

From: [White, Elizabeth \(CPC\)](#)
To: [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); richhillissf@gmail.com; [Johnson, Milicent \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Cleemann, Jorgen \(CPC\)](#); [Sheyner, Tania \(CPC\)](#)
Subject: Historic Preservation Commission Letter for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District
Date: Wednesday, August 21, 2019 11:26:50 AM
Attachments: [RTOP - 08.07.19 \(HISTORIC PRESERVATION COMMISSION\) \(FULL\).pdf](#)
[2015-000940ENV_Hub_DEIR_HPC_Letter.pdf](#)

Good morning,

Attached please find the Historic Preservation Commission letter for the Draft Environmental Impact Report (EIR) for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District, and the hearing transcript.

A public hearing will be held at the Planning Commission on Thursday, August 29, 2019 to review the adequacy and accuracy of the Draft EIR; the public comment period on the Draft EIR ends on Monday, September 9, 2019 at 5:00 p.m.

If you have any questions, or would like a hardcopy of either attached document, please let me know.

Thank you,

Elizabeth White, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6813 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: White, Elizabeth (CPC)
Sent: Thursday, July 25, 2019 1:13 PM
To: Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; aaron.hyland.hpc@gmail.com; dianematsuda@hotmail.com; Black, Kate (CPC) <kate.black@sfgov.org>; ellen.hpc@ellenjohnckconsulting.com; rsejohns@yahoo.com; jonathan.pearlman.hpc@gmail.com; andrew@tefarch.com; Page_Ritchie, Sharon (ART) <sharon.page_ritchie@sfgov.org>; Boomer, Roberta (MTA) <Roberta.Boomer@sfmta.com>
Cc: Sheyner, Tania (CPC) <tania.sheyner@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Cleemann, Jorgen (CPC) <Jorgen.Cleemann@sfgov.org>
Subject: Notice of Public Hearing and Availability of a Draft Environmental Impact Report for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District

Good Afternoon,

Attached please find the Notice of Availability of a Draft Environmental Impact Report for the Hub Plan, 30 Van Ness Avenue Project, 98 Franklin Street Project, and Hub Housing Sustainability District.

To download the Draft EIR, please visit our website at <https://sfplanning.org/environmental-review-documents>.

A public hearing will be held at the Planning Commission on Thursday, August 29, 2019 to review the adequacy and accuracy of the Draft EIR; the public comment period on the Draft EIR ends on Monday, September 9, 2019 at 5:00 p.m.

If you have questions about the Draft EIR, please let me know.

Thank you,

Elizabeth White, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
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From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Statement on 49 Hopkins Ave (2019-014314CUA)
Date: Wednesday, August 21, 2019 10:23:53 AM
Attachments: [49 Hopkins-20190822.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Woody LaBounty <wlabounty@sfheritage.org>
Sent: Wednesday, August 21, 2019 10:11 AM
To: Myrna Melgar (myrna.melgar@sfgfov.org) <myrna.melgar@sfgfov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Rich Hillis (richhillissf@gmail.com) <richhillissf@gmail.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@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>; Mike Buhler <Mbuhler@sfheritage.org>; Stephanie Peek <stephaniepeek1@gmail.com>
Subject: Statement on 49 Hopkins Ave (2019-014314CUA)

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

Commissioners,

Please find attached a statement from San Francisco Heritage on 49 Hopkins Avenue, the subject of tomorrow's closed session and item 19 (2019-014314CUA) on tomorrow's afternoon agenda. We urge the commission to limit the size of any new construction consistent with past decisions involving illegal demolitions and not to reward the sponsor's acknowledged wrongdoing with a larger and more lucrative project.

Thank you for your attention and consideration.



Woody LaBounty
Vice President of Advocacy & Programs

SAN FRANCISCO HERITAGE
HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x 20

www.sfheritage.org

wlabounty@sfheritage.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Data to support the Neighbor Opposition to the permit at 49 Hopkins Avenue (No.2019-014314CUA)
Date: Wednesday, August 21, 2019 10:23:41 AM
Attachments: [49 hopkinspermit.pptx - Read-Only.pptx - Read-Only.pptx - Read-Only.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Cheryl Traverse <cheryl@ctraverse.com>
Sent: Wednesday, August 21, 2019 10:14 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Joan Kim <joan.s.kim@gmail.com>; Christopher Wilson <chriswilson8@me.com>; devoncutler@gmail.com; Paquita Rivas <paquitaelena@gmail.com>; Margarita Sandoval <maggiesierra5m@yahoo.com>; Michael Land <mland2@ix.netcom.com>; ken moore <kmoore1234@sbcglobal.net>
Subject: Data to support the Neighbor Opposition to the permit at 49 Hopkins Avenue (No.2019-014314CUA)

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

Dear members of the SF Planning Committee,

This is a copy of the presentation (pdf doc attached) that we will give on Thursday and the reasons why we are asking you to oppose the current permit for 49 Hopkins Ave.

We have 7 of the 8 homes that exist on the block supporting this opposition and many have given you individual letters.

We have a 103 year old resident and his partner, a home owner who lived here since 1985, a sister and brother whose mom and dad bought two properties much earlier than that, I bought my home in 1987, a woman who bought 11 years ago and the shortest time for a resident is 4 years.

We are a true representation of the multicultural nature of long time San Franciscan citizens and we ask you to spend a couple of minutes reading the PDF doc. I think it is self-explanatory and only 5 slides .

We definitely want a neighbor on 49 Hopkins and support your ADU program. But the proposal of this developer is way beyond the scope of our current neighborhood for character and scale. We would love to work with Jeffrey Horn and the developer to come to a more modest sized, affordable residence.

We will be a small group at the meeting due to travel and work commitments of others but we have incorporated the large spirit of our entire block.

Paquito and I Look forward to meeting you tomorrow.

Cheryl Traverse

From: cheryl traverse <cheryl@ctraverse.com>

Date: Sunday, August 11, 2019 at 7:03 PM

To: "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "frank.funk@sfgov.org" <frank.funk@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>

Cc: jeffrey horn <jeffrey.horn@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>

Subject: Neighbor Opposition to the latest proposed plan for 49 Hopkins Avenue

To: San Francisco Planning Commission

Re: Case No. 2019-014314CUA (49 Hopkins Ave)-August 22, 2019

Dear Members of the San Francisco Planning Commission:

My name is Cheryl Traverse and I have lived at 44 Hopkins since 1987. I have participated in nonprofits Boards (Horizons, OpenHouse, Haight Street Art Center) after retiring in 2010 and continue to work with my supervisor to make the city better. I am coming back from a NAPA vacation and would love to speak you in person. If I hit traffic from my vacation in NAPA I may not make it and this letter will stand as my opinion.

The purpose of this letter is to strongly oppose the latest proposed plan and design for the structure at 49 Hopkins Avenue.

Here are the reasons for the opposition:

- The proposed new plan is for a total of **4160 square feet of space with 6 bedrooms**. This is triple the living space of the original Neutra-designed house (**1300 square feet**) and the original house had only **2 bedrooms**.
- It goes against the goal of the commission of maintaining the look and feel of the existing neighborhood and does not create affordable housing.
- All of the houses on our block are modest. This **4150 sq. ft. structure will sit next to a 1063 sq. ft.** house and dwarf the neighborhood we have all been living in for more than 40-50 years. This **6 bedroom** giant house will sit next to a **1 bedroom** house. **The contrast is eye opening.**
- It is in fact the antithesis of the intent of the commission's goal, and reinforces the "get rich scheme" of the "out of town" developers.
- Additionally, this particular developer has already shown his disregard for your rules and our community.

IN SUMMARY:

The new plan not only **disregards the spirit of the Commission's order** to restore the illegally demolished 1,300 sq. ft historic Neutra-designed House, but **proposes a new main dwelling design that is totally out of character with the existing neighborhood and does not contribute to the goal of more affordable housing.**

Importantly, the new design appears to be an example of this developer's continued lack of knowledge for San Francisco planning codes and decisions.

Historical Details:

1. In August of 2015, the developers submitted permit application and plans for renovations to the existing Neutra-designed House (1300 square feet 2 bedroom home). By September 2017, however, the developer completely and illegally demolished all but one partial wall of the structure, far exceeding the approved permit to renovate the existing home.
2. The Planning Commission then ordered that the original 1,300 sq. ft Neutra House be restored. Despite that, in submitting the permit application to acknowledge and retrospectively reflect the illegal demolition already done, the developer then submitted a plan to build a huge 4160 square foot home – disregarding the spirit of the Commission's decision.
3. The Planning Commission denied the 3,280 sq ft plan. Now in response to the denial of 3,280 sq ft plan, the developer has proposed building a 4160 sq ft dwelling with 6 bedrooms.

NOT ONLY IS the house plan inappropriately huge, the inclusion of the ADU in the new plan appears to be an attempt to take advantage of San Francisco's program to expand accessory dwelling units in order to bulldoze an even larger footprint through.

The proposed dwelling does not capture the underlying spirit of the existing of “**sf-ADU” manual for Existing Units by Open Scope Studio, December 2018**” (a thorough and excellent handbook). Additionally the proposed dwelling does not create or preserve more affordable housing units in the City of San Francisco. As included in these latest plans, the ADU is used merely to maximize the square footage of the rentable space that the developer is seeking to build (and monetize).

The developer has not only shown disregard for the building codes and permitting protocols of the City, and the prior decisions of the Planning Commission, he has shown equal **disregard for the neighbors** of Hopkins and Burnett:

- While illegally demolishing the existing structure at 49 Hopkins Ave far in excess of the permit to “renovate,” the developers excavated the foundation in an effort to further increase the footprint; this is on a hill with 14-20% grade – potentially jeopardizing the structural integrity of the adjacent homes and the hill itself (I recommend the city should check the hill to see if it structurally sound).

- It was a scary time for us on Hopkins. The violence of the vibrations damaged 2 homes with no compensation.

- Toxic smoke and debris were rampant with no protection for the neighborhood. I had an asthma attack.

Commissioners: Hopkins Avenue is exactly the kind of neighborhood that is rapidly disappearing in San Francisco; it is a one block stretch made up entirely of modestly-sized (1100-1600 sq. ft) homes, owned and lived-in by families. To approve this plan would be allowing a developer to build a dwelling triple the size – in direct defiance of the Commission’s prior decisions – and use the City’s focus on ADUs as a money motivated strategy to expand the square footage for profit.

Please Do not allow this plan to be approved. Preserve San Francisco neighborhoods and uphold your prior decisions. Do not allow out-of-state developers to profit in direct defiance of your codes.

Thank you

Cheryl Traverse
44 Hopkins
San Francisco, CA 94131

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for continuance for Case 2017-002951ENX - 755 Brannan Street Project - Hearing on 08/22/2019
Date: Wednesday, August 21, 2019 9:52:30 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: ohubert@sonic.net <ohubert@sonic.net>
Sent: Tuesday, August 20, 2019 11:58 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Request for continuance for Case 2017-002951ENX - 755 Brannan Street Project - Hearing on 08/22/2019

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

Email forwarded to the SF Planning Commission Secretary.

Olivier Hubert
50 Lucerne ST, HOA, President
Email: ohubert@sonic.net
Cell: (415) 254-0925
50 Lucerne Street, Apt #3
San Francisco Ca 94103

From: ohubert@sonic.net <ohubert@sonic.net>
Sent: Tuesday, August 20, 2019 2:32 PM
To: 'myrna.melgar@sfgov.org' <myrna.melgar@sfgov.org>; 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>; 'milicent.johnson@sfgov.org' <milicent.johnson@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>; 'frank.fung@sfgov.org' <frank.fung@sfgov.org>; 'dennis.richards@sfgov.org' <dennis.richards@sfgov.org>; 'richhillissf@gmail.com' <richhillissf@gmail.com>
Cc: 'alex.schneidman@gmail.com' <alex.schneidman@gmail.com>; 'Hang Ea' <hang.ea@gmail.com>; 'karol.l.thompson@gmail.com' <karol.l.thompson@gmail.com>; 'ohubert@sonic.net' <ohubert@sonic.net>; 'pdbarna@gmail.com' <pdbarna@gmail.com>; 'Scott.pine@gmail.com' <Scott.pine@gmail.com>

Subject: 2017-002951ENX - 755 Brannan Street Project

To all the members of the SF City Planning Commission,

My name is Olivier Hubert and I'm the President of the 50 Lucerne Street HomeOwners' Association.

On behalf of the 50 Lucerne Street HOA, I request a 30-day continuance of the August 22, 2019 hearing of the Planning Commission on case: 2017-002951ENX - 755 Brannan Street.

Our building at 50 Lucerne is directly adjacent to the whole 755 Brannan project. On August 06, 2019, we received an informal proposal from the developer offering compensation to the HOA for removal of the rear windows at 50 Lucerne. The HOA launched a search and contacted and interviewed several law firms. On Friday August 16, 2019, the HOA engaged an attorney to advise the HOA regarding the HOA's CC&Rs and the Davis Stirling Common Development Act. The feedback we received from the attorney is that the issues are complicated and will take time to work through. It is the goal of the HOA to work with the developer of 755 Brannan to reach a mutually satisfactory resolution. However, we simply need more time to do that in order for the HOA to comply with all of its legal obligations.

To that end, I request a 30-day continuance of the August 22 hearing.

We hope you will respond favorably to our request which represents a very small delay with regard to the whole project timing.

Thanks.

Best Regards,

Olivier Hubert
50 Lucerne ST, HOA, President
Email: ohubert@sonic.net
Cell: (415) 254-0925
50 Lucerne Street, Apt #3
San Francisco Ca 94103

From: [Ionin, Jonas \(CPC\)](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2019-014314CUA 49 Hopkins Ave
Date: Wednesday, August 21, 2019 9:51:18 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: mld2@ix.netcom.com <mld2@ix.netcom.com>
Sent: Tuesday, August 20, 2019 8:18 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; millicent.johnson@sfgov.org; richhillssf@gmail.com; frank.funk@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: cheryl@ctraverse.com
Subject: Case No. 2019-014314CUA 49 Hopkins Ave

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

To: San Francisco Planning Commission

My name is Michael Land and I have owned and lived at 11 Hopkins Ave. since 1985.
I strongly oppose the proposed plan and design for a structure at 49 Hopkins Ave.
The proposed house plan is 4150 sq. ft. completely out of scale to the other homes on Hopkins Ave. 6 Bedrooms plus ADU with a garage for one car and some bicycles is going to add congestion to a very narrow, busy street between Burnett and Corbett. Hopkins is not an Avenue the original plat label was "Hopkins A" for alley...
The illegally demolished Neutra-designed House was a travesty and should not reward the developers with a mini-mansion on the top of our street for their financial gain.
Please do not allow this plan to be approved.

Thank You,
Michael Land
11 Hopkins Ave
San Francisco, 94131

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Data to support the Neighbor Opposition to the permit at 49 Hopkins Avenue (No.2019-014314CUA)
Date: Wednesday, August 21, 2019 9:49:56 AM
Attachments: [49 hopkinspermit.pptx - Read-Only.pptx - Read-Only.pptx - Read-Only.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Cheryl Traverse <cheryl@ctraverse.com>
Sent: Wednesday, August 21, 2019 7:32 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; millicent.johnson@sfgov.org; richhillissf@gmail.com; frank.funk@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Joan Kim <joan.s.kim@gmail.com>; Christopher Wilson <chriswilson8@me.com>; devoncutler@gmail.com; Paquita Rivas <paquitaelena@gmail.com>; Margarita Sandoval <maggiesierra5m@yahoo.com>; Michael Land <mland2@ix.netcom.com>; ken moore <kmoore1234@sbcglobal.net>
Subject: Data to support the Neighbor Opposition to the permit at 49 Hopkins Avenue (No.2019-014314CUA)

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lived here since 1985, a sister and brother whose mom and dad bought two properties much earlier than that, I bought my home in 1897, a woman who bought 11 years ago and the shortest time for a resident is 4 years.

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Cheryl Traverse

From: cheryl traverse <cheryl@ctraverse.com>

Date: Sunday, August 11, 2019 at 7:03 PM

To: "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "millicent.johnson@sfgov.org" <millicent.johnson@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "frank.funk@sfgov.org" <frank.funk@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>

Cc: jeffrey horn <jeffrey.horn@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>

Subject: Neighbor Opposition to the latest proposed plan for 49 Hopkins Avenue

To: San Francisco Planning Commission

Re: Case No. 2019-014314CUA (49 Hopkins Ave)-August 22, 2019

Dear Members of the San Francisco Planning Commission:

My name is Cheryl Traverse and I have lived at 44 Hopkins since 1987. I have participated in nonprofits Boards (Horizons, OpenHouse, Haight Street Art Center) after retiring in 2010 and continue to work with my supervisor to make the city better. I am coming back from a NAPA vacation and would love to speak you in person. If I hit traffic from my vacation in NAPA I may not make it and this letter will stand as my opinion.

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Here are the reasons for the opposition:

- The proposed new plan is for a total of **4160 square feet of space with 6 bedrooms**. This is triple the living space of the original Neutra-designed house (**1300 square feet**) and the original house had only **2 bedrooms**.
- It goes against the goal of the commission of maintaining the look and feel of the existing neighborhood and does not create affordable housing.
- All of the houses on our block are modest. This **4150 sq. ft. structure will sit next to a 1063 sq. ft.** house and dwarf the neighborhood we have all been living in for more than 40-50 years. This **6 bedroom** giant house will sit next to a **1 bedroom** house. **The contrast is eye opening.**
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- Additionally, this particular developer has already shown his disregard for your rules and our community.

IN SUMMARY:

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Importantly, the new design appears to be an example of this developer's continued lack of knowledge for San Francisco planning codes and decisions.

Historical Details:

1. In August of 2015, the developers submitted permit application and plans for renovations to the existing Neutra-designed House (1300 square feet 2 bedroom home). By September 2017, however, the developer completely and illegally demolished all but one partial wall of the structure, far exceeding the approved permit to renovate the existing home.
2. The Planning Commission then ordered that the original 1,300 sq. ft Neutra House be restored. Despite that, in submitting the permit application to acknowledge and retrospectively reflect the illegal demolition already done, the developer then submitted a plan to build a huge 4160 square foot home – disregarding the spirit of the Commission's decision.
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NOT ONLY IS the house plan inappropriately huge, the inclusion of the ADU in the new plan appears to be an attempt to take advantage of San Francisco's program to expand accessory dwelling units in order to bulldoze an even larger footprint through.

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Commissioners: Hopkins Avenue is exactly the kind of neighborhood that is rapidly disappearing in San Francisco; it is a one block stretch made up entirely of modestly-sized (1100-1600 sq. ft) homes, owned and lived-in by families. To approve this plan would be allowing a developer to build a dwelling triple the size – in direct defiance of the Commission’s prior decisions – and use the City’s focus on ADUs as a money motivated strategy to expand the square footage for profit.

Please Do not allow this plan to be approved. Preserve San Francisco neighborhoods and uphold your prior decisions. Do not allow out-of-state developers to profit in direct defiance of your codes.

Thank you

Cheryl Traverse
44 Hopkins
San Francisco, CA 94131

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: 220 San Jose - Drawings to Present at Hearing, how many sets?
Date: Tuesday, August 20, 2019 2:45:55 PM
Attachments: [SAN JOSE D.R. DRAWINGS.pdf](#)

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Winslow, David (CPC) <david.winslow@sfgov.org>
Sent: Tuesday, August 20, 2019 1:59 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: 220 San Jose - Drawings to Present at Hearing, how many sets?

Jonas,
Would you please forward this to the commissioners in advance of this Thursday' shearing? Thank you.

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

From: Joseph Armin <jzarmin@sonic.net>
Sent: Tuesday, August 20, 2019 1:01 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>
Cc: Meghna Subramanian <meghna.subramanian@gmail.com>; Kareem Ghanem <kareem.ghanem@gmail.com>
Subject: 220 San Jose - Drawings to Present at Hearing, how many sets?

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

Hello David,

We have prepared drawings depicting the potential revised scheme that I sent you on August 8th. I have enclosed them with this e-mail. I will be plotting up 11 x 17 sets of these to pass out to yourself and to the commission members at the D.R. hearing this Thursday. How many sets do you recommend us bringing to pass out to all of you?

thank you

Joe
JZA Architecture

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND CITY ADMINISTRATOR NAOMI KELLY ANNOUNCE \$12.9 MILLION IN GRANTS FOR ARTS ORGANIZATIONS
Date: Tuesday, August 20, 2019 9:21:40 AM
Attachments: [8.20.19 Grants for the Arts.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, August 20, 2019 9:11 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND CITY ADMINISTRATOR NAOMI KELLY ANNOUNCE \$12.9 MILLION IN GRANTS FOR ARTS ORGANIZATIONS

FOR IMMEDIATE RELEASE:

Tuesday, August 20, 2019

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

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

**MAYOR LONDON BREED AND CITY ADMINISTRATOR
NAOMI KELLY ANNOUNCE \$12.9 MILLION IN GRANTS FOR
ARTS ORGANIZATIONS**

*New funding priorities reflect Proposition E's increased investment in the arts and
Mayor Breed's commitment to equitable distribution of public funding*

San Francisco, CA — Mayor London N. Breed today joined City Administrator Naomi M. Kelly to announce \$12.9 million in general operating support grants to fund 220 arts organizations that enhance the City's cultural vibrancy. The new funding comes after Mayor Breed asked for a thorough review of the City's grantmaking to better support small- and medium-sized arts organizations.

Grants for the Arts (GFTA) provides a stable and dependable source for general operating costs for many of the City's arts and cultural organizations. This economic investment enhances our City's attractiveness to visitors, and provides employment and enrichment to residents. A range of diverse groups have been awarded funds this year, including the American Indian Film Institute, Cesar Chavez Holiday Parade and Festival, Museum of the

African Diaspora, the Chinese Chamber of Commerce, and the Tenderloin Museum. GFTA's total general operating support grant amount for Fiscal Year 2020 is \$12.9 million, which is an 18% increase from last year. The grants will fund 16 new organizations and increase funding for small- and medium-sized organizations by 28% over last year.

"These grants are a key step in implementing Proposition E's promise of providing more funding to community-based arts organizations," said Mayor Breed. "As the former Executive Director of the African American Art & Culture Complex, I saw the need for this type of funding firsthand. I am excited that we're able to support these organizations that bring so much culture and vibrancy to our community."

As president of the Board of Supervisors, Mayor Breed helped spearhead Proposition E to increase arts funding. During the mayoral transition, an arts working group recommended reforms to Grants for the Arts to ensure more community-based funding.

"Under the leadership of Matthew Goudeau, Grants for the Arts is making significant investments in arts groups that have the greatest needs and serve our City's diverse communities," said City Administrator Kelly, who oversees the Grants for the Arts program. "Together with the San Francisco Arts Commission and the broader arts community, we are taking a new look at the City's funding priorities to ensure equity."

"I am grateful to the many organizations that took the time to apply and that are providing cultural resources in San Francisco," said Grants for the Arts Director Matthew Goudeau. "We're here to make sure they succeed."

"We are thankful to Mayor Breed for her leadership in modernizing arts funding and responding to the needs of the community," said artist Debra Walker, who served as Chair of Mayor Breed's arts transition working group. "These funds are critically important to the cultural fabric of our City."

In November 2018, San Francisco voters approved Proposition E, a 1.5% reallocation of the existing 8% hotel tax for arts and culture services that include arts grants, cultural equity endowment, cultural centers, cultural districts, and needs in the arts community. Established in 1961 through a combination of City and State legislation, Grants for the Arts has distributed nearly \$390 million to hundreds of nonprofit cultural organizations to promote San Francisco by supporting the arts. GFTA has evolved into a national model of arts funding.

A complete list of the 220 organizations that received GFTA general operating support funding for Fiscal Year 2020 can be found [here](#).

###

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF PUBLIC HEALTH WITHDRAWAL FROM TITLE X GRANT PROGRAM
Date: Tuesday, August 20, 2019 8:42:58 AM
Attachments: [8.19.19 Title X Announcement.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, August 19, 2019 4:39 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF PUBLIC HEALTH WITHDRAWAL FROM TITLE X GRANT PROGRAM

FOR IMMEDIATE RELEASE:

Monday, August 19, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES DEPARTMENT OF
PUBLIC HEALTH WITHDRAWAL FROM TITLE X GRANT
PROGRAM**

Proposed changes in the rules that govern Title X funding from the federal government would prevent providers from discussing and providing patients with a full range of reproductive health services

San Francisco, CA — Mayor London N. Breed and Director of Health Dr. Grant Colfax announced today that the San Francisco Department of Public Health is withdrawing from the federal Title X Family Planning grant program. The action is in protest of the Federal Administration's changes to the rules that govern Title X funding, which would prevent providers from providing complete and unbiased reproductive health information, and a full range of services, to their patients.

The Health Department's San Francisco Health Network receives Title X funding, and its facilities provide pregnancy counseling and other reproductive health services, which would be censored or prevented under the Federal Administration's proposed new rules for Title X

funding.

“This is about ensuring that all patients in San Francisco have access to the information they need to make decisions about their health,” said Mayor Breed. “We won’t stand by and let the federal government impose a gag rule that would restrict access to basic reproductive health services and prevent people from making informed choices about what is best for them.”

The new Title X rules represent the Federal Administration’s attempt to interfere with the provider-patient relationship by determining how pregnancy, contraception, sexually transmitted diseases, and reproductive health are discussed, and limiting what information and services would be available to women and girls.

“The proposed changes to Title X are an attack on reproductive health services and we will not participate,” said Dr. Colfax. “Our patients deserve the full spectrum of education, support, information and care available to them, and our commitment to them will not waiver. The Health Department will not reduce any staff or services as a result of withdrawing from the Title X program.”

“By limiting federally-funded access to birth control and other reproductive health services, this heartless and unethical gag rule is designed to adversely impact the health of thousands of low-income women,” said District 5 Supervisor Vallie Brown, who last month passed legislation to prevent the City and County of San Francisco from official travel to, or business with, states that pass abortion bans. “Time and again, President Trump and his administration have acted with disdain and violence against women. San Francisco will not bow to this relentless assault on women and their access to basic healthcare, and I’m committed to doing everything in my power to work with the Department of Public Health to fully ensure that we protect the rights, freedoms, and bodies of all San Franciscans.”

Other San Francisco providers, including Planned Parenthood and Women’s Community Clinic, a program of healthRIGHT 360, are also withdrawing from the Title X program.

###

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 Company name 'Positive Vibe dba FLIGHT'
Date: Monday, August 19, 2019 1:31:28 PM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Sandra Paulos <sahp1955@aol.com>
Sent: Monday, August 19, 2019 10:30 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr Company name 'Positive Vibe dba FLIGHT'

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

To Whom It May Concern,

My name is Sandra Paulos and I am writing today to wholeheartedly give my support to the dispensary project in Park Merced at 61 Cambon Dr.

This new upstart business would be a positive addition since there is a shortage of dispensaries on that side of the city. I find the neighborhood comfortable and convenient to get to.

I have worked with Keena for a few years and I give a lot of praise to a dedicated, hardworking young man. He is very knowledgeable of the products FLIGHT would carry and getting the right advice would be an added plus.

I understand the hearing is on August 22nd and so, I strongly urge a yes.

Thank you Sandra Paulos (sahp1955@aol.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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$10 MILLION IN STIPENDS FOR SAN FRANCISCO EDUCATORS
Date: Monday, August 19, 2019 1:30:11 PM
Attachments: [8.19.19 Educator Stipends.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, August 19, 2019 8:40 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES \$10 MILLION IN STIPENDS FOR SAN FRANCISCO EDUCATORS

FOR IMMEDIATE RELEASE:

Monday, August 19, 2019

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

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

MAYOR LONDON BREED ANNOUNCES \$10 MILLION IN STIPENDS FOR SAN FRANCISCO EDUCATORS

The City budget for Fiscal Years 2019-20 and 2020-21 includes funding to support and retain educators at high-potential schools

San Francisco, CA — Mayor London N. Breed, in partnership with the San Francisco Unified School District (SFUSD), today announced a \$10 million stipend pilot program to support and retain educators who work at the City's high-potential schools. These stipends will provide additional financial support to educators who work in SFUSD schools that serve underserved communities and experience significant teacher turnover. Nearly all of San Francisco's high-potential schools are in the Bayview, Mission and southeastern neighborhoods.

Education research has consistently demonstrated that successful student achievement is determined by teaching quality. However, many urban schools serving low-income and students of color find it difficult to recruit and retain experienced educators. At high-potential schools, one-third of teachers are first or second year teachers, and educator turnover is 27%,

compared to district-wide turnover of 21%. This pilot program seeks to improve student outcomes by addressing the recruitment and retention issue that currently exists at high-potential schools.

“Students in San Francisco deserve a high-quality education, regardless of where they live or go to school. These stipends are one way to help make sure that qualified educators can keep working in our City and that our students are well-served,” said Mayor Breed. “San Francisco is an expensive place to live and we hope that these stipends will help our educators afford the cost of living so that they can be part of the community in which they work.”

The City budget for Fiscal Years 2019-20 and 2020-21 includes \$10 million over two years to provide stipends to over 1,000 educators at high-potential schools and is in addition to an existing SFUSD stipend program. Teachers at high-potential schools currently receive \$2,000 on top of their base salary. Starting this year, educators will receive \$3,000 per year for a total stipend of \$5,000. In FY 2020-21, educators will receive an additional \$2,500, bringing the total stipend amount to \$7,500 per year.

“We appreciate the Mayor and City partnering with SFUSD to support our mission of each and every student thriving in the 21st century,” said Superintendent Vincent Matthews. “Recruiting, retaining and supporting teachers in our high potential schools is a top priority.”

In 2008, San Francisco voters passed a bond measure, known as Quality Teacher and Education Act (QTEA), to fund increased teacher compensation along with professional development and accountability programs. Since then, SFUSD has offered a \$2,000 annual stipend to teachers at high-potential schools through the QTEA Initiative.

###

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: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Friday, August 16, 2019 1:01:18 PM
Attachments: [CMAC - Letter of Support - 258 Noe St. - Cannabis Store.docx](#)

*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: Ben Bleiman <benny.bleiman@gmail.com>
Sent: Friday, August 16, 2019 12:59 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; 258NoeStore@gmail.com
Subject: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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CMAC Letter of Support attached. Thanks!

--

Ben Bleiman
Managing Partner
Tonic Nightlife Group
Founder
San Francisco Bar Owner Alliance
Chairman
California Music and Culture Association

415.999.5053

"I find that a duck's opinion of me is very much influenced by whether or not I have bread."
-Mitch Hedberg

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 August 22, 2019
Date: Friday, August 16, 2019 12:58:59 PM
Attachments: [20190822_cal.docx](#)
[20190822_cal.pdf](#)
[20190822_closed.docx](#)
[20190822_closed.pdf](#)
[Advance Calendar - 20190822.xlsx](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,

I trust you enjoyed your summer hiatus...attached are your Calendars for August 22, 2019.

Please note:

You have a Closed Session starting at 11:00 am.

Commissioner Hillis,

Please review the previous hearing and materials for 2300 Harrison Street.

Commissioner Fung,

Please review the previous hearing and materials for 42 Ord Court.

Cheers,

*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: [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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND CITY OFFICIALS HIGHLIGHT PEDESTRIAN, TRAFFIC SAFETY FOR FIRST DAY OF SCHOOL
Date: Friday, August 16, 2019 11:45:17 AM
Attachments: [8.16.19 Pedestrian and Traffic Safety.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Friday, August 16, 2019 11:30 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND CITY OFFICIALS HIGHLIGHT PEDESTRIAN, TRAFFIC SAFETY FOR FIRST DAY OF SCHOOL

FOR IMMEDIATE RELEASE:

Friday, August 16, 2019

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

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

MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND CITY OFFICIALS HIGHLIGHT PEDESTRIAN, TRAFFIC SAFETY FOR FIRST DAY OF SCHOOL

Increased traffic enforcement, street safety improvements will make streets and sidewalks safer for pedestrians and bicyclists

San Francisco, CA — Mayor London N. Breed joined Supervisor Catherine Stefani, San Francisco Police Chief William Scott, San Francisco Municipal Transportation Agency (SFMTA) Interim Director Tom Maguire, and community advocates today to remind San Franciscans about the importance of pedestrian and traffic safety, especially with school starting on Monday, August 19. Also joining the announcement were students who have advocated for pedestrian and traffic safety improvements after one of their teammates passed away after being hit by a vehicle.

This year, SFMTA is providing crossing guards at 106 schools in the City. The Crossing Guard Program has hired 15 new guards, for a total of 190 Crossing Guards, who cover 154 intersections throughout the City. Additionally, the Safe Routes to School Program will expand from 30 elementary schools to 103 K-12 public schools. The Safe Routes to School program partners with local community centers, City departments, and pedestrian safety non-profits and programs to help make walking and bicycling to school safer and more accessible for children, including those with disabilities, and to increase the number of children who choose to walk, bicycle, take public transit, or ride in parental carpools.

“We want to make sure that our streets and sidewalks are safe for everyone in our City—whether you’re walking, biking, taking public transit, or in a car,” said Mayor Breed. “We have several ongoing initiatives to ensure year-round safety for pedestrians and bicyclists, and a few extra measures in place to make sure students can get to and from school safely once classes start on Monday.”

Mayor Breed reaffirmed the City’s commitment to making San Francisco’s streets safe for everyone, and discussed ongoing efforts to enhance street safety so that children and youth can get to and from school safely. The City has designed streets to reduce traffic speeds and increase visibility of pedestrians and bicyclists, and is building more protected bike lanes. During the first week of school, the San Francisco Police Department (SFPD) will provide enhanced traffic control and enforcement near at least 20 schools located on or near high-traffic corridors.

“With my own kids starting high school and fifth grade this month, I’m especially focused on the safety of our daily commutes,” said Supervisor Stefani. “After hearing countless stories of hit-and-runs and pedestrians or bicyclists being injured—or even killed—while trying to get to school or work, I applaud Mayor Breed’s attention to pedestrian and traffic safety. I look forward to continuing to work with the Mayor and my colleagues on the Board of Supervisors to make our streets and sidewalks safe for all.”

“Everyone has a role to play in keeping our streets safe,” said SFPD Chief William Scott. “For drivers, it is as simple as slowing down, avoiding distractions, watching for pedestrians and obeying the 15 mile-per-hour limit in school zones. Bicyclists, skateboarders, people using scooters and pedestrians must also follow our City’s traffic laws. By doing so, we can help ensure the well-being and safety of everyone on our streets.”

“We are working diligently with the school communities to deliver safer streets to our youngest pedestrians,” said Tom Maguire, Interim SFMTA Director of Transportation. “From designing and engineering safer streets to deploying more crossing guards at key intersections this year, we are excited to support families actively choosing sustainable modes of transportation to get to and from school safely.”

In May, Mayor Breed committed to adding 20 miles of new protected bike lanes over the next two years, and increasing traffic citations for blocking bike lanes by 10%. She advocated for a quick-build policy, which allows the City to make street safety improvements on high-injury corridors that need to be fixed immediately. SFMTA adopted the quick-build policy in June and is currently using the policy to implement safety projects.

In addition to street design improvements to increase safety for bicyclists and pedestrians, the City will continue efforts to increase traffic enforcement. In March, Mayor Breed instructed the SFPD to increase enforcement of dangerous driving most likely to result in collisions and to issue at least half of traffic citations to the five most common causes of collisions and injuries: speeding, violating pedestrian right-of-way in a crosswalk, running red lights, running stop signs, and failing to yield while turning.

####

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: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Friday, August 16, 2019 11:11:20 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: duncan ley <duncan@tngsf.com>
Sent: Thursday, August 15, 2019 4:35 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>
Cc: 285NoeStore@gmail.com
Subject: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. Cannabis retail at 258 Noe will be a positive impact on the surrounding businesses, bringing new and much needed shoppers, add heightened security, offer good paying jobs and give a boost to the commercial diversity of the Upper Market and Castro areas.

My name is Duncan Ley, I've known Terrance Alan for over a decade. He's worked tirelessly on cannabis reform and community building much longer than my relationship with him goes. I know Terrance's commitment to an inclusive family, diverse community and City, hands-on knowledge of operating a small business in San Francisco and positive role in the three-year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

Please register my support and I urge your vote "Yes."

Sincerely,

--

Duncan Talento Ley

415.722.6520

duncan@tngsf.com

SF . CA

--

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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: 755 Brannan Support letter
Date: Friday, August 16, 2019 11:08:20 AM
Attachments: [755 Brannan Street Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Steven Vettel <SVettel@fbm.com>
Sent: Friday, August 16, 2019 8:39 AM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Cc: Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Joseph Harney (jharney@HCMcommercial.com) <jharney@HCMcommercial.com>; David Sternberg (dsternberg@sternbergbenjamin.com) <dsternberg@sternbergbenjamin.com>; Ashley Breakfield <ABreakfield@fbm.com>
Subject: 755 Brannan Support letter

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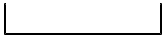
Linda, attached is a letter of support for the 755 Brannan project from SOMA Pilipinas. Please be sure that the Commissioners receive this letter prior to the August 22 hearing. Thank you.

From: Raquel R. Redondiez [<mailto:raquel@somapilipinas.org>]
Sent: Thursday, August 15, 2019 9:00 PM
To: Vettel, Steven (25) x4902; Paul Barrera
Subject: Support letter

Hi Steve:
Paul will be hand-delivering this to the commission next week and also speaking at public comment.

Thank you!!

Raquel R. Redondiez
SOMA Pilipinas Director
San Francisco Cultural Heritage District



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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 333 California
Date: Thursday, August 15, 2019 12:08:17 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: john nulty <sf_tac@yahoo.com>
Sent: Wednesday, August 14, 2019 5:29 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: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>
Subject: 333 California

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

Dear Commissioner,

3333 California Street

RE: Case # 2015-014028

The former Fireman's Fund Insurance Company property on 10.2 acres has been bought by a private for-profit developer. The developer seeks variances and changes to current open space the neighborhood enjoys. Also the project sponsor want to take 10-15 years to built 15 buildings and add retail to an existing. West of location Laurel Village, east City Center and other retail in the immediate area.

We oppose this project impacts to the neighborhood including 4 stories of underground parking, variances, conditional use authorization being sought that change this neighborhood.

Sincerely,

Tenant Association Coalition of San Francisco

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Notice of Hearing on Appeal on Preliminary Negative Declaration for 2417 Green Street
Date: Wednesday, August 14, 2019 12:40:24 PM
Attachments: [2017-002545ENV-2417 Green Street-Notice of Hearing.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Huggins, Monica (CPC) <monica.huggins@sfgov.org>
Sent: Wednesday, August 14, 2019 12:24 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Subject: Notice of Hearing on Appeal on Preliminary Negative Declaration for 2417 Green Street

Hello,

Please forward the attached Notice of Hearing on Appeal on Preliminary Negative Declaration for 2417 Green Street to the CPC Commissioners and HPC Commissioners.

Thank You,

Monica Huggins
Administrative Assistant
City and County of San Francisco
Environmental Planning
1650 Mission Street, 4th Floor
San Francisco, CA 94105
415-575-9128
Monica.Huggins@sfgov.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 \(CPC\)](#)
Subject: FW: 61 Cambon Dr, Positive Vibe dba FLIGHT
Date: Tuesday, August 13, 2019 3:25:13 PM
Attachments: [flight.pages.zip](#)

*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: cheeezwill@aol.com <cheeezwill@aol.com>
Sent: Tuesday, August 13, 2019 3:08 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr, Positive Vibe dba FLIGHT

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

To Whom It May concern:

My name is John Ward and in 1959 I was born into an extended Parkmerced family that included my parents, both sets of my grandparents and my aunt and uncle too. I have been on The San Francisco Giants Television Crew since 1986 and am the proud holder of 3 "Best Director" Emmy Awards as well.

I am writing today to support my friend and colleague Keena Middleton and his role in FLIGHT, a Parkmerced SF Equity Applicant. I've known Keena for many years, he manages The Giants Player Parking at Oracle Park like a maestro. He treats every visitor, from superstars to lost patrons with dignity and respect (all while safely parking cars worth more than my house!). He is smart, honest, business like and would be great at running any enterprise.

I've also worked with Keena "the entrepreneur" over the years on numerous charitable events, donating his time and his limousine service shuttling celebrities like Renel for charities like David Benzer's Strike Out Fear Foundation.

As a native of San Francisco, it is really important to me that opportunities like this should and need to be shared and accessed by local folks who truly reflect the wonderful diversity of our neighborhoods.

As a former Parkmerced resident, it is also very important that our historically underserved neighborhood not only have access to compassionate medicine and legal recreational sales, but also to much needed jobs, commerce and economic opportunity.

FLIGHT'S thoughtful application has done it's due diligence, including detailed and responsible security and parking plans that show the proper respect for its neighbors.

I whole heartedly endorse Keena and FLIGHT's mission and plan. Please feel free to contact me if you'd like further information. Thanks for listening!

Sincerely,

John Michael Ward
200 Pearl Ave.
San Carlos, CA 94070
650 454-5385

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON SAN FRANCISCO'S LAWSUIT TO STOP TRUMP ADMINISTRATION'S ATTEMPT TO RESTRICT ACCESS TO FEDERAL AID FOR IMMIGRANTS
Date: Tuesday, August 13, 2019 12:15:11 PM
Attachments: [08.13.19 Public Charge Lawsuit.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, August 13, 2019 12:06 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON SAN FRANCISCO'S LAWSUIT TO STOP TRUMP ADMINISTRATION'S ATTEMPT TO RESTRICT ACCESS TO FEDERAL AID FOR IMMIGRANTS

FOR IMMEDIATE RELEASE:

Tuesday, August 13, 2019

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

***** STATEMENT *****

**MAYOR LONDON BREED ON SAN FRANCISCO'S LAWSUIT
TO STOP TRUMP ADMINISTRATION'S ATTEMPT TO
RESTRICT ACCESS TO FEDERAL AID FOR IMMIGRANTS**

San Francisco – Earlier today, City Attorney Dennis Herrera announced that San Francisco and Santa Clara Counties are filing a lawsuit to stop the Trump administration from moving forward with a change to the so-called “public charge” rule, which would deny access to residency to immigrants if they receive federal assistance through various programs.

“This lawsuit is about protecting our residents and standing up against a policy that will have devastating effects on the well-being of many San Franciscans. We will continue to fight against any and all efforts to divide us, because by targeting our diverse communities, the federal administration is attacking a fundamental aspect of who we are as a city.

This is bad policy that will lead to more homelessness and children going hungry. It is specifically designed to harm immigrants, who pay billions of dollars in taxes, in order to push

a political agenda of divisiveness and intolerance. It is inhumane, and we are taking action to stop it.”

###

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: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Tuesday, August 13, 2019 11:51:24 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: Elissa Hambrecht <elissa@fumehighroad.com>
Sent: Monday, August 12, 2019 4:30 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>
Subject: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman:

I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. Cannabis retail at 258 Noe will be a positive impact on the surrounding businesses, bringing new and much needed shoppers, add heightened security, offer good paying jobs and give a boost to the commercial diversity of the Upper Market and Castro areas.

My name is Elissa Hambrecht and I live in Cole Valley, not far from the Upper Market neighborhood in San Francisco. I know about this project because I am in the cannabis industry and work with Terrance Allen and other cannabis industry leaders here in my home town.

All of us in the legal cannabis industry are working hard on the transition to a legal and regulated market. We believe this is important for society and that the failed war on drugs created much harm, which we believe the legal industry can largely reverse.

However, we are struggling, largely because the black market continues to thrive. This is happening because there is a serious lack of legal access across the state. My partner (Eric Sklar) and I spend a lot of time outside of running our businesses to do a lot of public and grassroots organizing to get the more than 65% of local jurisdictions who continue to ban commercial cannabis activities, to change their ways and issue ordinances to open up applications for business people to procure local licenses.

In San Francisco, while we are proud to have ushered in the medial and later adult use legal industry, we still have a shortage of quality retail establishments, which not only sell cannabis, but also educate and inform consumers. It is for these reasons that I want to see 258 Noe Street cannabis retail open.

My support for this project comes from my personal experience with the principals, watching and sharing in their involvement in the positive connection cannabis had on community ravaged by the crisis of AIDS. I know them by their commitment to an inclusive family, diverse community and City, their hands-on knowledge of operating a small business in San Francisco and positive role in the three-year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

The store is owned by the equity applicant, Terrance Alan and Focus 415 Capital Investments Group, a small group of investors each with a long history in cannabis, social advocacy, business. The renovations proposed will strip back decades of ugly exterior “modernization” and sensitively house a modern retail operation inside tastefully updated Victorian era storefront.

Please register my support and I urge your vote “Yes.” Please do not hesitate to contact me with any questions you may have.

Sincerely,

Elissa

Elissa H. Hambrecht
415-298-1972

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: yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street
Date: Tuesday, August 13, 2019 11:49:54 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: doctorSpook GeoMagnetic.tv <doctorspook@hotmail.com>
Sent: Monday, August 12, 2019 5:20 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>
Subject: yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street

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

Dear SF Planning Department and District Supervisor Mandelman,

I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. Cannabis retail at 258 Noe will be a positive impact on the surrounding businesses, bringing new and much needed shoppers, add heightened security, offer good paying jobs and give a boost to the commercial diversity of the Upper Market and Castro areas.

My name is Nathan Vogel from San Francisco and a home owner. I have known Terrance for many years and believe he would be a great person to actualize this vision to help make legal Cannabis retail available.

My support for this project comes from my personal experience with the principals, watching and sharing in their involvement in the positive connection cannabis had on community

ravaged by the crisis of AIDS. I know them by their commitment to an inclusive family, diverse community and City, their hands-on knowledge of operating a small business in San Francisco and positive role in the three-year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

The store is owned by the equity applicant, Terrance Alan and Focus 415 Capital Investments Group, a small group of investors each with a long history in cannabis, social advocacy, business. The renovations proposed will strip back decades of ugly exterior "modernization" and sensitively house a modern retail operation inside tastefully updated Victorian era storefront.

Please register my support and I urge your vote "Yes."

Sincerely,

Nathan Vogel

Aug 12 2019

Nathan Vogel / Doctor Spook

~"<Follow your Bliss>"~

www.geomagnetic.tv

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: Case No 2019-014314CUA (49 Hopkins Avenue)
Date: Monday, August 12, 2019 3:22:05 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Kenneth Moore <kmoore1234@sbcglobal.net>
Sent: Monday, August 12, 2019 2:27 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Case No 2019-014314CUA (49 Hopkins Avenue)

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

- From: Kenneth Moore and George Bobbitt
28 Hopkins Ave.
San Francisco, CA 94131-1379
- To: San Francisco Planning Commission
- Re: Case No. 2019-014314CUA (49 Hopkins Avenue)
- Dear Commissioners:
- We wish to express opposition to this latest proposed plan and design to legalize the demolition of an historical 3,280 square foot single-family home and to allow construction of a new 2,625 square foot single-family home, a 1,200 square foot accessory dwelling unit, plus a 355 square foot garage within our RH-1 Zoned District in which we have lived since March, 1957. The home was illegally demolished in 2017, an act that should not be made retroactively legal.
- It is our understanding that it was found in 2018 that the applicant illegally demolished

the entire structure, excepting a small portion of the garage of the then existing Largent House and that any future structure would have to replicate in size and design this historical house. Seemingly, the developer thought that adhering to an approved permit for renovations was not to be expected of him.

- It is also our understanding that this developer's subsequent application for a permit to build a 3,000 plus square foot building was denied. Once again, it was as if the Commission's original decisions and restraints must not apply to him.

- Now, the developer is back with plans for a new structure, totaling over 4,000 square feet which includes a garage and an accessory dwelling unit. We fear that the ADU may have been included only to influence favorably the Planning Commission's decision. San Francisco desperately needs additional housing in order to alleviate the homeless situation. Each unit in this plan is proposed to be at market-rate. However, market-rate units, costing thousands of dollars a month appear to be counter intuitive.

- The proposed structure is far too large and out of character for our short street of small, single-family homes, all of which are occupied by their owners. This type of neighborhood is disappearing at a rapid rate. During the 52 years we have lived on Hopkins Avenue too many smaller homes in the immediate area have disappeared only to be replaced by large multi-dwelling buildings.

- Constructing so much square footage on such a small lot without having an adverse impact on immediately adjacent neighbors, as well as on the entire street, seems improbable, if not impossible. Hopkins Avenue is very short and is very steep. Like much of Twin Peaks the houses are based on sandy soil.

- Do not continue to allow developers and large corporations to defy San Francisco's established rules, regulations, codes and decisions, to do as they wish, and then demand "forgiveness."

- Please do not approve this application.

- Thank you.

- Kenneth Moore and George Bobbitt

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case No. 2019-014314CUA (49 Hopkins Ave)
Date: Monday, August 12, 2019 3:21:47 PM
Attachments: [Letter to SF Planning Commission \(49 Hopkins\) - JSK.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Joan Kim <joan.s.kim@gmail.com>
Sent: Monday, August 12, 2019 2:50 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Fwd: Case No. 2019-014314CUA (49 Hopkins Ave)

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

Apologies, Jonas - it seems I misspelled your last name the first time.

Thank you in advance,
Joan

Begin forwarded message:

From: Joan Kim <joan.s.kim@gmail.com>
Date: August 11, 2019 at 11:41:10 PM PDT
To: jonas.ionan@sfgov.org, jeffrey.horn@sfgov.org
Cc: myrna.melgar@sfgov.org, joel.koppel@sfgov.org, frank.fung@sfgov.org,
richhillissf@gmail.com, milicent.johnson@sfgov.org, kathrin.moore@sfgov.org,
dennis.richards@sfgov.org
Subject: Case No. 2019-014314CUA (49 Hopkins Ave)

(PDF attached)

August 11, 2019

To: San Francisco Planning Commission

Re: **Case No. 2019-014314CUA (49 Hopkins Ave)**

Dear Members of the San Francisco Planning Commission:

I write in opposition to the latest proposed plan and design for the structure at 49 Hopkins Ave. The latest proposed plan is for a total 3,825 square foot living space plus an additional 335 square foot garage space.

My name is Joan Kim, and I have lived across the street at 36 Hopkins since 2008. I am regrettably unable to make the Thursday, August 22nd hearing as I will be out of town (a trip scheduled more than a year ago; and I was unfortunately unable to change my travel on short notice since learning of the hearing date and time). Please let this email stand as my opposition to the proposed plan in lieu of my attendance at the public hearing.

My opposition to the proposed plan is three-fold:

- 1) The proposed plan would create a house that is more than twice the size of the average house on Hopkins Ave
- 2) The plans are in direct defiance of the Commissions's prior rulings, decisions and codes
- 3) The proposed plan is designed to maximize the footprint (and thereby the rentable or resaleable value) for the developer, in direct opposition to the City of San Francisco's goal to create and preserve affordable housing units

The developers of 49 Hopkins, LLC continue to demonstrate a pattern of defying the established codes, protocols and prior decisions of the City of San Francisco Planning Commission. The new plan not only disregards the December 2018 order to restore the illegally demolished 1,300 sq ft historical Largent House, but instead proposes a main dwelling design that is more than twice the size at 2,625; then further adds 1,200 sq ft in the form of an accessory dwelling unit (ADU).

The new design is the latest action in this developer's continued disregard for San Francisco Planning Commission's codes and decisions:

- In August of 2015, the developers submitted a permit application for renovations to the then existing historical Largent House
- By September 2017, however, the developer had illegally demolished all but one

partial wall of the structure, far exceeding the approved permit

- The Planning Commission then ordered that the original 1,300 sq ft Largent House be restored
- Instead of submitting plans to restore the Largent House (or even another comparable dwelling approximating 1,300 sq ft) the developer then submitted a plan to build a 3,280 sq ft dwelling, in the permit application that was to acknowledge and retrospectively reflect the illegal demolition already done
- The Planning Commission denied the 3,280 sq ft plan - and in response the developer has submitted this latest plan for an even larger 3,825 sq ft dwelling (4,160 sq ft including the garage)

The inclusion of the ADU in the new plan appears to be a rather disingenuous attempt to take advantage of San Francisco's program to expand accessory dwelling units in order to bulldoze the larger footprint through. The proposed ADU does not capture the underlying spirit of the SF-ADU initiative: the proposed dwelling does not create or preserve more affordable housing units in the City of San Francisco.

As included in these latest plans, the ADU is designed merely to maximize the square footage of the rentable space that the developer is seeking to build (and monetize). If the developer were to abide by the intent behind San Francisco's ADU program, they could propose to rebuild a 1,300 sq ft main dwelling as ordered by the Commission, and then add a modestly sized ADU, in order to create two affordable housing units.

One of the reasons why I chose Hopkins Avenue as my home is that it is the kind of "true neighborhood" that is rapidly disappearing in San Francisco – it is a one block stretch comprised entirely of modestly-sized (1000 to 1600 sq ft) homes, lived in by the owners themselves, not owned by out-of-state real estate developers and LLCs. My neighbors often call me to tell me when my roof is retaining puddles, and take in my packages and trash / recycling cans for me if I am at work or out of town. This is the kind of (now rare) San Francisco neighborhood that working families can still call home.

The developers of 49 Hopkins LLC have shown equal disregard to my neighbors on Hopkins and Burnett as they have to the City's building codes, regulations, and the Commission's prior decisions:

- While illegally demolishing the existing structure at 49 Hopkins Ave far in excess of the permit to "renovate," the developers excavated the foundation in an effort to further increase the footprint; on a hill with 14-20% grade – potentially jeopardizing the structural integrity of the adjacent homes on this steep hill
- The unlawful demolition process also damaged the adjacent home at 43 Hopkins Avenue, for which the neighbors at 43 Hopkins have yet to be compensated or offered repair
- These new plans for 49 Hopkins are for a dwelling designed to maximize rental (or

resale) income for a developer looking to profit in direct defiance of the San Francisco City Planning Commission and the wishes of the neighbors

Commissioners – to approve this plan would be allowing an out-of-state developer to build a dwelling more than twice the average size of this neighborhood – in direct defiance of the Commission's prior decisions – and using the City's focus on ADUs as a ruse to expand the square footage for profit. My concern is that the decision to allow this oversized dwelling on this site would set a precedent and launch a cascade of events whereby, one by one, the houses on Hopkins will all eventually be bought and converted into huge 3,500+ sq ft dwellings that very few could afford, and continue the disappearance of affordable neighborhoods in San Francisco.

Do not allow this plan to be approved. Preserve San Francisco neighborhoods and uphold your prior decisions. Do not allow out-of-state developers profit in direct, blatant defiance of your codes, prior decisions and the City's push to preserve and expand affordable homes.

Thank you,

Joan Kim

36 Hopkins Avenue

San Francisco, CA 94131

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 Drive
Date: Monday, August 12, 2019 1:26:58 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Hana Hayashi <hanita44@gmail.com>
Sent: Monday, August 12, 2019 12:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Drive

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

To whom it may concern regarding the 61 Cambon Dr storefront project:

The home I grew up in, moved away from for most of my adult life, and recently moved back into is in the Sunset. I love being back in my family home but it is a little difficult being so isolated in the outer Sunset after living in the East Bay and having much easier access/connection to transportation, amenities etc. I suffer from rheumatoid arthritis and use cannabis (both THC and CBD) to help with the pain and inflammation. I don't like using delivery services because I like browsing for the right medication. Having a dispensary in my neighborhood would really help, as it is a long and inconvenient journey otherwise. I full heartedly support the addition of a cannabis dispensary to the Park Merced neighborhood and I think Positive Vibe (DBA Flight) is a great candidate.

Sincerely,
Hana H.

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR LONDON BREED ON FEDERAL DECISION TO RESTRICT ACCESS TO AID FOR IMMIGRANTS
Date: Monday, August 12, 2019 12:17:53 PM
Attachments: [08.12.19 Public Charge.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, August 12, 2019 12:07 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON FEDERAL DECISION TO RESTRICT ACCESS TO AID FOR IMMIGRANTS

FOR IMMEDIATE RELEASE:

Monday, August 12, 2019

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

***** STATEMENT *****
**MAYOR LONDON BREED ON FEDERAL DECISION TO
RESTRICT ACCESS TO AID FOR IMMIGRANTS**

San Francisco – Earlier today, the Trump administration announced that they will move forward with a change to the so-called “Public Charge” rule, which will deny access to residency to immigrants if they receive federal assistance through various programs.

“The federal administration’s decision to move forward with this heartless proposal is the latest in a seemingly unending series of attempts to target immigrants, which tear at the very fabric that ties our community together.

Let’s be clear—this proposal is designed to make our most vulnerable residents forego critical services, food, and medical care that they lawfully receive or risk the opportunity to remain in the United States in the future. People will go hungry and risk becoming homeless. Children won’t have access to basic medical services, even though immigrant families already pay billions of dollars in taxes.

This is not only bad policy, it is immoral. We will do everything in our power to fight it.”

###

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. Company name "Positive Bive dba Flight"
Date: Monday, August 12, 2019 11:14:35 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: Angie A <ooms.geli@gmail.com>
Sent: Wednesday, August 07, 2019 3:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr. Company name 'Positive Bive dba Flight'

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

To who it may concern,

I am writing to show support for this business project. I am a person who uses for medical use for chronic pain every now and then and would like to be able to have a dispensary close to home to have access to. Please consider.

Respectfully
Resident of the Outer Sunset San Francisco
Angelica Abuyen

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: Supporting Dispensary in Park Merced.
Date: Monday, August 12, 2019 11:14:21 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

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

From: Dre Yuh <dre_yuhhhh@yahoo.com>
Sent: Wednesday, August 07, 2019 10:34 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Supporting Dispensary in Park Merced.

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

Good Evening,

I support a dispensary opening in the Park Merced location.

Best regards.

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: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Monday, August 12, 2019 11:14:04 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: Keith Freedman <freedman@mymailhub.com>
Sent: Wednesday, August 07, 2019 3:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>
Cc: 285NoeStore@gmail.com
Subject: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department, District 8 Supervisor Mandelman, and all SF City Supervisors,

I am Keith Freedman and live in the Castro a couple blocks from this location, I teach at CCSF, I am a member of the Merchants of Upper Market and Castro (MUMC) and I run a business which caters to tourists. I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. While I don't find a personal need for cannabis, this type of business will fill a need in the neighborhood and serve the community without negative consequences. The heightened security of this type of business will make the area safer for residents and tourists alike and will bring much needed foot traffic to a stretch of businesses which are often forgotten by locals and overlooked by tourists.

This will also help diversify the businesses in the neighborhood which will be an added incentive for people to visit this important retail corridor.

My support for this project comes from my personal experience with the principals, watching and sharing in their involvement in the positive connection cannabis had on community ravaged by the

crisis of AIDS. I know them by their commitment to an inclusive family, diverse community and City, their hands-on knowledge of operating a small business in San Francisco and positive role in the three-year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

The store is owned by the equity applicant, Terrance Alan and Focus 415 Capital Investments Group, a small group of investors each with a long history in cannabis, social advocacy, business. The renovations proposed will strip back decades of ugly exterior “modernization” and sensitively house a modern retail operation inside tastefully updated Victorian era storefront turning the ugly duckling on the block to the graceful swan.

Please register my support and I urge your vote of “Yes.”

Thanks,
Keith Freedman

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. Positive Vibes dba FLIGHT
Date: Monday, August 12, 2019 11:13:31 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Melisa Rivas <msrivas90@gmail.com>
Sent: Friday, August 09, 2019 11:35 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr. Positive Vibes dba FLIGHT

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

To whom it may concerns

This email is to show my support for upwanna I cl oming dispensary project in Park Merced. There is a shortage of dispensarwuanna ies on that side of the city which makes is difficult for patients like me to drive acroqss the city to the closest dispensary. Thank you for your consideration.

Best,
Melisa Rivas

Sent from my iPhone

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: Support for the "61 Cambon Dr." Project
Date: Monday, August 12, 2019 11:11:12 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Alexander Nichols <anichols.an@gmail.com>
Sent: Sunday, August 11, 2019 4:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Support for the "61 Cambon Dr." Project


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

Dear Planning Commission,

I Alexander Nichols is pleased to endorse and support the “61 Cambon Dr. project”

It is with great honor to give support for the project at 61 Cambon Dr. for this project to drive and bring a diverse program to the area. It is through continue endeavors such as the “61 Cambon DR project” that are allowing minorities to create successful programs and build equity in the areas.

Sincerely,
Alexander Nichols

 Sender notified by
[Mailtrack](#)



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: Monday, August 12, 2019 11:11:03 AM
Attachments: [FORMLETTER 100.pdf](#)
[FORMSignatures.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Keena Middleton <kjmiddle10@gmail.com>
Sent: Monday, August 12, 2019 8:33 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Re: 61 Cambon Dr

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

Dear Planning commission,

Attached are signatures on a Form letter in support of the project @ 61 Cambon Dr. located in Parkmerced plaza.

thank you for your time,
Keena Middleton

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING OF NEW POLICE DEPARTMENT FACILITY
Date: Monday, August 12, 2019 10:57:39 AM
Attachments: [8.08.19 Traffic Company and Forensic Services Division Groundbreaking.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, August 08, 2019 11:08 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING OF NEW POLICE DEPARTMENT FACILITY

FOR IMMEDIATE RELEASE:

Thursday, August 8, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES GROUNDBREAKING
OF NEW POLICE DEPARTMENT FACILITY**

*The new Traffic Company and Forensic Services Division facility is funded by the Earthquake
Safety and Emergency Response Bond Program*

San Francisco, CA — Mayor London N. Breed today joined City officials and community leaders for the groundbreaking of a new San Francisco Police Department (SFPD) facility in the Bayview. The new facility will house SFPD's Forensic Services Division and the City's Traffic Company, or motorcycle police.

Located at 1995 Evans Ave., the 100,000-square-foot building will bring two Forensic Services Division laboratories—currently located in separate outdated facilities—into a single seismically safe property. The new facility will be constructed to remain operational for up to 72 hours after a major earthquake or other disaster. Its resilient design will ensure the safety of first responders and residents when a disaster strikes.

“The Police Department's Traffic Company and Forensic Services Division are an important part of our City's emergency response plan, and it's critical that they are located in a

seismically-safe building so that they can continue to serve the community in the hours and days after an earthquake or other emergency,” said Mayor Breed. “This project is a great use of Earthquake Safety and Emergency Response Bond funds and will make our City more resilient.”

The Traffic Company and several Forensic Services Division facilities are currently located in the 1960s-era Hall of Justice at 850 Bryant St., which is not seismically safe. Additional Forensic Services Division facilities, including the forensic laboratory, are located at the Hunters Point Shipyard in a building that is scheduled for demolition to make way for a new residential development.

“Each day, our Traffic Company plays a key role in preventing and investigating traffic collision injuries and fatalities. Our forensic lab is critical to our ability to investigate crimes,” said San Francisco Police Chief William Scott. “The development of a new, seismically safe and easily accessible facility will help us continue to respond quickly to the needs of San Francisco, provide uninterrupted service during a disaster and enable a rapid recovery for our City.”

The Traffic Company and Forensic Services Division facility will be equipped with multiple laboratory spaces, a secure room to store evidence, a firearm testing facility, a briefing room and several conference and office spaces. There also will be space allocated for SFPD motorcycle parking.

“I’m excited to see the third City-funded major capital infrastructure project to be built in District 10,” said District 10 Supervisor Shamann Walton, who represents the Bayview neighborhood. “This facility will play a major role in earthquake and disaster response in addition to daily responses.”

The new building will help improve efficiency for the Forensic Services Division’s personnel, who collect, analyze and compare physical evidence crime scenes. The Division is comprised of the Crime Scene Investigation unit, computer forensics, the identification bureau, a photo laboratory, and a crime laboratory. Bringing the division under one roof will enhance the processing of cases and allow the Division to share important data more easily.

The building will also house the SFPD’s Traffic Company, which handles crowd control, traffic violation enforcement, vehicle inspections, red-light camera citations, and other traffic support and enforcement tasks. Following the completion of the building, the SFPD’s motorcycles will be accessible in the event of an earthquake. Access to the motorcycle fleet is an important element of the City’s emergency response plan because motorcycles are able to maneuver city streets more easily than squad cars or SUVs, especially if streets are damaged or covered in debris following an earthquake.

“The Traffic Company and Forensic Services Division groundbreaking is a key milestone of the City’s Ten-Year Capital Plan, which identifies and funds capital projects while ensuring the tax rate does not rise,” said City Administrator Naomi M. Kelly. “Smart fiscal planning now will better protect San Franciscans in the event of a major disaster.”

San Francisco Public Works is managing the project for the Police Department and has partnered with HOK Architects, in association with MEI Architects, on its design. Clark Construction is the general contractor for the project. The facility is scheduled for completion

in the fall of 2021.

“Public Works is proud to be managing construction for this new, essential piece of capital infrastructure for the City,” said San Francisco Public Works Director Mohammed Nuru. “We are excited to work closely with our private partners to bring this facility to completion in a timely and fiscally responsible manner.”

The Traffic Company and Forensic Services Division Facility project is funded by the Earthquake Safety and Emergency Response (ESER) Bond Program, an initiative to strengthen earthquake safety and emergency response resiliency through capital improvements on critical infrastructure, including police and fire facilities, and the Emergency Firefighting Water System. San Francisco voters overwhelmingly approved the first two phases of the ESER Bond Program in 2010 and 2014, each receiving nearly 80 percent approval.

The Board of Supervisors voted to place the third installment of the ESER Bond Program—a \$628.5 million bond proposal—on the March 2020 ballot for voter consideration.

More information on the ESER Bond Program and the Traffic Company and Forensic Services Division Facility can be found at www.sfearthquakesafety.org.

###

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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES SIGNIFICANT SAFETY IMPROVEMENTS RESULTING FROM VALENCIA STREET BIKE LANE PROJECT
Date: Monday, August 12, 2019 10:54:35 AM
Attachments: [8.09.19 Valencia Street Safety Pilot Results.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Friday, August 09, 2019 7:07 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES SIGNIFICANT SAFETY IMPROVEMENTS RESULTING FROM VALENCIA STREET BIKE LANE PROJECT

FOR IMMEDIATE RELEASE:

Friday, August 9, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES SIGNIFICANT
SAFETY IMPROVEMENTS RESULTING FROM VALENCIA
STREET BIKE LANE PROJECT**

Pilot project virtually eliminated illegal vehicle loading in bike lane, reduced mid-block vehicle/bike interactions by 95%

San Francisco, CA — Mayor London N. Breed and the San Francisco Municipal Transportation Agency (SFMTA) today announced initial results showing that safety conditions have significantly improved on Valencia Street following the implementation of the Valencia Street Pilot Safety Project. Mayor Breed encouraged the SFMTA to expedite the Pilot Safety Project in September 2018. Construction was substantially completed in January 2019, 10 months earlier than originally scheduled.

The data shows that the project has essentially eliminated illegal vehicle loading in the bike

lane. Vehicle loadings in the bike lane dropped from 159 observed instances in October 2018, before the project, to two observed instances in May 2019. Additionally, there was a 95% decrease in interactions between vehicles and bikes at mid-block locations, which is traditionally where people who bike are at risk of being “doored” by a car door opening. Furthermore, 98% of bicyclists were observed using the bike lane or buffered area, and 84% of drivers were observed yielding to bicyclists in the mixing zones.

“Valencia Street was one of the most dangerous corridors in our City before this project, which is why I pushed to have these safety improvements expedited,” said Mayor Breed. “The data now backs up what we knew to be true—commonsense safety improvements dramatically reduce the risk of collisions and save lives. Our new quick-build policy will allow us to take action like this on streets that we know are dangerous, and then let the data inform how we improve those streets in the future.”

The results of the pilot project will inform changes along the rest of the corridor. Improvements on Valencia St. south of 19th St. are anticipated to be completed by spring 2020 under the SFMTA’s new ‘quick-build’ policy, which Mayor Breed pushed for. This policy allows the SFMTA to make temporary safety improvements as pilot projects, without having to go through the normal, exhaustive approval processes that takes years and is incredibly costly. This approach means that SFMTA will use materials that can last for up to 24 months, bringing safety benefits to high-crash streets immediately. To ensure accountability, SFMTA engineers will report to the public about the efficacy of these projects and City crews can then modify or even remove road treatments that do not prove effective.

“We’re thrilled by the results on Valencia Street and know this is just the tip of the iceberg. We need to keep charging ahead to make the urgent changes to reach our goal of Vision Zero,” said Tom Maguire, acting Director of Transportation for the SFMTA. “The Mayor’s support is greatly appreciated and critical to keeping these effective safety measures within our sights.”

The Valencia Street project includes a fully parking-protected bike lane on Valencia Street from Market Street to 15th Street, which had the highest ridership count on the corridor and the highest injury rates.

“These numbers are further proof that infrastructure like protected bike lanes dramatically improves safety on our street,” said Brian Wiedenmeier, Executive Director of the San Francisco Bike Coalition. “Now is the time to get to work fixing the rest of Valencia Street and other known high injury corridors across San Francisco.”

Mayor Breed has called for 20 miles of new protected bike lanes to be completed by the end of 2020, doubling the City's previous pace. SFMTA is rapidly executing this directive. Just last week, the SFMTA completed a new one-mile protected bicycle lane on 7th Street between Townsend and 16th Streets. Using the quick build process, SFMTA started the project in late May and substantially completed installation in late July, significantly improving bicycle connections between SoMa and Mission Bay.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Neighbor Opposition to the latest proposed plan for 49 Hopkins Avenue
Date: Monday, August 12, 2019 10:46:00 AM
Importance: High

*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: Cheryl Traverse <cheryl@ctraverse.com>
Sent: Sunday, August 11, 2019 7:04 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; millicent.johnson@sfgov.org; richhillssf@gmail.com; frank.funk@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Neighbor Opposition to the latest proposed plan for 49 Hopkins Avenue
Importance: High

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

To: San Francisco Planning Commission
Re: Case No. 2019-014314CUA (49 Hopkins Ave)-August 22, 2019

Dear Members of the San Francisco Planning Commission:

My name is Cheryl Traverse and I have lived at 44 Hopkins since 1987. I have participated in nonprofits Boards (Horizons, OpenHouse, Haight Street Art Center) after retiring in 2010 and continue to work with my supervisor to make the city better. I am coming back from a NAPA vacation and would love to speak you in person. If I hit traffic from my vacation in NAPA I may not make it and this letter will stand as my opinion.

The purpose of this letter is to strongly oppose the latest proposed plan

and design for the structure at 49 Hopkins Avenue.

Here are the reasons for the opposition:

- The proposed new plan is for a total of **4160 square feet of space with 6 bedrooms**. This is triple the living space of the original Neutra-designed house (**1300 square feet**) and the original house had only **2 bedrooms**.
- It goes against the goal of the commission of maintaining the look and feel of the existing neighborhood and does not create affordable housing.
- All of the houses on our block are modest. This **4150 sq. ft. structure will sit next to a 1063 sq. ft.** house and dwarf the neighborhood we have all been living in for more than 40-50 years. This **6 bedroom** giant house will sit next to a **1 bedroom** house. **The contrast is eye opening.**
- It is in fact the antithesis of the intent of the commission's goal, and reinforces the "get rich scheme" of the "out of town" developers.
- Additionally, this particular developer has already shown his disregard for your rules and our community.

IN SUMMARY:

The new plan not only **disregards the spirit of the Commission's order** to restore the illegally demolished 1,300 sq. ft historic Neutra-designed House, but **proposes a new main dwelling design that is totally out of character with the existing neighborhood and does not contribute to the goal of more affordable housing.**

Importantly, the new design appears to be an example of this developer's continued lack of knowledge for San Francisco planning codes and decisions.

Historical Details:

1. In August of 2015, the developers submitted permit application and plans for renovations to the existing Neutra-designed House (1300 square feet 2 bedroom home). By September 2017, however, the developer completely and illegally demolished all but one partial wall of the structure, far exceeding the approved permit to renovate the existing home.
2. The Planning Commission then ordered that the original 1,300 sq. ft Neutra House be restored. Despite that, in submitting the permit application to acknowledge and retrospectively reflect the illegal demolition already done, the developer then submitted a plan to build a huge 4160 square foot home – disregarding the spirit of the Commission’s decision.
3. The Planning Commission denied the 3,280 sq ft plan. Now in response to the denial of 3,280 sq ft plan, the developer has proposed building a 4160 sq ft dwelling with 6 bedrooms.

NOT ONLY IS the house plan inappropriately huge, the inclusion of the ADU in the new plan appears to be an attempt to take advantage of San Francisco’s program to expand accessory dwelling units in order to bulldoze an even larger footprint through.

The proposed dwelling does not capture the underlying spirit of the existing of **“sf-ADU” manual for Existing Units by Open Scope Studio, December 2018**” (a thorough and excellent handbook). Additionally the proposed dwelling does not create or preserve more affordable housing units in the City of San Francisco. As included in these latest plans, the ADU is used merely to maximize the square footage of the rentable space that the developer is seeking to build (and monetize).

The developer has not only shown disregard for the building codes and permitting protocols of the City, and the prior decisions of the Planning Commission, he has shown equal **disregard for the neighbors** of Hopkins and Burnett:

-While illegally demolishing the existing structure at 49 Hopkins Ave far in excess of the permit to “renovate,” the developers excavated the foundation in an effort to further increase the footprint; this is on a hill with 14-20% grade – potentially jeopardizing the structural integrity of the adjacent homes and the hill itself (I recommend the city should check the hill to see if it structurally sound).

- It was a scary time for us on Hopkins. The violence of the vibrations damaged 2 homes with no compensation.

-Toxic smoke and debris were rampant with no protection for the neighborhood. I had an asthma attack.

Commissioners: Hopkins Avenue is exactly the kind of neighborhood that is rapidly disappearing in San Francisco; it is a one block stretch made up entirely of modestly-sized (1100-1600 sq. ft) homes, owned and lived-in by families. To approve this plan would be allowing a developer to build a dwelling triple the size – in direct defiance of the Commission’s prior decisions – and use the City’s focus on ADUs as a money motivated strategy to expand the square footage for profit.

Please Do not allow this plan to be approved. Preserve San Francisco neighborhoods and uphold your prior decisions. Do not allow out-of-state developers to profit in direct defiance of your codes.

Thank you

Cheryl Traverse
44 Hopkins
San Francisco, CA 94131

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 & SHERIFF VICKI HENNESSY ANNOUNCE AGREEMENT FOR THE DEPARTMENT OF POLICE ACCOUNTABILITY TO PROVIDE OVERSIGHT OF THE SAN FRANCISCO SHERIFF'S DEPARTMENT
Date: Monday, August 12, 2019 10:45:35 AM
Attachments: [8.12.19 Department of Police Accountability & Sheriff's Department.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, August 12, 2019 9:21 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED & SHERIFF VICKI HENNESSY ANNOUNCE AGREEMENT FOR THE DEPARTMENT OF POLICE ACCOUNTABILITY TO PROVIDE OVERSIGHT OF THE SAN FRANCISCO SHERIFF'S DEPARTMENT

FOR IMMEDIATE RELEASE:

Monday, August 12, 2019

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

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

**MAYOR LONDON BREED & SHERIFF VICKI HENNESSY
ANNOUNCE AGREEMENT FOR THE DEPARTMENT OF
POLICE ACCOUNTABILITY TO PROVIDE OVERSIGHT OF
THE SAN FRANCISCO SHERIFF'S DEPARTMENT**

The agreement, which outlines procedures authorizing civilian oversight of the Sheriff's Department, will increase accountability and allow for the Department of Police Accountability to conduct investigations into instances of alleged peace officer misconduct

San Francisco, CA — Mayor London N. Breed and Sheriff Vicki Hennessy today announced that the San Francisco Sheriff's Department (SFSD) and the Department of Police Accountability (DPA) have signed a Memorandum of Understanding for DPA to provide the first-ever independent civilian oversight of SFSD.

The agreement calls for DPA to investigate specific cases of alleged SFSD peace officer misconduct. SFSD's Internal Affairs unit has been conducting these investigations. The

agreement also calls for monthly and quarterly public reports on the status of the investigations as well as notice of the Sheriff's disciplinary actions.

"Transparency and accountability are critically important when it comes to law enforcement. This agreement ensures important public oversight of investigations in cases of potential misconduct and will help our residents feel confident that complaints are heard and properly handled," said Mayor Breed. "I want to thank both the Sheriff's Department and the Department of Police Accountability for their leadership on this effort."

"Even when law enforcement does a good job of investigating itself, many members of the public still feel they can't trust the results of the investigation," said Sheriff Hennessy. "Our agreement with the Department of Police Accountability is an important step toward ensuring trust and transparency in the Sheriff's Department."

"The Department of Police Accountability is proud to conduct independent investigations for the Sheriff's Department into instances of alleged deputy misconduct," said Paul Henderson, Executive Director of the Department of Police Accountability. "These investigations and related discipline and policy recommendations will increase transparency, accountability, and community trust."

Under the new agreement, the Sheriff's Department has vested authority in the DPA to investigate cases of alleged SFSD peace officer misconduct. This includes in-custody deaths, specific public complaints, outside government agency complaints, and incarcerated individuals' complaints of excessive force, sexual assault, or a pattern or practice of harassment or retaliation by SFSD peace officers. The two-year budget includes two new positions to form an independent review unit in DPA that can handle the increased workload associated with SFSD investigations.

DPA will submit its findings to the Sheriff following its investigations. By state law, the Sheriff will retain discretion to take disciplinary action. The DPA will provide monthly summaries and quarterly reports on complaint statistics, which will include the total number of complaints and the status of each of its investigations, including instances where there is disagreement between the DPA and the Sheriff on disciplinary action. The DPA also will meet regularly with SFSD to discuss related policy and procedural changes, as well as host civilian experts to discuss incarceration, enforcement, and rehabilitation issues.

The MOU between the Sheriff's Department and DPA formalizes the agreement between the two agencies, which began in March 2019. At that time, Sheriff Hennessy turned over peace officer misconduct cases to DPA, which emerged through complaints from incarcerated individuals in county jails.

###

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: Opposition TO 49 HOPKINS from MAGGIE SANDOVAL 43 hopkins Ave.
Date: Monday, August 12, 2019 10:45:20 AM
Importance: High

*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: Cheryl Traverse <cheryl@ctraverse.com>
Sent: Monday, August 12, 2019 9:26 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Maggie sandoval <maggiesierra5m@yahoo.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Opposition TO 49 HOPKINS from MAGGIE SANDOVAL 43 hopkins Ave.
Importance: High

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

Jeffrey

MAGGIE HAD EMAIL ISSUES AND HAD ME SEND THIS TO YOU FOR THE PACKAGE.

THANKS FOR YOUR HELP

To: San Francisco Planning Commission

Re: Case No. 2019-014314CUA (49 Hopkins Ave.)

My name is Maggie Sandoval, my husband and I live at 43 Hopkins Ave. , right next door to 49 Hopkins Ave. My husband has lived here since the 1960s a single family home. My husband (Dan) and I live here now, 34 years, still a single family home.

We are distressed at your proposal because , according to your plan the building will some how be attached to our HOME. The iconic Largent structure that was there was tall but what you are

planning looks monstrous. We are going to have a giant 4000 sq. ft building leaning downhill against our HOME.

My husband and I have endured the sound of jackhammers as they were demolishing the building. The heavy and loud vibration shook the walls that photographs fell off the walls.

Please do not let developers build that monstrosity. Do not let this plan be approved . Please

Thank You,

Maggie Sandoval

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 CELEBRATES OPENING OF DORMITORY FOR LIFE LEARNING ACADEMY STUDENTS
Date: Wednesday, August 07, 2019 2:01:35 PM
Attachments: [8.07.19 Life Learning Academy Dormitory.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, August 07, 2019 11:10 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES OPENING OF DORMITORY FOR LIFE LEARNING ACADEMY STUDENTS

FOR IMMEDIATE RELEASE:

Wednesday, August 7, 2019

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

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

**MAYOR LONDON BREED CELEBRATES OPENING OF
DORMITORY FOR LIFE LEARNING ACADEMY STUDENTS**

*The dormitory will provide stable, safe housing for 24 students at the public school on
Treasure Island*

San Francisco, CA — Mayor London N. Breed today joined educators, community organizations and government leaders for the opening of a new dormitory at Life Learning Academy (LLA), a public charter school on Treasure Island. The new dorm will provide housing for 24 students who would otherwise be homeless or living in unsafe housing situations, and makes LLA the first public school in California to offer a no-fee home for students.

“Thanks to the hard work of Life Learning Academy, and so many supporters, 24 San Francisco youth now have a place to call home,” said Mayor Breed. “These students can focus on their education and preparing for the future, without having to worry about where they are

going to spend the night, or if they have a safe place to go to after school.”

To address the needs of their students experiencing homelessness, or living in otherwise unsafe conditions, LLA began a capital campaign in 2015 to provide housing for those students most in need. In March 2018, the school celebrated the groundbreaking of its new dormitory. The goal of the dorm is to provide what every student needs—a safe, stable home where they can learn and prepare to thrive as adults.

“We built a home for our students because it became impossible to leave each night knowing that we have kids who are homeless and living in unstable conditions,” said Teri Delane, Principal at LLA. “We believe this is one solution that can become a model for other public schools who identify students with the very basic need of having a safe place to live.”

Mayor Breed has advocated for LLA, in both her current and previous roles as President of the Board of Supervisors and as a member of the Treasure Island Development Authority. In those positions, Mayor Breed worked with the Life Learning Academy to ensure that LLA received the support that it needed to continue to serve students.

Construction funding for the dorm was secured through philanthropic engagement by nearly 90 donors and with an anonymous donation of \$1.5 million, which was secured by Mayor Ed Lee. The City budget for Fiscal Years 2019-20 and 2020-21, which Mayor Breed signed on August 1, includes \$800,000 to help cover the operating expenses of the dorm for the next two years. Additional funding for operating expenses comes from Tipping Point and Battery Powered. Today’s event was made possible thanks to the generous support of EY, Lowe’s Home Improvement, JaMel and Tom Perkins, LinkedIn, Russel Reynolds, Oliver & Company, and the Northern California Carpenters Regional Council.

“It is my great honor to have worked in partnership with Delancey Street Foundation to create Life Learning Academy in 1996,” said Mayor Willie Brown, Jr. “I want to thank Teri for her tireless dedication to making this the institution we all envisioned it could be. My good friend, Mayor Breed, has shared in my passion for this school and I want to thank her for her unwavering support.”

For over twenty years, LLA has provided a supportive and stable educational environment for students who have not been successful in a traditional school setting. The school currently has about 60 full-time students enrolled. Many of their students have been in the foster care and juvenile justice systems, and are low-income or otherwise at-risk students. In addition to standard academic classics, the school focuses on soft skills, workforce training programs, employment opportunities, and career and college counseling. Their efforts have led to an over 90% graduation rate. Graduates have access to a scholarship fund that has awarded over

\$15,000 in support since 2010.

“The opportunity to attend Life Learning Academy came to me in a crucial turning point in my life, and ultimately changed the trajectory of the path I was on for the better,” said Lynn Ward, a LLA alumna. “I’m excited and proud to bear witness to the next chapter of this institution, through the opening of the new dormitory. I know it will provide the same life changing opportunities for others as it did for me.”

In 1996, Mayor Willie Brown, Jr. hired Delancey Street to assess the City’s juvenile justice system and create a plan for reform. Delancey Street recommended the creation of an extended-day, structured, comprehensive school program, and helped develop LLA. Located on Treasure Island, LLA is uniquely situated to remove students from gang-affiliated territories of the Bay Area.

###

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 UNVEILS NEW MUNI PLATFORM IN MISSION BAY
Date: Tuesday, August 06, 2019 11:43:29 AM
Attachments: [8.06.19 New Muni Platform.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, August 06, 2019 11:41 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED UNVEILS NEW MUNI PLATFORM IN MISSION BAY

FOR IMMEDIATE RELEASE:

Tuesday, August 6, 2019

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

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

**MAYOR LONDON BREED UNVEILS NEW MUNI PLATFORM
IN MISSION BAY**

The new platform will accommodate large crowds and will provide convenient access to the newly constructed Chase Center, UCSF, and other local businesses

San Francisco, CA — Mayor London N. Breed, in partnership with the San Francisco Municipal Transportation Agency (SFMTA), today celebrated the opening of the new University of California, San Francisco (UCSF)/Chase Center Muni Platform in Mission Bay. Assemblymember David Chiu, Golden State Warriors President Rick Welts, and UCSF Chancellor Sam Hawgood joined Mayor Breed at the platform ribbon cutting.

In anticipation of the new Warriors' Chase Center and the growth in jobs, housing, healthcare and retail in the neighborhood, the SFMTA constructed a new center platform along 3rd Street between South St., now named Warriors Way, and 16th Street. This new, larger platform will service both inbound and outbound trains and will greatly expand transit capacity in preparation for large crowds.

“This new platform will make it easier for people get to and from the Chase Center, UCSF and other businesses in Mission Bay without having to rely on cars,” said Mayor Breed. “By encouraging people to take public transportation, we can reduce congestion on our streets, make our city more environmentally-friendly, and get people where they need to go safely and efficiently.”

The larger size of the new and improved platform will accommodate 700 patrons at a time and will enable four, two-car trains to load simultaneously during events. When needed, the platform will allow trains to depart inbound from both sides of the platform to connect customers quickly to BART, Caltrain, and eventually the Central Subway.

“This new platform will help fans get to the game quickly and efficiently while benefiting the surrounding neighborhood,” said Assemblymember David Chiu (D-San Francisco). “Kudos to Mayor Breed, SFMTA, the Warriors, UCSF, and many others for making this transit-first project a reality.”

With recent growth in Mission Bay, public transportation options in the area have become a growing concern for the community. Once the Chase Center opens in September, the best way for patrons to get to a concert or event will be to take transit and avoid traffic and the cost of parking. The SFMTA is working in partnership with the Golden State Warriors to ensure that Chase Center patrons can get to and from events with minimal impact on residents, merchants and employers in Mission Bay and the surrounding neighborhoods.

“UCSF’s number one priority is to preserve access to our Medical Center at Mission Bay,” said UCSF Chancellor Sam Hawgood. “We support all efforts to make it easier for people to get out of their cars to help ensure that everyone coming to Mission Bay to work and study, attend an Arena event, or seek medical care can arrive in a safe and timely manner.”

“This Muni platform is a critical piece of our overall transportation plan and will ensure fans and patrons have the easiest and most direct way to get to Chase Center and Thrive City,” said Warriors President and Chief Operating Officer Rick Welts. “We are incredibly proud of this investment and our continued commitment to being a transit-first arena. From the recently announced Muni bundling program to investing in transportation infrastructure, Chase Center and the Warriors are committed to doing what we can do to make it as simple as possible to take transit to events.”

In order to accommodate the new platform, SFMTA widened the Muni tracks and installed

new overhead wires to power the trains. Additionally, they updated the utility lines and street lights, and upgraded the nearby traffic signals.

“The new UCSF/Chase Center platform will give visitors an easy, hassle-free option to get into and out of the area during events.” said Tom Maguire, Acting Director of Transportation of SFMTA. “We’re grateful to the Warriors, UCSF, and other neighbors in their support of a transit-first initiative to get people to Mission Bay as safely and sustainably as possible—especially with their event ticket being valid Muni fare.”

Last month, Mayor Breed announced a partnership between the Warriors and SFMTA to create 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. San Francisco will be one of the first cities in the world to offer Transit Bundling to Chase Center event attendees.

For more information on transportation options to Chase Center, visit www.sfmta.com/ChaseCenter.

###

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: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Monday, August 05, 2019 12:55:17 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Daniel Montero <southbaydeliveryalliance@gmail.com>
Sent: Monday, August 05, 2019 9:43 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>
Subject: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. Cannabis retail at 258 Noe will be a positive impact on the surrounding businesses, bringing new and much needed shoppers, add heightened security, offer good paying jobs and give a boost to the commercial diversity of the Upper Market and Castro areas.

Add your personal story:

- My name is Daniel MONtero.
- I live in the Bay Area
- I know about this project because I support Terrance Alan and Luke Bruner's work.
- I want more cannabis retail in Upper Market for patients and adult users.
- I want to see 258 Noe Street cannabis retail open because patients need more access!

My support for this project comes from my personal experience with the principals, watching and sharing in their involvement in the positive connection cannabis had on community ravaged by the crisis of AIDS. I know them by their commitment to an inclusive family,

diverse community and City, their hands-on knowledge of operating a small business in San Francisco and positive role in the three-year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

The store is owned by the equity applicant, Terrance Alan and Focus 415 Capital Investments Group, a small group of investors each with a long history in cannabis, social advocacy, business. The renovations proposed will strip back decades of ugly exterior “modernization” and sensitively house a modern retail operation inside tastefully updated Victorian era storefront turning the ugly duckling on the block to the graceful swan.

Please register my support and I urge your vote “Yes.”

Sincerely,

Daniel Montero
August 5, 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: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 42 Ord Court 2018-000547CUA
Date: Monday, August 05, 2019 12:34:51 PM
Attachments: [42 Ord Court 2018-000547CUA.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Ben Libbey <ben@carlaef.org>
Sent: Monday, August 05, 2019 12:17 PM
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: 42 Ord Court 2018-000547CUA

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

8/5/2019

San Francisco Planning Commission
City Hall, Room 400
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
commissions.secretary@sfgov.org; Jeffrey.Horn@sfgov.org;
Via Email

Re: 42 Ord Court
2018-000547CUA

Dear San Francisco Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities

from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes an addition of 1-unit to an existing single-family-home and accompanying renovations to provide parking.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,

Sonja Trauss
Co-Executive Director
California Renters Legal Advocacy and Education Fund

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 PROPOSES NEW SAFE NAVIGATION CENTER IN THE BAYVIEW
Date: Monday, August 05, 2019 12:25:47 PM
Attachments: [7.29.19 Bayview SAFE Navigation Center.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, July 29, 2019 7:11 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED PROPOSES NEW SAFE NAVIGATION CENTER IN THE BAYVIEW

FOR IMMEDIATE RELEASE:

Monday, July 29, 2019

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

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

**MAYOR LONDON BREED PROPOSES NEW SAFE
NAVIGATION CENTER IN THE BAYVIEW**

The new shelter would provide approximately 200 beds for people experiencing homelessness in San Francisco

San Francisco, CA — Mayor London N. Breed, along with Supervisor Shamann Walton, today proposed building a new SAFE (Shelter and Access for Everyone) Navigation Center in the Bayview to serve people experiencing homelessness. The proposed SAFE Navigation Center is part of Mayor Breed's efforts to open 1,000 new shelter beds by the end of 2020. San Francisco District 10, which includes the Bayview, has an especially urgent need for additional shelter beds. The 2019 Point-in-Time Count found 1,889 people experiencing homelessness in District 10, and only 455 emergency shelter beds.

The SAFE Navigation Center would provide approximately 200 beds for people experiencing homelessness and will include dormitories, offices, and community space, along with laundry facilities, and medical and social services. The Center will replace the 125 overnight mats currently offered at Providence Church with beds and will add 75 much-needed new beds in

the area.

“We have to continue to move quickly to build more shelters and housing throughout our City because there are too many people suffering on our streets. We especially need more shelters in neighborhoods like the Bayview where there aren’t currently enough resources to serve the people who need them,” said Mayor Breed. “This SAFE Navigation Center will be a place where people can get the help they need to exit homelessness.”

“I am extremely proud to join Mayor Breed in announcing the opening of a homeless shelter at 1925 Evans, which will provide shelter for 200 people who are unhoused right here in Bayview,” said Supervisor Walton. “This shelter is a result of our efforts as a district to address the shelter and housing needs, and will be on top of our two existing Navigation Centers in D10, as well as over 15,000 proposed units of housing being built in our district. I would like to thank United Council (Gwen Westbrook), Providence Foundation (Helen LaMar), and all the members of the community for their continued fight to get ‘Beds in Bayview!’”

The new SAFE Navigation Center will be located at 1925 Evans Avenue, which is an approximately 45,000-square-foot parcel owned by the California Department of Transportation (Caltrans). The Department of Homelessness and Supportive Housing (HSH) will work with area providers to operate the proposed SAFE Navigation Center and to provide onsite services, including the Providence Foundation and the United Council of Human Services (UCHS).

“District 10 has the second highest number of individuals experiencing homelessness on any given night,” said Jeff Kositsky, Director of Department of Homelessness and Supportive Housing. “Additionally, 37% of San Francisco’s homeless population identifies as Black or African American, while comparatively the City’s general population is only 6%. It is vital to increase shelter capacity for this disproportionately impacted community. HSH is excited to partner with community leaders, Providence and UCHS to bring a much needed resource to the Bayview area.”

Funding for the new SAFE Navigation Center is included in the City’s budget for Fiscal Years 2019-20 and 2020-21, which leverages a mix of local and State funding sources to make significant new investments in homeless services. The Bayview SAFE Navigation Center would be the third Navigation Center to be constructed on land leased from Caltrans, following the opening of the Division Circle Navigation Center in August 2018 and the Bryant Street Navigation Center opened in January 2019.

“It’s gratifying to see Assembly Bill 857 being used by San Francisco to potentially open a third Navigation Center on under-utilized Caltrans property. State and local partnerships are key to tackling California’s homeless crisis,” said Assemblymember Phil Ting (D-San Francisco), Assembly Budget Chair and author of AB 857. “I’m also proud to have led the efforts last year to secure \$500 million in State funds to establish the Homeless Emergency Aid Program, from which the City received a \$27 million grant to help build and maintain Navigation Centers. This year’s State budget allocated an additional \$650 million, a portion of which will go to San Francisco to continue supporting the good work the City has done to address homelessness.”

The City is able to use underutilized Caltrans locations like 1925 Evans Avenue for emergency food and shelter programs at affordable rates and appreciates Caltrans’s

partnership to ensure that this site can help provide assistance to those experiencing homelessness in San Francisco.

“We definitely need a shelter in the Bayview and coming together with the United Council of Human Services in one central location will be beneficial for the community and clients,” said Helen LaMar, Executive Director of the Providence Foundation.

“Everybody should have a roof over their heads. It’s something that has been needed in Bayview for years, and I’ve been working on getting something like this in the community since 2011,” said Gwendolyn Westbrook, Executive Director of the United Council of Human Services. “So, it’s like a dream come true. Without Mayor Breed, we’d still be struggling.”

An advisory committee of local residents, merchants, faith leaders, and advocates will work closely with the City throughout the development and implementation of this project. HSH will conduct at least two public community meetings in August. These will take place from 6:00-7:30pm on Thursday, August 8th at 4301 3rd Street, and from 6:00-7:30pm on Monday, August 19th at the Southeast Community Facility, located at 1800 Oakdale Avenue.

Since announcing the 1,000 bed initiative last October, Mayor Breed has opened 286 new shelter beds. With the addition of this proposed SAFE Navigation Center, there will be a total of 504 beds in the construction pipeline and scheduled to open within the next year.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: What exactly is a "Real San Franciscan?"
Date: Monday, August 05, 2019 12:23:24 PM
Attachments: [image001.png](#)

*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: Sam Moss <smoss@missionhousing.org>
Sent: Monday, July 29, 2019 1:54 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: What exactly is a "Real San Franciscan?"

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

Dear SF Planning Commissioners,
Recently Commissioner Richards was quoted saying he supported "Real Housing for Real San Franciscans". While I believe he was trying to say he did not want to approve a new project that would ultimately become short term corporate housing but rather would turn into the permanent apartment units the entitlements claimed it would be, I do want to ask what the actual definition of a "Real San Franciscan" is.

Is there an equation? Is there some definition or litmus test you can forward my way? The language itself, especially coming from an appointed public figure, is very worrisome so I'd appreciate any light you can shed on it for me.

Thanks again for all of your hard work,

Sam Moss

Executive Director | Mission Housing Development Corporation
415-864-6432 (office)

415-350-2024(cell)

474 Valencia St. Ste. 280., SF, CA 94103



Join me for the 2019 Mission Housing Gala Fundraiser

Click on the icon for tickets or sponsorships opportunities!

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please Help Stop the ADU Terror
Date: Monday, August 05, 2019 12:21:20 PM
Attachments: [fbidkkanfcaabmhi.png](#)
[lmkbhlcemobkilaf.png](#)
[fcphmeoidikimleb.png](#)
[mckemopbhghkplff.png](#)
[dmmodiejcnfaoeha.png](#)
[mclabbdahlbiafp.png](#)
[ielfijnlodpoadcm.png](#)

*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

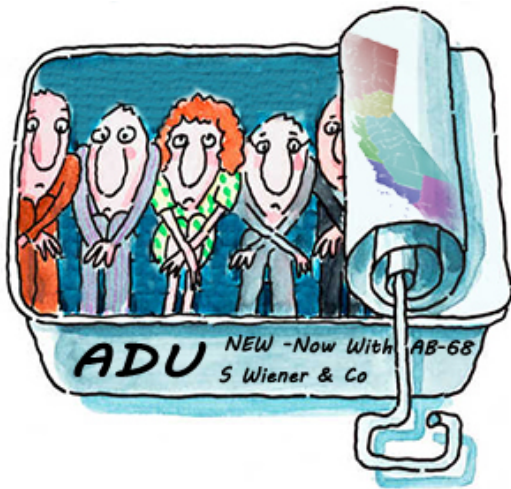
From: ROGER DAWSON - CPOST <roger@cpost.com>
Sent: Tuesday, July 30, 2019 11:40 AM
To: Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; 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>; 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: Re: Please Help Stop the ADU Terror

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

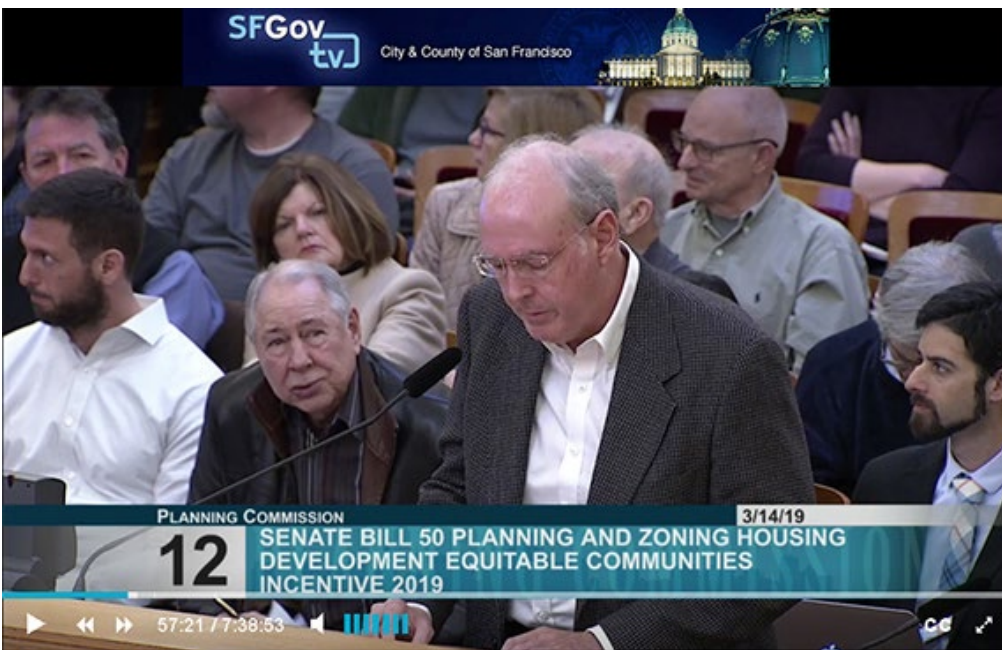
Lee,

Can you fill me in on where we stand with reforming the heavily abused ADU? 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.



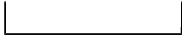
On 5/7/2019 4:32 PM, Hepner, Lee (BOS) wrote:

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*

This email has been checked for viruses by AVG antivirus software.
www.avg.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 *** BOARD OF SUPERVISORS UNANIMOUSLY PASSES MAYOR LONDON BREED'S LEGISLATION TO ELIMINATE BUILDING CODE FEES FOR 100% AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS
Date: Monday, August 05, 2019 12:18:17 PM
Attachments: [7.30.19 100% Affordable and ADU Fee Waiver.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Tuesday, July 30, 2019 2:36 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS UNANIMOUSLY PASSES MAYOR LONDON BREED'S LEGISLATION TO ELIMINATE BUILDING CODE FEES FOR 100% AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS

FOR IMMEDIATE RELEASE:

Tuesday, July 30, 2019

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

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

**BOARD OF SUPERVISORS UNANIMOUSLY PASSES MAYOR
LONDON BREED'S LEGISLATION TO ELIMINATE
BUILDING CODE FEES FOR 100% AFFORDABLE HOUSING
AND ACCESSORY DWELLING UNITS**

The legislation reduces barriers to building affordable housing in San Francisco by waiving certain Department of Building Inspection fees for qualifying projects

San Francisco, CA — The Board of Supervisors today voted unanimously to approve legislation introduced by Mayor London N. Breed to make it less expensive to build 100% affordable housing and Accessory Dwelling Units (ADUs), also known as in-law units. The legislation was co-sponsored by Supervisors Vallie Brown and Gordon Mar.

“San Francisco desperately needs more housing—especially new rent-controlled housing—and this legislation will encourage the construction of new homes in all our neighborhoods,” said Mayor Breed. “With building costs already so high, we shouldn’t be adding fees that get in the way of new homes in our City. We need to keep getting rid of barriers that get in the way of building affordable housing, and by waiving inspection fees for 100% affordable housing and ADUs, we can do just that.”

The legislation establishes a one-year pilot program to waive Department of Building Inspection fees for ADUs and 100% affordable housing projects. The waivers would apply to building inspection, plan review, records retention and site surcharge fees. Permitting fees are a significant part of ADU project costs and fees on 100% affordable housing can range upwards of \$100,000-\$150,000 per project.

“There’s no question the fees waived by this legislation will make a big, positive difference for 100% affordable housing projects,” said District 5 Supervisor Vallie Brown. “I hope the same will be true for ADUs because we know that many of the property owners building this housing are doing so to house their senior parents, college-age children, or other family members, or else to rent out to single person households at lower rents for supplemental income.”

ADUs are an important part of Mayor Breed’s strategy to create more housing throughout the City, and the only way to add new rent controlled units to San Francisco’s housing supply. In August 2018, Mayor Breed issued an Executive Directive to accelerate the approvals of ADUs. Since the Executive Directive was issued, the City has permitted 573 ADUs and has cleared its backlog of ADU applications. As a result, the City has permitted more in-law units than it did in the previous three years, when the City’s in-law program was first launched. When an ADU is built within a rent-controlled building, that new ADU is also subject to rent control. Over 90% of ADU applications in the city are subject to rent control.

Prior to the creation of the ADU program in 2014, the City departments involved in permitting housing did not have clear and consistent standards on what is required to add new ADUs to existing single-family homes and apartment buildings. Instead, departments handled these complex applications on a case-by-case basis, resulting in unnecessarily long review periods, inconsistencies in direction to project applicants, and a large backlog of permit applications.

Further information about the City of San Francisco’s Accessory Dwelling Unit program is available online at sfdbi.org/adu.

###

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 *** SAN FRANCISCO MAYOR LONDON BREED AND OAKLAND MAYOR LIBBY SCHAAF ANNOUNCE BATTLE FOR THE BAY CHALLENGE
Date: Monday, August 05, 2019 12:13:34 PM
Attachments: [8.01.19 Battle for the Bay.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, August 01, 2019 7:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO MAYOR LONDON BREED AND OAKLAND MAYOR LIBBY SCHAAF ANNOUNCE BATTLE FOR THE BAY CHALLENGE

FOR IMMEDIATE RELEASE:

Thursday, August 1, 2019

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

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

**SAN FRANCISCO MAYOR LONDON BREED AND OAKLAND
MAYOR LIBBY SCHAAF ANNOUNCE BATTLE FOR THE
BAY CHALLENGE**

As part of Coastal Cleanup Day, Mayors Breed and Schaaf challenge each other to a cleaning and greening competition, and launch volunteer drives

San Francisco, CA — Mayor London N. Breed and Oakland Mayor Libby Schaaf today announced that they are leading volunteers from their two cities to face off in a cleaning and greening competition on Saturday, September 21, 2019, as part of the annual California Coastal Cleanup Day. The challenge is on to protect the San Francisco Bay by cleaning neighborhoods and combatting illegal dumping in both cities.

The competition, The Battle for the Bay, is in honor of the 30th anniversary of the 1989 “Battle of the Bay” Major League Baseball World Series between the San Francisco Giants and the Oakland A’s. The Battle is a friendly contest for the most impactful cleanup effort. Residents and businesses are invited to show their love for San Francisco, Oakland, and the environment, by joining their city’s Battle for the Bay team.

“The Battle for the Bay will help protect our treasured Bay, and is part of our broader efforts to keep every neighborhood in our City clean and green,” said Mayor Breed. “San Francisco is known for being an environmental champion, and we’ll continue working to keep our City and environment clean and safe by working with the community and engaging volunteers year-round.”

“Oakland residents all across our city can come together to make our Bay brighter and our streets cleaner,” Oakland Mayor Libby Schaaf said. “Our community turns out by the thousands every year for Creek to Bay Day, and this year I’m calling on thousands more to join us in every neighborhood as well.”

Volunteers are invited to join the competition on Coastal Cleanup Day, which is an annual event organized by the California Coastal Commission. Projects include trash removal, habitat restoration, tree planting, and neighborhood beautification. On this day, thousands of volunteers remove litter from waterways and shorelines, as well as upstream areas across California, throughout the United States, and in about 100 participating Coastal Cleanup countries. At the Battle for the Bay, volunteers will pick up litter, clean up our neighborhoods and beaches, and participate in other beautification projects in San Francisco and Oakland.

“Public Works has been participating in Coastal Cleanup Day for decades and this year’s challenge will bring our efforts to a whole new level,” said Mohammed Nuru, San Francisco Public Works Director. “We are ready to sign up volunteers, clean up our neighborhoods and protect our bay. I want to thank our steadfast community partners and welcome new volunteers to Battle for the Bay on Coastal Cleanup Day.”

Which City can turn out the most volunteers? Collect the most trash? Have the most creative projects? Volunteers can show their civic pride and make a difference in their community by joining their City’s team and can choose from dozens of volunteer sites in San Francisco and Oakland.

To sign up as a site coordinator, find volunteer locations, register as a group, or for more information go to: www.battleforthebay2019.org

###

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 CITY BUDGET WITH SIGNIFICANT INVESTMENTS IN HOUSING, HOMELESSNESS SERVICES, PUBLIC HEALTH, CLEAN STREETS, AND EQUITY
Date: Monday, August 05, 2019 12:11:05 PM
Attachments: [8.01.19 Budget Signing.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, August 01, 2019 11:22 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED SIGNS CITY BUDGET WITH SIGNIFICANT INVESTMENTS IN HOUSING, HOMELESSNESS SERVICES, PUBLIC HEALTH, CLEAN STREETS, AND EQUITY

FOR IMMEDIATE RELEASE:

Thursday, August 1, 2019

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

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

**MAYOR LONDON BREED SIGNS CITY BUDGET WITH
SIGNIFICANT INVESTMENTS IN HOUSING,
HOMELESSNESS SERVICES, PUBLIC HEALTH, CLEAN
STREETS, AND EQUITY**

The \$12 billion City budget for Fiscal Years 2019-20 and 2020-21 funds housing affordability, homelessness prevention and services, behavioral health, clean streets, and equity programs

San Francisco, CA — Mayor London N. Breed, joined by Board President Norman Yee, Supervisor Sandra Lee Fewer and community members, today signed the City's budget for Fiscal Years (FY) 2019-20 and 2020-21 at the Richmond Neighborhood Center. The budget includes important new investments in programs to create more housing, prevent homelessness and transition people into services and housing, clean the City's streets, provide behavioral health treatment, and ensure that the City government is working for all San Franciscans.

The City's budget focuses on equity and accountability, which includes investing in neighborhoods and communities that have been traditionally overlooked and are in dire need of key housing and infrastructure improvements. The budget makes significant investments in housing, which is one of Mayor Breed's priorities. Mayor Breed has identified over \$1 billion for affordable housing since taking office, including the \$600 million affordable housing bond that will be on the November ballot.

"This budget is the result of months of hard work and collaboration, and I'm proud of the new investments we've identified to make San Francisco more equitable and accountable for all our residents," said Mayor Breed. "With this funding we can continue creating more housing, help our homeless residents get the care and shelter they need, clean up our streets, support our small businesses, and invest in programs that will help all San Franciscans."

"I believe that our budget reflects the values and priorities of everyday San Franciscans, while also being strategic and responsible with taxpayers' dollars," stated Supervisor Norman Yee, President of the Board of Supervisors. "We are fortunate to have a robust economy that provides us the opportunity to serve our most vulnerable residents, but also expand on basic services to improve the quality of life for everyone. We made essential investments to keep our residents housed, improve public safety, retain workers like our childcare providers and educators, and expand programming for youth and families. I commend Mayor Breed and Budget Chair Sandra Lee Fewer for their leadership in bringing together a forward-thinking, comprehensive budget."

"I am proud to have worked closely with my colleagues on the Board and with Mayor Breed, as well as departments and community stakeholders, to pass this comprehensive and consensus-based city budget," said Supervisor Sandra Lee Fewer, Chair of the Budget and Finance Committee. "This budget addresses the needs of communities across San Francisco, with a focus on services and support for our most vulnerable and marginalized residents."

Increasing Affordable Housing

The City's two-year budget makes significant new investments in creating more housing and supporting low- and middle-income residents who are struggling to afford the high cost of housing in San Francisco. Over \$180 million in new funding will go to the creation of new affordable housing, preservation of existing affordable units, and prevention of eviction and displacement. When taken together with the \$600 million Affordable Housing Bond that Mayor Breed and Board of Supervisors President Norman Yee proposed, and the Mayor's housing investments in FY 2018-19, these investments result in the Mayor identifying over \$1 billion in total discretionary funding for affordable housing since taking office.

Preventing and Reducing Homelessness

To address the homelessness crisis, the City's budget contains over \$100 million in new funding over two years for homelessness services to bolster the City's ability to help people

off of the streets and into care and shelter. This includes investments in Rapid Rehousing programs, new permanent supportive housing, homelessness prevention, and an expansion of Navigation Center and shelter beds to reach Mayor Breed's goal of opening 1,000 new beds by the end of next year.

Responding to Critical Health Needs

Continuing Mayor Breed's commitment to helping people with behavioral health and substance use issues, the City's budget contains over \$50 million to support the expansion of behavioral health and other health services. This funding will support over 100 additional behavioral health treatment and recovery beds at multiple different levels of treatment, including Dual Open Residential Treatment beds, Behavioral Health Respite beds, and Behavioral Health Assisted Living beds. These beds are in addition to the 100 that have been opened in the last year.

Cleaning San Francisco's Streets

The City budget includes a new, nearly \$12 million investment in programs to promote cleanliness on San Francisco's streets by adding 7 new staffed portable Pit Stop public toilets, 80 new BigBelly trash cans, and increased street cleaning. The funding will also expand service hours at existing Pit Stops across the City, and maintain the 2 Pit Stops and 20 BigBelly trash cans that opened during the current budget cycle in highly-trafficked commercial areas. In total, this will fund an increase of 100 trash cans and 9 Pit Stops since Mayor Breed took office.

The clean streets investments will also expand the Tenderloin Clean block sweeper program by adding an afternoon and evening shift seven days a week and continue the weekend expansion of the Tenderloin Clean and SOMA Clean programs. It will maintain the Downtown Streets Team, a workforce development initiative that employs formerly incarcerated, homeless, and other hard-to-employ individuals to do targeted street cleaning in the Mission and the Haight. Finally, it will add funding for the Chinatown Clean program, which will operate five days a week.

Creating Better Transportation

In order to improve transportation in San Francisco, the budget includes \$130 million for road repairs, \$30.7 million for fleet modernization and rail service improvements and \$2.5 million for Vision Zero improvements over the next two years. This includes funding to complete Mayor Breed's commitment of 20 miles of new bike lanes over the next two years.

Investing in Small Businesses

The budget includes \$9 million over two years to support small businesses start, stay and thrive in San Francisco. These investments include increased funding for the City's Revolving Loan Fund, and the expansion of the SF Shines Program, which provides grants for small businesses to fund storefront and interior improvements, as well as design services for issues like compliance with the Americans with Disabilities Act. Additionally, funding will provide new small business fee assistance, as well as a new Community Cornerstones program to help small businesses and nonprofits occupy and stabilize ground floor retail spaces at affordable housing developments.

Creating Equitable Opportunities for Youth and Students

The budget continues Mayor Breed's commitment to not only addressing San Francisco's immediate problems, but also investing in the City's future by providing \$8 million for her signature program, Opportunities for All, a youth workforce development program that connects high-school aged youth with paid job training and internship experiences. Additionally, the budget provides full funding for Free City College, and invests \$10 million to retain talented educators at schools that serve historically underserved populations and experience high teacher turnover.

###

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 PARTNERS PROVIDE BACKPACKS FOR STUDENTS
Date: Monday, August 05, 2019 12:08:46 PM
Attachments: [8.02.19 Backpack Giveaway.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Friday, August 02, 2019 7:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND COMMUNITY PARTNERS PROVIDE BACKPACKS FOR STUDENTS

FOR IMMEDIATE RELEASE:

Friday, August 2, 2019

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

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

**MAYOR LONDON BREED AND COMMUNITY PARTNERS
PROVIDE BACKPACKS FOR STUDENTS**

Over 5,000 backpacks with school supplies will be distributed to students across San Francisco in advance of the new school year

San Francisco, CA — Mayor London N. Breed will join nonprofit and community based organizations to distribute thousands of backpacks to students throughout San Francisco. Over the next two weeks, the Mayor and several organizations will host 29 backpack giveaways and will distribute over 5,000 backpacks and school supplies to help prepare students for the new school year. Many of the giveaway events will also offer food and entertainment, and will provide families with information about health, employment, and other social services in their neighborhood.

“Providing students with the materials they need for the new school year allows them to focus on their education,” said Mayor Breed. “We know that San Francisco is an expensive place to live, especially for families that are raising children. These backpack giveaways are one way we can help ease the financial burden for our families and make our City more equitable. We want students to be excited about going back to school and to have the tools they need to

succeed.”

Mayor Breed and the Office of Housing and Community Development are partnering with organizations, including the Salvation Army, United Playaz, HOPE SF, the Boys and Girls Club of San Francisco, Mission Economic Development Association, Tenderloin Neighborhood Development Corporation, and Collective Impact to provide the backpacks and school supplies.

“Helping our families in the Western Addition and throughout the city get a strong start back-to-school shows that San Francisco is delivering on our promise to ensure all of our residents—especially our low-income families—share in the prosperity and opportunity of our City,” said Brittany Ford, Mo’Magic Director. “These communities are our communities, our San Francisco.”

San Francisco is home to thousands of students in need of financial support both inside and outside the classroom. Providing over 5,000 backpacks to students and hosting back-to-school fairs is a way of responding to those needs while also connecting students and their families to resources that can help support academic achievement throughout the year.

Mayor Breed is committed to making San Francisco more equitable, and ensuring all students have access to a high quality education is an important part of that effort. Yesterday, Mayor Breed signed the City budget for Fiscal Years 2019-20 and 2020-21, which includes \$10 million over two years to retain educators at schools that serve historically underserved populations and experience high teacher turnover. The budget also invests \$3.5 million for peer resources teachers and other staffing to support the mental and physical wellbeing of high school and middle school students.

###

-

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 HOSTS FIRST OF ITS KIND HIRING FAIR FOR OLDER ADULTS AND PEOPLE WITH DISABILITIES
Date: Monday, August 05, 2019 12:05:44 PM
Attachments: [8.05.19 Dignity Fund Fair.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Monday, August 05, 2019 7:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED HOSTS FIRST OF ITS KIND HIRING FAIR FOR OLDER ADULTS AND PEOPLE WITH DISABILITIES

FOR IMMEDIATE RELEASE:

Monday, August 5, 2019

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

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

**MAYOR LONDON BREED HOSTS FIRST OF ITS KIND
HIRING FAIR FOR OLDER ADULTS AND PEOPLE WITH
DISABILITIES**

*The fair will provide a wide-range of employment resources and job opportunities for
San Francisco residents*

San Francisco, CA — Mayor London N. Breed, the Office of Economic and Workforce Development (OEWD), the Department of Aging and Adult Services (DAAS), and the Dignity Fund Coalition today will host a hiring fair focused on connecting older adults and people with disabilities with employment opportunities. The fair will include on the spot interviews, making it the first of its kind in San Francisco. The fair is from 10:00am-2:00pm in the War Memorial Green Room, located at 401 Van Ness Ave., 2nd floor. Mayor Breed will attend the fair and address attendees at 11:15am. The event is open to the public.

“This hiring fair isn’t just another job fair. It is a way to break down barriers and make sure that our older adults and residents with disabilities have the resources and support they need to secure employment so that no one is left behind,” said Mayor Breed. “These groups face a unique set of challenges that make them especially vulnerable to poverty, eviction, homelessness, social isolation, and depression. Helping them get a job is critical to ensuring they can live a healthy and happy life.”

“San Francisco is leading the way with this groundbreaking Job Fair to offer unique resources and connections for older adults and people with disabilities,” stated Supervisor Norman Yee, President of the Board of Supervisors. “This is not just about employment, but about dismantling stereotypes and recognizing that these jobseekers have so much to offer in terms of experience and skills. As our aging population grows, we have to adapt to changing times by providing more practical tools to ensure that our older adults are able to stay active, engaged, and fulfilled.”

Over 200 people are expected to attend, including job seekers, dozens of employers, Dignity Fund providers, and representatives from City Departments. Participants with résumés will be able to interview on the spot with some employers, and have the potential of walking out the door with a new job. The event will include workshops and resource tables for job seekers who need assistance with their resume, interview preparation, job searching, or have questions about government benefits. Representatives from LinkedIn will also attend to help fair participants create online profiles.

“In San Francisco, more and more older adults find themselves having to work later in life just to make ends meet, and jobseekers with disabilities are at least three times more likely to be unemployed,” said Josh Arce, Director of Workforce Development at OEWD. “We’re grateful to our service providers and employers for coming together for this job fair to bring jobs and resources directly to those community members.”

“One in four San Franciscans is an older adult or adult with a disability, yet they often face unique barriers to employment, including discrimination,” said Shireen McSpadden, Executive Director of the Department of Aging and Adult Services. “Many in these communities are looking for work and would be excellent assets to employers. In fact, seniors are the fastest growing segment of the labor force. With this first ever hiring fair for older adults and those with disabilities, we applaud the many organizations who are participating in this event, as they are truly leading by example.”

Older adults and adults with disabilities make up more than a quarter of all San Francisco residents. Moreover, over half of all people with disabilities in San Francisco are also seniors. While San Francisco’s economy has grown and the overall unemployment rate has seen record lows, older adults and people with disabilities face relatively high levels of unemployment and job discrimination, and comprise the largest portion of those living below the poverty level. A

decades-long [national study](#) found that 56% of older workers are laid off or pushed out of their jobs, and two-thirds have experienced ageism. Last week, Mayor Breed signed the City budget for Fiscal Years 2019-20 and 2020-21, which includes \$14.1 million for rental subsidies for seniors and rent-burdened families.

Seniors are the fastest growing segment in the labor market. While positions are currently left unfilled at organizations, many older adults and adults with disabilities have the experience and skills that employers are seeking. This hiring event will bring these parties together.

“A job fair for older adults is important because there are many older adults out there that need a job and they aren’t even given the opportunities. We are responsible, we will deliver, and we pay attention to detail on what needs to be done,” said Shomari Kenyatta, a resident of North Beach/Chinatown. “I am very accountable and take pride in my work and haven’t missed a day yet. This job fair personally means a lot to me because it lets me know that someone is paying attention and providing actions to support older adults and people with disabilities.”

“I retired a few years ago, but I enjoyed my working life, and I feel that I still have a lot to offer in terms of experience and work-place ‘wisdom,’” said Kathy Barr. “For the past 25 years, my work has kept me active and social, and I’ve been an engaged member of the non-profit community. In addition to all the benefits working gives me, I am also able to earn money to make ends meet here in San Francisco.”

About the Dignity Fund Coalition

The Dignity Fund Coalition is a broad coalition of San Francisco nonprofit and community organizations and advocates who have come together to address the growing need for services and support for seniors, adults with disabilities, veterans, and those living with chronic illnesses. The Dignity Fund, established via a charter amendment passed by voters in 2016, guarantees funding to enhance supportive services for older adults and adults with disabilities. The fund is administered by the Department of Aging and Adult Services and together with the Dignity Fund Coalition ensures that San Francisco seniors and adults with disabilities are able to live with dignity, independence, and good health in their homes and communities by making our City a more aging and disability-friendly place.

About the Office of Economic and Workforce Development

The Office of Economic and Workforce Development advances shared prosperity for San Franciscans by growing sustainable jobs, supporting businesses of all sizes, creating great places to live and work, and helping everyone achieve economic self-sufficiency. For more information, please visit www.oewd.org.

About the Department of Aging and Adult Services

Part of the Human Services Agency, [DAAS](#) provides services for older adults, veterans,

people with disabilities and their caregivers to maximize their safety, health, and independence. The [Benefits and Resources Hub](#) streamlines access to services by providing information and making connections to available services throughout the City. For more information and to apply for available services, call (415) 355-6700, or visit 2 Gough St.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support of Permit Application and Consumption Lounge at 2075 Mission St - Union Station
Date: Friday, August 02, 2019 11:36:28 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

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: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: AAU IMP comments Sue Hestor
Date: Friday, August 02, 2019 11:35:53 AM
Attachments: [Hestor July 25 comments.doc](#)

Christine L. Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Sue Hestor <hestor@earthlink.net>
Sent: Thursday, July 25, 2019 12:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Myrna Melgar <melgar.myrna@gmail.com>; Kathrin Moore <Mooreurban@aol.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>
Subject: AAU IMP comments Sue Hestor

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

Please see attached comments on AAU 7/5/19 AAP for 7/25 hearing by SF Planning Commission.

From: [CPC-Commissions Secretary](#)
To: [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [Hicks, Bridget \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: proposed project at 61 Cambon dr. Dispensary
Date: Friday, August 02, 2019 11:35:11 AM

Records Requests

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Dae Ra <dae.ra415@gmail.com>
Sent: Friday, July 26, 2019 11:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: Re: proposed project at 61 Cambon dr. Dispensary

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

Dear Planning Commission,

I am writing this letter to show support for the cannabis store opening in the Park Merced area. I was lucky to be at the lister bar watching the NBA Finals which happened to be the day of a meeting the group was having. Being an occasional visitor of the park Merced plaza I feel that a dispensary would fit right in. There is an extreme shortage of cannabis stores on this side of the city.

sincerely,
Dana Ramos

From: [CPC-Commissions Secretary](#)
To: [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [Hicks, Bridget \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 61 Cambon Dispensary
Date: Friday, August 02, 2019 11:34:55 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Joe Bakhtiari <joe.bakhtiari@gmail.com>
Sent: Saturday, July 27, 2019 4:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 61 Cambon Dispensary

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

Good afternoon,

I am contacting you today in regards to the new dispensary that is on target to open at 61 Cambon Dr in Park Merced. In my honest opinion as a lifetime San Francisco native, and from living in Ingleside for most of it, this new dispensary is absolutely a major convenience for all the residents in and around lower sunset to get their needs met in a more accessible and streamlined fashion. Most of my colleagues, and even I included, used to traverse to Ocean Avenue before all of their shops started to close down a few years ago. That in effect resulted in a large disruption for many of the residents in the area that were used to having access to those shops around the area in which they lived. After that occurred a good amount of my friends had to utilize the city's somewhat sinuous public transit system, like taking two buses or two munis, just to purchase many of the things they were used to having a less strenuous access to. This lower side of the city has definitely yearned for a reputable dispensary since the Ocean Avenue upheaval, and I have no doubt in my mind that Positive Vibes will have great success with the large amount of current residents who have been wanting a dispensary in and around their area in that more streamlined fashion. I am delighted to hear that Positive Vibes will be coming to Park Merced, and I have no doubt that it will be beneficial for the entire locale.

Regards,

- Joe Bakhtiari

From: [CPC-Commissions Secretary](#)
To: [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [Hicks, Bridget \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 61 Cambon Dr.
Date: Friday, August 02, 2019 11:30:02 AM

Office of Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
San Francisco Property Information Map

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

From: rommel butler <rommelbutler25@yahoo.com>
Sent: Wednesday, July 31, 2019 4:58 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Dr.

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

Hi,
I just wanted to say thank u so much for considering possibly opening a new dispensary in my neighborhood. It's been really hard catching multiple buses to my closest dispensary. I hope this location can open really soon. Thank you

From: [CPC-Commissions Secretary](#)
To: [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)
Subject: FW: 61 Cambon dispensary
Date: Friday, August 02, 2019 11:29:30 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: L Mares <leasa_mares@yahoo.com>
Sent: Wednesday, July 31, 2019 9:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon dispensary

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

Dear Commissions Secretary,

I am writing with regard to the new dispensary (Positive Vibes) that is due to open at 61 Cambon Dr San Francisco. I would like to express my hopes for this project to get underway, as it has become a saving grace with regard to my medical needs. In the past, I had been traveling by public transport to Ocean Avenue, however those dispensaries are now closed down and traveling to further distances is a major hardship financially and physically. Being able to reach this location will be much easier and less hardship.

I am happy to hear that Positive Vibes will be coming to Parkmerced as its a central location for me and many of the people I know in the area who rely on these dispensaries for the care and management of our health. That said, I am thrilled about Positive Vibes opening their doors soon at Parkmerced and feel very confident this dispensary will serve as a benefit to many in the area and beyond. Please feel free to contact me directly, should you have questions. Thank you!

Best Regards,

Lisa Mares
650.554.0041

From: [CPC-Commissions Secretary](#)
To: [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)
Subject: FW: 61 Cambon Drive storefront project - in Support of
Date: Friday, August 02, 2019 11:28:02 AM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Mike Lomuto <mike.lomuto@gmail.com>
Sent: Friday, August 02, 2019 8:21 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: 61 Cambon Drive storefront project - in Support of

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

To Anyone weighing in on the 61 Cambon Drive storefront project,

I wish to express my utmost support for the opening of a licensed cannabis dispensary. I grew up in the Sunset, graduated from nearby Lowell High School, and have stayed rooted in the neighborhood, where my parents still live. My father has been homebound due to illness for decades, with my Mother as his primary caregiver. Cannabis has been integral to his pain management. I won't go into the details of how NOT having a local dispensary for decades has negatively impacted my family, but I will say that it would have made a MAJOR difference.

I believe that Positive Vibe dba FLIGHT is an exceptional candidate to provide this service to a community in need of it.

Thank you for your consideration,
Mike Lomuto, longtime Sunset resident

From: [CPC-Commissions Secretary](#)
To: [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)
Subject: FW: Opera Plaza Theater
Date: Tuesday, July 30, 2019 3:58:19 PM

Office of Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.558.6378 | www.sfplanning.org
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From: Jan Catalona <jancatalona@gmail.com>
Sent: Saturday, July 27, 2019 7:44 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: Opera Plaza Theater

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

----- Forwarded message -----

From: **Jan Catalona** <jancatalona@gmail.com>
Date: Sat, Jul 27, 2019 at 7:42 PM
Subject: Opera Plaza Theater
To: <mary.woods@sfgov.org>

Hello, I am a resident of San Francisco owning property (2358 Steiner Street) and want to register my opposition to the closing of Opera Plaza Cinema. I understand if it will be closed it, will be replaced by a retail establishment. This would be unfortunate. There are so many retail establishments near where I live (Fillmore District), downtown, Laurel Village, Hayes, Polk. This area is not established as a retail district. The theater is a great treasure for the community as it provides an opportunity to the citizens and visitors to enjoy artistic movies. I hope you will do what you can to support the wishes of the people. Thank you. Janet Catalona

From: [Silva, Christine \(CPC\)](#)
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 August 1, 8 & 15, 2019 - Cancelled
Date: Friday, July 26, 2019 2:12:10 PM
Attachments: [20190801_08_15_hiatus.pdf](#)
[20190801_08_15_hiatus.docx](#)
[CPC Hearing Results 2019.docx](#)
[Advance Calendar - 20190801.xlsx](#)

Commissioners,

Please see attached calendars for August 1, 8 & 15 which have been cancelled for your summer hiatus. Your next hearing is scheduled for August 22, 2019.

Enjoy the break!

Christine L. Silva
Senior Planner, Commission Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9085 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2014.1573CUAVAR - 2050 Van Ness
Date: Thursday, July 25, 2019 9:54:21 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: May, Christopher (CPC) <christopher.may@sfgov.org>
Sent: Thursday, July 25, 2019 9:21 AM
To: robyn tucker <venturesv@aol.com>; 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>; mooreurban@aol.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: RE: 2014.1573CUAVAR - 2050 Van Ness

Hi Robyn,

Thank you for your letter outlining your concerns with the proposed project at 2050 Van Ness Avenue & 1675 Pacific Avenue. I will see to it that a copy of it is kept on file and that the Planning Commission is provide a copy at this afternoon's hearing.

Regards,

Christopher May, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: robyn tucker <venturesv@aol.com>
Sent: Wednesday, July 24, 2019 11:12 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>; mooreurban@aol.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>;

May, Christopher (CPC) <christopher.may@sfgov.org>

Subject: 2014.1573CUAVAR - 2050 Van Ness

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Honorable Commissioners,

A PANA member, neighbor and friend has reviewed the proposed design for 2050 Van Ness. She shared her concerns and comments with PANA leadership. We are in agreement with Ms. Sonnino's comments, which are republished below. PANA leadership and members respectfully request that you deny both variances.

"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 that you deny this variance in exposure and to eliminate or greatly reduce the quantity of nested bedroom units this project includes.”

PANA leadership and members respectfully request that you deny both variances.

Robyn Tucker
Co-Chair PANA
415-609-5607

RECEIVED

July 29, 2019

AUG - 2 2019

San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

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

Dear San Francisco Planning Commission Staff,

I am writing to express my support for Community Music Center's Campus Expansion Project at 552 Capp Street. I am a long term student (AFFILIATION) of Community Music Center.

The proposed project will bring important benefits to the neighborhood in which it will reside. Community Music Center as a nonprofit provider of affordable and free music lessons and concerts is a resource for music education and appreciation in the neighborhood, as it has been for nearly 100 years. The proposed new facility will provide a number of upgrades that will make the music center accessible to anyone who wishes to use it. The additional teaching rooms in the new facility will provide more space for affordable and tuition free music lessons, as well as community gathering spaces. The seismic, climate (air conditioning/heat), and safety upgrades will provide a facility where people can rest-assured that they will be safe and comfortable while taking lessons, watching a performance, or attending a community event. The ADA fully accessible new facility will provide access for people of all physical abilities.

The proposed Community Music Center Expansion will positively impact the Mission District neighborhood. I recommend that the Planning Commission approve the project.

Thank you,


SIGNATURE

PETER GIBBONS
PRINT YOUR NAME

94110
ZIP CODE

July 29, 2019

San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

RECEIVED

AUG - 1 2019

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

Dear San Francisco Planning Commission Staff,

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The proposed Community Music Center Expansion will positively impact the Mission District neighborhood. I recommend that the Planning Commission approve the project.

Thank you,

Karen Traister
SIGNATURE

Karen Traister
PRINT YOUR NAME

94131
ZIP CODE

RECEIVED

AUG - 1 2019

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

My husband and I have been taking lessons at the Music Center for many years, and our son attended summer camps as a child. People of all ages and levels of ability and experience are made to feel welcome here.