioneer LLC) and Joe Peters are allowed to proceed with an ADU at 801 Corbett, I'll surely suffer a heart attack from the unbearable noise the reverberating garage sends up through the very thin floors here. There is no escape for me since I'm old, retired, handicapped and spend 90% of time at home. The added stress of my difficulty walking and losing my car parking mobility will further stress and likely put me in the hospital.

When these despicable individuals submit an application for an ADU here at 801 Corbett and I'm standing before the Commissioners presenting the negative repercussions, I pray that that

they'll have the authority to consider the lives of low income senior rent controlled tenants and deny such flagrant abuse of the residents of San Francisco.

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 tenants. I know that you, Supervisors Peskin and Mandelman have done work on this, but **immediate action is needed now** by all to protect those of us who are about to suffer damages.

Sincerely,



Roger Dawson

Cell: (650) 218-5431

801 Corbett, # 15
San Francisco, CA 94131

* 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.



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www.avg.com



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: REQUEST Plan COmm TODAY continue AAU IMP
Date: Friday, July 19, 2019 11:22:42 AM
Attachments: [RE Problems with 72519 hearing date for Academy of Art 7519 Institutional Master Plan.msg](#)

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From: Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Sent: Thursday, July 18, 2019 12:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@gmail.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>
Subject: RE: REQUEST Plan COmm TODAY continue AAU IMP

Hello Commissioners,

The Department responded yesterday to the noticing concerns raised by Ms. Hestor, please see the attached email communication. The Zoning Administrator has reviewed these concerns and responses and has determined that the notification for this item has been performed in accordance with Section 333 of the Planning Code. The Department does not see any reason why this IMP item cannot be heard as scheduled at next week's hearing on July 25th.

Thank you,

Andrew Perry, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9017 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: CPC-Commissions Secretary
Sent: Thursday, July 18, 2019 11:26 AM

To: Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: FW: REQUEST Plan COmm TODAY continue AAU IMP

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From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, July 18, 2019 11:13 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <Mooreurban@aol.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rich Hillis <rich@fortmason.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: REQUEST Plan COmm TODAY continue AAU IMP

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Please open and read the enclosed email regarding 7/25/19 hearing - on AAU IMP

Will make request in 7/18 General Public Comment

Sue Hestor

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2300 Harrison Case No. 2016-010589ENX
Date: Friday, July 19, 2019 11:19:41 AM
Attachments: [Planning Letter 2300 Harrison Street \(1\).docx](#)

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From: Carlos Bocanegra <cebocanegra@dons.usfca.edu>
Sent: Thursday, July 18, 2019 12:30 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 2300 Harrison Case No. 2016-010589ENX

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Hello Jonas and Commissioners,

I'm sorry for getting this to you on such short notice, but I am attaching a letter detailing my own and that of the United to Save the Mission Community Development Committee's position with regard to the project at 2300 Harrison Street. Please let me know if you should require anything further. Thank you for your attention to this matter.

Yours Truly,
Carlos Bocanegra

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Response to 7/16/19 Peter Drekmeier Letter re: 610-698 Brannan Street (Flower Mart) Project
Date: Friday, July 19, 2019 11:19:15 AM
Attachments: [Response Memo to 7-16-19 Peter Drekmeier Letter re 610-698 Brannan Street Project 7-18-19.pdf](#)

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From: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>
Sent: Thursday, July 18, 2019 11:55 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; 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: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>; peter@tuolumne.org; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Hsiao, Alesia (CPC) <alesia.hsiao@sfgov.org>
Subject: Response to 7/16/19 Peter Drekmeier Letter re: 610-698 Brannan Street (Flower Mart) Project

Dear President Melgar and Members of the Planning Commission,

Attached please find a response to the July 16, 2019 letter to you from the Policy Director of the Tuolumne River Trust Peter Drekmeier. This pertains to the 610-698 Brannan Street (Flower Mart) project, which is on the calendar for today's Planning Commission hearing. Thank you for your consideration of this response.

Lisa Gibson, Environmental Review Officer/Director
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[San Francisco Property Information Map](#)