

From: [CPC-Commissions Secretary](#)
To: [White, Elizabeth \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SPUR supports The Hub Plan
Date: Thursday, August 29, 2019 11:45:49 AM
Attachments: [SPUR supports The Hub Plan 082919.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: Kristy Wang <kwang@spur.org>
Sent: Thursday, August 29, 2019 11:44 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; mooreurban@aol.com; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Langlois, Lily (CPC) <lily.langlois@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Simley, Shakirah (BOS) <shakirah.simley@sfgov.org>; Cancino, Juan Carlos (BOS) <juancarlos.cancino@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Alicia John-Baptiste <ajohn-baptiste@spur.org>; Nick Josefowitz <njosefowitz@spur.org>
Subject: SPUR supports The Hub Plan

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

Dear Planning Commissioners:

SPUR supports the proposed amendment the Market Octavia Plan through The Hub Plan, which would allow 1,640 additional housing units in a key location and increase public benefits generated in this plan area by 30%, from approximately \$725 million to nearly \$950 million. SPUR was a major supporter of the Better Neighborhoods community planning efforts that included Eastern Neighborhoods, Market Octavia and other plans ten years ago. These plans sought to comprehensively address how the city could accommodate growth in key locations and build out community infrastructure in tandem. Market Octavia has largely been seen as a success, with thousands of new infill housing units, significant affordability and visible improvements to the public

realm.

In the years since Market Octavia was adopted, it has become clear that the city overall has not produced sufficient housing for those who want to be here. The Hub Plan is a strategic effort today to increase capacity in a central, transit-oriented location that is appropriate for both jobs and housing. Adding more height to the key sites in The Hub Plan will create significantly more benefits for the community: more affordable housing, more public realm investments and more funding for childcare and transit.

San Francisco needs more housing opportunities, soon. The Hub Plan is one of many tools the city must use to create these much-needed homes.

We also urge the Planning Department to embark on a new set of area plans across San Francisco. The Hub Plan is the only significant area plan work underway today, and it is not a full area plan.

Thank you for the opportunity to weigh in on this important area plan amendment. Do not hesitate to contact me if you have any questions.

Kristy Wang

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

[SPUR](#) | [Facebook](#) | [Twitter](#) | [Join](#) | [Get Newsletters](#)

[Join us for the Silver SPUR Awards](#)

Tuesday, October 22, 2019

Moscone Center South, San Francisco

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: Thursday, August 29, 2019 10:50:33 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: carmela gold <carmelagold@gmail.com>
Sent: Wednesday, August 28, 2019 5:44 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: 258NoeStore@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,

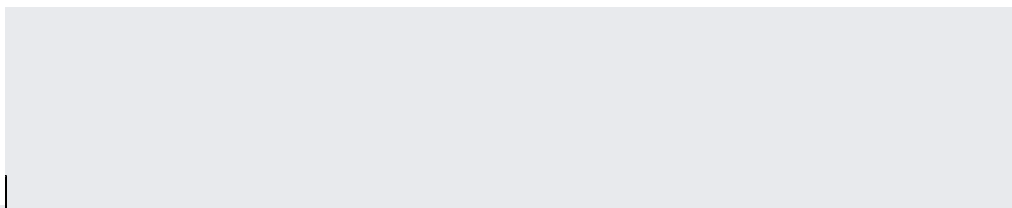
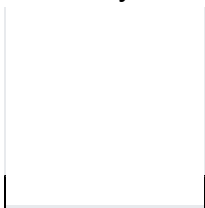
I am writing to ask for your yes vote on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. The proposed store at 258 Noe will be a positive impact on the surrounding businesses, bringing new and much needed shoppers, add heightened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

My name is Carmela Gold. I have lived in the Duboce Triangle on Henry St for 32 years. I have been a longtime member of the Duboce Triangle Neighborhood Association, A Board Member and longtime Land Use Committee Member. It is my neighborhood and I'm happy to have someone I know wanting to open the cannabis store down the street. I have known Terrance Alan for over 20 years. We met while serving on the board of the Tenderloin Equitable Development Project which helped create the Tenderloin Community Benefit District. I've planted trees with him, held fundraisers, and helped small businesses in the TL neighborhood grow. He has

always been willing to do that “one more thing” to help others in need.

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

Sincerely,
Carmela Gold
23 Henry Street, SF



From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Letter # 1 to SF Planning Commissioners Part 2
Date: Thursday, August 29, 2019 10:49:49 AM
Attachments: [20190828192335.pdf](#)
[20190828194433.pdf](#)
[20190828195019.pdf](#)
[20190828195840.pdf](#)
[20190828200408.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: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Wednesday, August 28, 2019 5:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>
Subject: 3333 California Letter # 1 to SF Planning Commissioners Part 2

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

To: Commissions Secretary and SF Planning Commissioners

Re: 3333 California Street, San Francisco, CA
Record Number: 2015-014028CUA/PCA/MAP/DUA
Certification of Final EIR
Planning Commission Hearing: September 5, 2019

Attached in parts is a pdf copy of my August 28, 2019 Letter #1 to Planning Commissioners with the attachments:

- Exhibits I-M
- Exhibits N-P
- Exhibits Q-V
- Exhibits W-AA

Exhibits BB-EE

Kindly confirm that the paper copies submitted on August 28, 2019 have been delivered to the Planning Commissioners.

Laurel Heights Improvement Assn. of SF, Inc.

By: Kathryn Devincenzi, President

(415) 221-4700

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Letter # 1 to SF Planning Commissioners Part 1
Date: Thursday, August 29, 2019 10:49:33 AM
Attachments: [20190828184651.pdf](#)
[20190828185312.pdf](#)
[20190828190030.pdf](#)
[20190828191742.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: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Wednesday, August 28, 2019 5:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>
Subject: 3333 California Letter # 1 to SF Planning Commissioners Part 1

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

To: Commissions Secretary and SF Planning Commissioners

Re: 3333 California Street, San Francisco, CA
Record Number: 2015-014028CUA/PCA/MAP/DUA
Certification of Final EIR
Planning Commission Hearing: September 5, 2019

Attached in parts is a pdf copy of my August 28, 2019 Letter #1 to Planning Commissioners with the attachments:

- Letter
- Exhibits A-B
- Exhibit C
- Exhibits D- H

Kindly confirm that the paper copies submitted on August 28, 2019 have been delivered to the Planning Commissioners.

Laurel Heights Improvement Assn. of SF, Inc.

By: Kathryn Devincenzi, President

(415) 221-4700

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street Letter #2 to SF Planning Commissioners
Date: Thursday, August 29, 2019 10:48:42 AM
Attachments: [20190828212507.pdf](#)
[20190828213133.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: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Wednesday, August 28, 2019 7:17 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>
Subject: 3333 California Street Letter #2 to SF Planning Commissioners

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

Re: 3333 California Street, San Francisco, CA
Record Number: 2015-014028CUA/PCA/MAP/DUA
Certification of Final EIR
Planning Commission Hearing: September 5, 2019

Attached in parts is a pdf copy of my August 28, 2019 Letter #2 to Planning Commissioners with the attachments:

Letter with Exhibits A-C and 1-3
Exhibits 4-5

Kindly confirm that the paper copies submitted on August 28, 2019 have been delivered to the Planning Commissioners.

Laurel Heights Improvement Assn. of SF, Inc.

By: Kathryn Devincenzi, President
(415) 221-4700

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street - Letter of Coalition for San Francisco Neighborhoods
Date: Thursday, August 29, 2019 10:48:36 AM
Attachments: [20190828211305.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: Kathy Devincenzi <krdevincenzi@gmail.com>
Sent: Wednesday, August 28, 2019 6:42 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Cc: Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>
Subject: 3333 California Street - Letter of Coalition for San Francisco Neighborhoods

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

To: Commissions Secretary and SF Planning Commissioners

Re: 3333 California Street, San Francisco, CA
Record Number: 2015-014028CUA/PCA/MAP/DUA
Certification of Final EIR
Planning Commission Hearing: September 5, 2019

Attached is a pdf copy of the letter of the Coalition for San Francisco Neighborhoods opposing the proposed project that was submitted today.

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 461 29th Street: Conflicts and Omissions in the permit
Date: Thursday, August 29, 2019 10:48:06 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: Mary Beth Stone <mbstone@sonic.net>
Sent: Thursday, August 29, 2019 7:49 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; richhillissf@gmail.com
Cc: Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Townes, Chris (CPC) <chris.townes@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Noe Neighborhood Council <info@noeneighborhoodcouncil.com>; Tom McGrath <tommcgrathconstruction@yahoo.com>; earle@eeweiss.com
Subject: Re: 461 29th Street: Conflicts and Omissions in the permit

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

Dear Planning Commission Members,

I reside in the building next to 461 29th Street. The current design would significantly impact the amount of light in my home and yard. It would create a denser darker mood which I do not believe to be healthy for myself, pets or plants in my yard.

I have lived in the neighborhood 40 years and would like the City and architect to honor the neighborhood's working class roots and design with an eye away from the current popular designs of luxury and greed and more in keeping with what I believe is San Francisco's true nature of harmony for many different social and working classes.

Thank you.

On Aug 28, 2019, at 7:47 AM, Andy Levine <andy@levinearch.com> wrote:

President Melgar and Members of the Planning Commission:

Please see the attached petition signed to date by 28 neighbors who live on the 400 block of 29th Street, along with a few supportive relatives and friends

In less than a week since our first viewing of the permit drawings, we have uncovered considerable opposition from the neighbors regarding the proposed project at 461 29th Street. This is case #13 on Planning Commission agenda at the 8/29/19 meeting, for a mandatory Conditional Use hearing based on demolition and rebuild.

Thanks for your attention to this matter.
Sincerely,

Andy Levine

Levine Architects

415.282.4643

www.levinearch.com

<08 28 19 Petition for CU hearing re 461 29th St.pdf>

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Important from neighbors and businesses at 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019Planning Commission Hearing.
Date: Wednesday, August 28, 2019 5:21:06 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: Kathy Peck Denny <kathypeckdenny@icloud.com>
Sent: Wednesday, August 28, 2019 4:52 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Cc: Todd Richards <todd@tarstudio.com>; Maria Comstock <jumpypup@gmail.com>; Peter Zawislanski <pzawislanski@hotmail.com>; Krisanthy Desby <kdesby@sandhill.com>
Subject: Important from neighbors and businesses at 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019Planning Commission Hearing.

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

Dear Commissioners and SF Officials

Please Support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail.

We beseech you to please provide a 30 Day Continuance.

We ask that the Commission to please Send the Developer's Plan Back for changes more compatible with the Community Plan, No Retail, No 15 years of construction and

Save Please the Majestic Trees

for the health of our environment, urban forrest and wildlife and natural beauty in our San Francisco neighborhoods.

San Francisco Saved the Bay

It's up to all of us to help preserve beauty and the health of our neighborhoods while still building for our future, our new neighbors, the health of our environment and urban trees and wildlife and all those who love San Francisco.

Thank you

Kathy Peck 1405 Lyon St SFCA

3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5, 2019 Planning Commission Hearing.

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 33 Capra Way-2018-001940DRP-02 Planning Commission Hearing Date
Date: Wednesday, August 28, 2019 5:20:45 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: Tracy and Al Brandi <brandifolk@hotmail.com>
Sent: Wednesday, August 28, 2019 5:20 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; millicent.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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; Franco Maurice <maurice1950@comcast.net>
Subject: 33 Capra Way-2018-001940DRP-02 Planning Commission Hearing Date

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

Dear Planning Commissioner,

We write to voice our deep concern for the disappearing "true neighborhood" that excess development is creating. Specifically, as to 33 Capra Way, maximum lot coverage, maximum rear yard extension and maximum density converts what was a truly livable city experience into a "pack to the max" existence.

We have lived for forty four (44) years at 116 Alhambra Street in close proximity to the subject property. My wife and I raised our two children at this location, but now the sound of children playing has been replaced with traffic noise and revving engines. A neighborhood full of open air, sunshine and warmth is being transformed into man-made corridors and canyons of high rise and higher rise structures where taking your neighbor's light and air has become the norm. Even if this "taking" is allowed by building codes, this "taking" does not need to be approved by the planning department. We do not need to lose our way of life to promote

profit for investors (as is true in this case). Why lose the good health atmosphere of neighborhood so a few wealthy individuals can become more wealthy?

Times change, we know. But we should not discard proven quality living. Compromise should include substantial and significant side and rear yard setbacks. Every effort should be made to maximize interior block open space, roof decks and penthouses should be minimal. Too often a roof deck is a convenient excuse for adding an additional story of shade producing structure.

We ask that the planning department adopt a "small is beautiful" general plan to this and similar future requests. Reducing the mass of this project allows for development of this property while preserving what has made our neighborhood so special. One man's financial gain should not come at the cost of downgrading an entire community's quality of life. Please limit how high and how deep this project may be built. In doing so, a neighborhood retains its character while property development and renewal can proceed.

Thank you for considering our concerns. Working together, we believe that a fair and equitable solution can be achieved.

Al and Tracy Brandi
brandifolk@hotmail.com

Sent from [Outlook](#)

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.
Date: Wednesday, August 28, 2019 4:50:09 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: Elisa <elisasyee@aol.com>
Sent: Wednesday, August 28, 2019 4:28 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: catherine.stefani@sfgov.com; LaurelHeights2016@gmail.com
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.

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

Dear Commissioners,

I live in Laurel Heights.

I support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail.

I respectfully ask for a 30 Day Continuance.

I respectfully ask that the Commission send the Developer's Plan back for changes more compatible with the Community Plan which is No Retail and No 15 years.

Thank you for your consideration.

Elisa Yee

**3333 California Street, Record Number: 2015-
014028CUA/PCA/MAP/DVA September 5, 2019 Planning Commission Hearing.**

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.
Date: Wednesday, August 28, 2019 4:12:08 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: Nancy Yee <nancymyee@aol.com>
Sent: Wednesday, August 28, 2019 4:03 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.

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

Dear Commissioners,

I live in Laurel Heights.

I support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail.
I respectfully ask for a 30 Day Continuance.
I respectfully ask that the Commission send the Developer's Plan back for changes more compatible with the Community Plan which is No Retail and No 15 years.

Thank you for your consideration.
Nancy Yee

3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.

From: [Ionin, Jonas \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Hearing - September 5, 2019, 1:00PM - 3333 California Street Developer's Project
Date: Wednesday, August 28, 2019 3:55:20 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: marsha nonn <mwnonnsf@gmail.com>
Sent: Wednesday, August 28, 2019 3:52 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; LaurelHeights2016@gmail.com
Subject: Planning Commission Hearing - September 5, 2019, 1:00PM - 3333 California Street Developer's Project

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

TO:
Myrna Melgar, Commission President
Joel Koppel, Commission Vice President
Frank S. Fung, Commissioner
Rich Hillis, Commissioner
Millicent A. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Jonas Ionin, Commissions Secretary

We live in Laurel Heights.

We oppose the Developer's proposal for this project and support the Community alternatives.

The Community alternative proposal builds the same number of housing units as the Developer's

plans - 744 units including 185 units of affordable senior housing:

It does not build on the historic green space that everyone in the Community loves and will be built in a shorter period of time involving less excavation and demolition

We oppose the Developer's proposal because it adds retail uses to the site, including flexible retail with hours of operation from 6:00 AM to 2:00 AM. This would have a significant adverse impact on the traffic, noise and air quality making life pretty intolerable for those of us who live in Laurel Heights and the surrounding neighborhoods. There is adequate retail in Laurel Village, and on Sacramento, Masonic and Geary streets. In addition, the 15-year construction period would jeopardize the survival of Laurel Village and its cherished independent quality groceries, Cal-Mart and Bryan's. The project should certainly not exceed 7 years.

We are requesting the Commission continue this hearing for 30 days to allow time to review the impacts of the new flexible retail that is included in the Developer's proposal.

We urge the Commission to require the project be redesigned to be more compatible with the Community alternatives.

Marsha and Wolfgang Nonn

**Ref: 3333 California Street, Record Number 2015-014028CUA/PCA/MAP/DVA September 5, 2019
Planning Commission Hearing.**

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street
Date: Wednesday, August 28, 2019 3:09:57 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: Barbara Cohrsen <sfbarb@mcn.org>
Sent: Wednesday, August 28, 2019 3:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Myrna.melgar@sfgaov.org; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@sfgov.org; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: laurelHeights2016@gmail.com
Subject: 3333 California Street

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

August 28, 2019

**RE: 3333 California Street
Record Number: 2015-014028CUA/PCA/MAP/DVA
September 5 Planning Commission Meeting**

Dear Folks

I live on Pine Street, 1.5 short blocks from the proposed project at 3333 California Street. I am very concerned about this potential project. My concerns are related to noise, dust, increased traffic, vehicle emissions and the change in the character of the neighborhood.

I am opposed to the developer's project and support the community alternative plan. The Community Alternative Plan will build the same number of housing units and will include 185 units of affordable senior housing. The Community Alternative Plan is superior to the one of the developer's because it will be built in a shorter period of time and involves less excavation, demolition and neighborhood disruption.

I oppose the addition of retail to this site. There is adequate retail in Laurel Village, Sacramento Street, Traders Joe's and Geary Street. And if there is retail on this site, limit it to operation from 6 AM to 10 PM. Anything later is too disruptive to this neighborhood.

I oppose the use of outdoor amplified sound. The traffic in the neighborhood is already above the LEQ for night time. And, please, prohibit the following non-residential uses:

- Nighttime entertainment
- Adult businesses
- Massage parlors or any type
- Amusement, game, arcade
- Restaurants of any type
- Public facilities
- Student Housing
- Tattoo parlors
- Homeless navigation center
- Short term residential occupancy units
- Shared workspaces

Please, please, continue this hearing for at least 30 days to allow time to review the impacts of the new information on flexible retail and the final EIR. And, please, send the Developer's plan back for changes more compatible with the Community Plan, with no Retail activity on this site and if possible a shorter construction period.

Barbara Cohrssen
2970 Pine Street

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: September 5 meeting regarding 3333 California St.
Date: Wednesday, August 28, 2019 2:44:33 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: Krisanthi Desby <kdesby@sandhill.com>
Sent: Wednesday, August 28, 2019 2:41 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: September 5 meeting regarding 3333 California St.

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

Regarding:
Record #2015-014028CUA/PCA/MAP/DVA
3333 California Street
September 5, 2019
Meeting with San Francisco Planning Commission Hearing

Dear Members of the Planning Commission,

I would like to comment on the The Prado Group's (The Developer's) Plan for 3333 California Street.

Our family has lived in Presidio Heights since 1999. We have enjoyed the shade offered by the flowering eucalypti along California Street, and the verdant landscaping both inside and outside the property around the entire block. Laurel Village provides virtually everything we need: groceries, children's clothing, gifts, hardware, and so on. Four children's playgrounds are nearby.

With the new development as planned by The Prado Group, our quiet neighborhood is about to be destroyed. I am asking you to approve the **Community Alternative** instead, which preserves the neighborhood green space and character.

The Prado Group's plan to remake the 10-acre site will disrupt the neighborhoods nearby for a decade and a half with noise and congestion, and the result will destroy their character permanently. I have listed just a few of the impacts below:

1. Chopping down 200-plus trees inside and outside the property and paving over the green space
2. Adding an overwhelming amount of commercial and retail space
3. Flexible retail, allowing businesses to run from 6AM to 2AM
4. 15 years of construction will ruin the businesses nearby, especially Laurel Village, and add considerable noise and air pollution

Point 1: in this era of climate change, removing mature trees that take up carbon and filter the air is a mistake. Not only that, but the trees offer a buffer against the noise of the very busy corridors along the entire perimeter. Having such a large green space should be preserved, not paved over.

Point 2: additional commercial and retail space is not needed. Laurel Village and Sacramento St. shops provide 90%+ of what we need: groceries, clothing for children & adults, coffee shops, hardware & kitchen stores, a pharmacy, gifts, and more.

Furthermore, there are empty storefronts everywhere; internet retail has taken over. In just one example, AG Ferrari's closed years ago and nothing has taken that space.

Point 3: Flexible retail does not belong at the nexus of quiet residential neighborhoods. Being open for business from 6AM to 2AM only invites more cars, congestion, and crime, not to mention noise 20 hours every single day.

I doubt, by the way, that anyone would wish to live on a property with all of that merely steps away.

Point 4: 15 years is far too long for a construction project. It should take no longer than 3. These are neighborhoods, not a downtown space. Laurel Village will struggle due to the pressures of construction and unnecessary competition from a gargantuan project next door. I would venture to guess that the new project, once built, will struggle to fill the spaces at 3333 California Street thanks to internet retail while pressuring Laurel Village as well.

In short, our neighborhoods will be severely and negatively impacted by this project in every way. I have not even listed many of the other things in The Prado Group's plan which are unacceptable.

All together, the property at 3333 California St., our four neighborhoods and Laurel Village are a jewel. I beg you to consider the consequences of disrupting and destroying a historic, verdant, lovely part of the city.

Respectfully yours,

Krisanthy Desby
Clay Street

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: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street Development Project
Date: Wednesday, August 28, 2019 2:36:56 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: aprato_otr@yahoo.com <aprato_otr@yahoo.com>
Sent: Wednesday, August 28, 2019 1:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: myrna.milgar@sfgov.org
Subject: 3333 California Street Development Project

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

I am a longtime resident in Laurel Heights. I oppose the developer's project and support the Community Alternative Plan. Both plan have 744 units including 184 units of affordable senior housing but the Community Plan will not be built on historic green space and will be built in a much shorter time due to less excavation, demolition, noise, air pollution and traffic disruption. The developer's plan of 15 years construction period is unconscionable. The community loves the available green space for there is no large green space nearby for families and children to play. The Community Plan does not remove significant trees on California Street and retains the redwood trees on the historic Secbo Terrace.

Additional retail is not needed as there are many shops in Laurel Village, on Sacramento Street and nearby Trader Joe's and Target. Please remove the Flexible Retail plan. The Community was not given notice of the uses. Some of these activities (nighttime entertainment, adult business, massage and tattoo parlors, internal gambling and other facilities) are not allowed in District 2. Please do not allow hours of operation to 2am. Retail operation hours should be 6am to 11pm.

Please remove the loophole in the developer's Development Agreement that would allow the affordable senior housing not to be built but turn the Walnut building site to the city.

A 30 day continuance is requested to review and address these issues.

Please request the developer's plan to reflect changes more compatible with the Community's plan.

Reference: 3333 California Street
Record #2015-014028 CUA/PCA/MAP/DVA
September 5, 2019
Planning Commission Hearing

Thank you for your consideration.
Ann Prato

Sent from my iPad

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for Community Proposal to Develop 3333 California Street - September 5, 2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 2:36:42 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: Patricia Tai <tai.patricia@gmail.com>
Sent: Wednesday, August 28, 2019 1:51 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; joel.kippel@sfgov.org; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurellheights2016@gmail.com
Subject: Support for Community Proposal to Develop 3333 California Street - September 5, 2019 Planning Commission Hearing

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

Dear Planning Commissioners,

I have lived in Pacific Heights for 21 years. I walk to Laurel Village weekly to do shopping. I am active in the community including volunteering at one of our local public elementary schools. I understand the importance of community, more housing and beautiful green space.

I am writing in support of the Community's Alternative to the Developer's Project at 3333 California Street, Record Number:2015-014028CUA/PCA/MAP/DVA which the Commission will be discussing at its September 5, 2019 Hearing. Members of the Community have spent countless hours and personal resources developing a plan that supports the City's goals of increasing housing and retaining green space. Their efforts should be respected.

I support the Community Alternative Plan that builds the same number of housing units as the Developer's plan while maintaining the beautiful green space that has graced our neighborhood for

year. Cities around the World are adopting tree planting plans because of the benefits that green landscapes provide from cleaner air to making our streets safer. Walk SF actively supports tree plantings and maintenance in San Francisco to reduce pedestrian fatalities and to reduce speed on our City streets. To destroy these beautiful trees and historic green space to develop housing is unnecessary and counterproductive as the Community plan demonstrates.

I oppose the Developer's plan because we do not need additional or flexible retail in our neighborhood. We have great local retail in Laurel Village. There is good shopping on Sacramento Street, Geary Street, Fillmore Street, California Street and Clement Street. Muni provides great service to Union Street, Chestnut Street, Japantown and Union Square for additional retail opportunities. Please don't sacrifice the beautiful trees and green space for unneeded retail.

The 15-Year Construction period included in the Developer's plan is unnecessary and would disturb the neighborhood for too long. The Community alternative provides for project completion in seven year. There would be less excavation and demolition in the Community plan. There would be less disruption to local retail and neighborhood traffic and less environmental damage from loss of street trees, construction traffic and water run off during the rainy season.

I support the Community's proposal which provides additional housing, preserves historic trees and green space and reflects the best interests of the neighborhood and the City. I oppose the Developer's proposal that adds no more housing than the Community plan, destroys historic green space and trees and includes flexible retail. I ask the Commission to grant a 30 day continuance. I ask the Commission to send the Developer's plan back for changes more compatible with the Community proposal for no flexible retail and a shorter construction period and preservation of our beautiful trees and green space.

Thank you.

Patricia L. Tai
2022 Broderick Street

Sent from [Mail](#) for Windows

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California, Save Laurel Hill !
Date: Wednesday, August 28, 2019 12:40:30 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: Carroll, Hugh <Hugh.Carroll@osram.com>
Sent: Wednesday, August 28, 2019 11:46 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: 3333 California, Save Laurel Hill !

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

Hi,

I have lived at 3433 Sacramento #2 street for 9 years and I support the community's proposal and oppose the developer's proposal (especially flexible retail). I work from home, and my office is looking out the back of our building, at 3333 California. Please issue a continuance for 30 days! Please send the developer's plan back for changes more compatible with our community plan, particularly no retail, and no 15 year window!

The architecture of the property and the landscaping are truly unique, and it is a hidden gem in this gorgeous city. I walk up there to enjoy the view and the relative peace and quiet of the sanctuary. There are so few places like this anywhere, let alone in this time and place where the rush to develop is predicated on short term demand and the opportunism of development and construction.

Recognizing the future, that the density will increase and housing is sorely needed, I am not averse to change. However, after 25 years in SF, my appreciation for Presidio Heights is deep. This neighborhood is different, and a true neighborhood. Thus the importance of improvements, expansion, and change being in the hands of locals, and being for the better of those who live nearby.

Generations of neighborhood residents will be affected every day by this development. To not have a say in what happens to our home makes no sense and feels like betrayal, violation of decency, like theft. I am fine with construction, development, and change. It is inevitable. If handled properly and responsibly, no problem. If controlled by anonymous investment-backed developers, then I feel my days in the neighborhood may be numbered.

**3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA
September 5, 2019 Planning Commission Hearing**

Hugh Carroll, LC, MIES
Business Development Manager - West
Traxon | e:cue - North America

OSRAM SYLVANIA, Inc.
200 Ballardvale Street
Wilmington, MA 01887
Cell: (415) 518-5754
Hugh.Carroll@osram.com

www.osram.us/traxon

OSRAM

Our Brands

traxon

e:cue



From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: September 5, 2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 12:39:35 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: Janet Frisbie <jan_wenn@hotmail.com>
Sent: Wednesday, August 28, 2019 11:59 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Millicent.johnson@sfgov.org
Subject: September 5, 2019 Planning Commission Hearing

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

Dear President Melgar and Commissioners,

I live in Laurel Heights, in fact, right across the street from the UCSF campus and will be severely impacted by the proposed development as will all the neighborhoods surrounding the 3333 California Street property.

Kindly continue this hearing so that the District 2 residents have sufficient time to study what is in the final EIR particularly the possibly detrimental effects of “flexible retail”.

I hope you will be open minded when evaluating the Community Alternative Plans. These plans have been restructured and remain a thoughtful, balanced and relevant use of this beautiful site. We should all be mindful that the present building and the site itself have been historically significant since San Francisco’s earliest days.

As you evaluate the Community Alternative Plans submitted by the Laurel Heights Improvement Association, you will see that in addition to providing the same number of housing units as the developer, the site will not be deforested and left with concreted open space instead of green space. Also, the Community Alternative Plans do not call for nearly as much excavation which opens up another set of environmental concerns.

I believe the developer wants up to 15 years to complete this project. Why would that be allowed? It will make the surrounding neighborhoods intolerable and unlivable. Can San Francisco’s housing crisis really wait 15 years?

Please support us by continuing the hearing for 30 days. This seems like a reasonable request considering the size and significance of this development.

Respectfully,

Janet Wennergren Frisbie
525 Laurel Street, 94118

3333 California Street
Record Number: 2015-014028CUA/PCA/MAP/DVA
September 5, 2019 Planning Commission Hearing

Sent from my iPad

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street - Planning Commission Hearing 9-5-2019
Date: Wednesday, August 28, 2019 12:39:29 PM
Attachments: [3333CALSf 8-24-2019 re Notice of 9-5-2019 Public Meeting .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: victoria underwood <victoria.underwood@att.net>
Sent: Wednesday, August 28, 2019 12:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; frank.fong@sfgov.org; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; LaurelHeights2016@gmail.com
Subject: 3333 California Street - Planning Commission Hearing 9-5-2019

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

Attached please find my letter to the Commissioners in advance of the 9/5/2019 Planning Commission Hearing.

After months of quiet, we have been inundated with yet another round of drawings, review report and new zoning legislation. If all this weren't enough, orange tags went up on 19 trees at the 3333 California site and, more specifically, on all the sidewalk trees from Presidio Avenue to Laurel on California as to their pending removal. A hearing is set for 9/18/2019.

While this is not something that directly calls upon the Planning Commission, the reason given for the removal should concern everyone.

"Tree Removal Major Encroachment Permit Application. Demolition, excavation and site preparation to construct new buildings"

We haven't gotten through the architectural drawing process, no plans have been approved yet, the BOS approval will be required, final approved construction drawings will need to go out to bid, a schedule set based on lead times and material deliveries will be needed and expected. So, that we are looking at nothing happening until basically after the Holidays and into next year at the earliest.

The neighborhood is under assault by this Developer and now with this premature removal request for mostly healthy trees and the capture of the sidewalks we utilize everyday we find ourselves in yet another battle that needs the "reasonableness" test. With the Amazon burning and the importance of saving trees because they produce oxygen and help to eliminate carbon dioxide, this removal request isn't taken lightly and the neighborhood will also be attending the hearing at the S.F. Public Works - Bureau of Urban Forestry on 9/18/2019.

The LHIA plan attempts to save the flourishing tree population at the site as much as possible including the trees tagged for immediate removal.

Please see the attached latter.

Thank you.

Reference: **3333 California Street**
Record Number: 2015-014028CUA/PCA/MAP/DVA
September 5, 2019 Planning Commission Hearing.

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:06:13 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: Larry Mathews <larrymathews@mac.com>
Sent: Tuesday, August 27, 2019 4:04 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Bennett, Samuel (BOS) <samuel.bennett@sfgov.org>; Zushi, Kei (CPC) <kei.zushi@sfgov.org>; ECN, 3333CalCompliance (ECN) <3333calcompliance.ecn@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

To the Planning Commission:

I'm planning to attend the hearing on September 5th for the above-referenced project, and I know that many of you heard from me before, but I'm writing to reiterate a couple of points that I want to stress.

I've lived at 3326 California Street for over 18 years and feel strongly about this neighborhood, this community, and this project. **Specifically, I support an all-residential project at 3333 California Street.** We don't need or want additional retail in the neighborhood and to add retail to this block would be extremely disruptive to the community here.

Our block of California Street, between Walnut and Laurel, is much narrower than is California

Street in Laurel Village. To add retail to our block would be to change a residential street to a commercial one, and put commercial storefronts just feet from our homes. When we purchased this apartment we did so, in part, because of the quiet block of California Street and the park-like setting across the street at UCSF. While we support the addition of new housing, we are strongly opposed to changing the zoning and feel of the neighborhood so that the developers can have a more profitable project.

This project can proceed in a way that meets the wishes of the developers and also the needs of the community by adding residential units without rezoning to allow for unnecessary retail uses.

Thank you for your consideration.

Larry Mathews
3326 California St., #3
larrymathews@mac.com
(415) 860-6080

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street
Date: Wednesday, August 28, 2019 11:05:41 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: Mark Davis <mark@markddesign.com>
Sent: Tuesday, August 27, 2019 5:22 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: 3333 California Street

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

Dear San Francisco Planning Commission;

As a resident of Presidio Heights and a small business owner in the Cow Hollow neighborhood I am writing to express my concerns, opinions and preferences for the very significant proposed project at 3333 California Street. I am all for growth and development but in a controlled and appropriate manner.

In particular, I want to strongly emphasize the following:

- **No retail** should be part of this project. Laurel Village is right next door with 2 coffee shops, 2 grocers, a few restaurants, retail, wine shop and more. Not to mention Trader Joes, Target and Geary Street retail just a few blocks away.
- At the very least, REMOVE FLEXIBLE RETAIL from the developer's proposal. If retail succeeds in being part of the project please limit its hours of operation to 11:00PM at the latest. Prohibit night time entertainment, adult businesses, massage parlors. tattoo parlors, gaming arcades...etc.

- Reduce the proposed build out schedule. 15 years? The developer wants to disrupt our neighborhood with construction traffic and congestion for FIFTEEN years, that is absurd. Put yourselves in our shoes, would you want to live through that much disruption for that long? Cut that build out to 1/3 or 5 years.
- Support the Community Alternatives. Again, not opposing the development just very specific aspects of it. I am all about more housing units and the developer can achieve a profitable number of units AND preserve many more of the existing trees and the treasured green space than they are proposing. And please send the proposal back to the design team requesting the design be more in keeping with the neighborhood architecture. This is not SOMA, China Basin or the Mission.

I strongly urge you vote consistent with the above points in mind. Yes to more housing, well designed housing. No to more retail and for sure no to a 15 year build out.

**3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019
Planning Commission Hearing.**

Respectfully,
Mark Davis

Mark Davis: **Architect**
AIA, LEED Green Associate

2088 Union Street, Suite 3
San Francisco, CA 94123

415.990.8491

www.markddesign.com

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.
Date: Wednesday, August 28, 2019 11:05:30 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: Cristina Morris <cmomorris@outlook.com>
Sent: Tuesday, August 27, 2019 5:40 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Rich Hillis - Commission President <richhillissf@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.

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

Dear Sirs/Madams,

I am writing in support of the Community plan for 3333 California Street. I object to the Developer's plan based on the following:

The developer's plan should include and respect the changes requested by the community alternative plans, a copy of which you have. Additionally, we request NO retail, especially flexible retail. This is a quiet residential neighborhood and we don't want the type of noise and congestion businesses which are open late would bring to this area. Further, the Sacramento Street and Laurel Village businesses would be adversely impacted by any more retail. I walked the neighborhood today and there are 4+ empty businesses on those streets; one which has been empty for months. We have adequate retail with the Target Center and Trader Joes.

Additionally, the neighborhood cannot support a 15 year project as the developers are proposing.

The impact on residents should be considered above all else, especially those adjacent to the site.

In addition to the points above, I am copying my recent email to Supervisor Stefani:

I think the Supervisor should consider the following:

- 1. Preserving as much as possible the historic green space of the site.*
- 2. Honoring the historic designation of the buildings as classic mid century architecture.*
- 3. Inevitable traffic and congestion impact on the neighborhood if the developers' plans are not modified.*
- 4. Evaluation of whether the developers' reliance on the current tech-dominated economy supports this massive project considering the future economy of the city. E.g., many new developments are vacant and not renting or selling as the market is changing and more people flee San Francisco and California due to taxes, expense and political mismanagement. Many businesses are relocating out of state.*
- 5. Monitoring the number of vacant commercial spaces in the neighborhood on California and Sacramento streets...there are many currently empty. It is evident that no more commercial development is needed in the area. Again, look at the economic trends.*

Please allow a 30 day continuance so that the proponents of the community alternative can evaluate the impacts of flexible retail, social services and philanthropic facilities, which were not included in the original EIR.

Finally, please listen to and seriously consider the residents' concerns. We know our neighborhood better than any developer.

Thank you,

Cristina Morris (Presidio Heights)

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: 33 Capra Way 2018-001940DRP
Date: Wednesday, August 28, 2019 11:05:19 AM
Attachments: [33 Capra Way 2018-001940DRP.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: Tuesday, August 27, 2019 5:52 PM
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: 33 Capra Way 2018-001940DRP

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

8/27/2019

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

Re: 33 Capra Way
2018-001940DRP

Dear 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 to add 2 vertical stories and a rear addition to an existing single family home. The resulting building will be comprised of 3 units.

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,

Dylan Casey
Executive Director
California Renters Legal Advocacy and Education Fund

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:04:37 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: Michael Coholan <michael@hilltopllc.com>
Sent: Tuesday, August 27, 2019 6:30 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillssf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

Dear Commissioners:

In advance of the September 5, 2019 Planning Commission Hearing regarding the **3333 California Street** project, I felt compelled as a native San Franciscan and a 36 year resident of Laurel Heights to request the following considerations from each of you:

1. I **support** the Community Alternative proposal and **oppose** the Developer's project
2. The Community Plans saves the beautiful green space
3. Retail is not needed adjacent to Laurel Village (which is already suffering from vacant spaces!)

4. The Developer's 15-Year construction period jeopardizes the long-term viability of Laurel Village
5. Please consider a 30 Day Continuance and request the Developer make changes to its plans to reflect the Community Alternative plan that includes No retail.

With great appreciation in advance,

Michael Coholan

Michael Coholan, ChFC

Principal & Founder

Hilltop Advisors LLC

Mailing address: 3145 Geary Blvd. #502

San Francisco, CA 94118

Ph (415) 781-4500

Fx (415) 781-4501

email: michael@hilltopllc.com

website: www.hilltopllc.com

Investment and Wealth Advisory Dedicated to High-Touch Client ServiceSM

Confidentiality Notice: This e-mail message, including any attachments, may contain confidential and privileged client or employee information. You are hereby notified that any unauthorized review, use, disclosure or distribution of such information is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy the original transmission and any attachments without reading or saving in any manner.



Please consider the environment before printing.

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA
Date: Wednesday, August 28, 2019 11:04:17 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: Marlayne Morgan <marlayne16@gmail.com>
Sent: Tuesday, August 27, 2019 7:46 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Kathy Devincenzi <laurelheights2016@gmail.com>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Krisanthi Desby <kdesby@sandhill.com>; Richard Frisbie <frfibeagle@gmail.com>; Rose Hillson <gumby5@att.net>; Jim Warshell <jimwarshell@yahoo.com>; Adam McDonough <amcdonough2004@yahoo.com>; ozzie rohm <ozzierohm@sbcglobal.net>
Subject: Re: 3333 California Street, Record Number: 2015-014028CUA

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

Correction- the Commission hearing on this project is scheduled for **September 5, 2019**.

On Tue, Aug 27, 2019 at 3:18 PM Marlayne Morgan <marlayne16@gmail.com> wrote:

August 27, 2019

Dear President Melgar and Commissioners:

As a community member interested in land use and transportation planning, I have been following the proposals for the development of 3333 and 3700 California for some time.

These are the largest parcels to become available for major housing developments on the west side of the city in decades, due to the shift of the previous medical institutional uses to Van Ness Avenue and Mission Bay.

Shifting to the new locations required intensive research on the impacts of these institutions on the surrounding areas. A city-wide Coalition worked on the relocation of the CPMC hospitals over an eight year period, resulting in significant changes to the original proposal from the project sponsor and a community driven Development Agreement.

It does not seem that the same level of attention is being given to the impact on these vacated sites on California Street for the two proposed large housing developments, starting with 3333 California.

At the very least, there will be significant impacts on the California and Sacramento transportation lines and traffic corridors, adjacent medical office uses on California and Sacramento, retail on California, Sacramento and Masonic Streets as well as impacts on the surrounding residential neighborhoods. In addition to the 744 units proposed for 3333, there is a cumulative impact on this area with the additional 238 new residential units at 3700 California and the 121 new housing units approved for the Lucky Penny site on Masonic.

The project sponsor needs additional time to present all the details of his proposal both to the Commissioners and to the general public. Two things in the current proposal seem especially odd-building new retail in an era of empty storefronts and requesting permission to complete the project over a 15 year period.

Therefore, I would request that time be reserved on 9/5 for an in-depth presentation by the project sponsor, and that approval of the existing proposal be continued until a later date.

Regards,

Marlayne Morgan

President, Cathedral Hill Neighbors
Co-Chair, Van Ness Corridor Neighbors Council
Transportation Chair, CPMC H2J2 Coalition

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:04:04 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: John Burns <johnmburns48@yahoo.com>
Sent: Tuesday, August 27, 2019 10:14 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: 'Usha Burns' <ushaburns@msn.com>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: Comments on 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

RE: 3333 California St Proposed Development

Dear Members of the Planning Commission,

My wife and I live in Presidio Heights at 3616-18 Sacramento St at Locust about 3 blocks away from the subject property and have been following this proposed development closely.

Although we recognize that the City is in great need of middle and lower income housing, we do not support the developer's plans as currently proposed. We do support the Community Alternative Plans that build the same number of housing units as the developer's plans - 744 units including 185 units of affordable senior housing - and are

better because they do not build on the historic green space and will be built in a shorter period of time because they involve less excavation and demolition.

The specific areas of the proposed development that are most concerning and need modification are:

- We oppose adding retail uses to the site as there is adequate retail in Laurel Village and surrounding areas with many vacancies for plenty of growth.
- The prolonged 15 year construction period would jeopardize the survival of Laurel Village merchants, such as the independent quality groceries of Cal-Mart and Bryan's.
- The project phasing over the 15 year period is not definite and the Planning Commission has no guarantee that the developer will complete the senior affordable housing on a definite schedule.
- Flexible Retail uses, which were not evaluated by the EIR, should not be allowed at all in this project (they are not allowed anywhere else in District 2 or in the Sacramento or Fillmore Street commercial districts) as they will bring adverse uses to our otherwise well planned neighborhoods.

We urge this Commission to require the project be redesigned according to one of the well planned Community Alternatives. These alternatives do not remove the significant trees along California Street and retain more on-site Redwoods and trees on the historically significant Eckbo Terrace.

We respectfully request that the Commission continue this hearing for at least 30 days to allow time for all parties to review the newly proposed Flexible Retail and the final EIR.

Sincerely,

John and Usha Burns
3616-3618 Sacramento St.
San Francisco 94118

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California St. - 5 September 2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:03:57 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: D Gilson <dfgi@pacbell.net>
Sent: Tuesday, August 27, 2019 10:14 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; laurelheights2016@gmail.com; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: 3333 California St. - 5 September 2019 Planning Commission Hearing

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

Dear Commissioner,

I am a resident of Laurel Heights and request that you consider the following points concerning the proposed project at 3333 California Street:

Support Community Alternatives to the Developer's Project

I support the Community Alternative Plans that build the same number of housing units as the developer's plans - 744 units including 185 units of affordable senior housing. The alternative plans are superior to the developer's proposal because they do not build on the historic green space on the property and they limit the disturbance from construction to seven years rather than the 15-year period proposed by the developers. A protracted construction period would jeopardize the survival of locally-owned independent business in the Laurel Village shopping area.

Remove Flexible Retail Which the EIR Did Not Evaluate

The EIR failed to evaluate impact on traffic, noise and air quality from multiple flexible-retail uses sharing the same retail space. The EIR only evaluated single use retail and restaurant uses. Flexible retail is not allowed anywhere else in District 2 or in the Sacramento or Fillmore Street commercial districts.

Retail Operations

Limit hours of retail operation from 6 am to 11pm. Do not allow retail to operate until 2 am. Prohibit outdoor

amplified sound. Prohibit the non-residential uses including nighttime entertainment, fast food restaurants and a homeless navigation center.

Order the Project Redesigned like one of the Community Alternatives

I urge the commission to require the project be redesigned according to the Community Preservation Lookalike Variant or the Community Full Preservation Alternative Variant 2. The Lookalike Variant replicates the developer's site plan with key changes that retain the historic characteristics of the parcel. Alternative Variant 2 retains the 744 units including 185 units of affordable housing, but does not demolish major portions of the main building.

Hearing Continuance

I respectfully request that you continue this hearing for 30 days to allow time to review the impacts of the new information on flexible retail uses and the final EIR.

Thank you for your consideration,

Donald Gilson
33 Heather Avenue

3333 California Street
Record Number: 2015-014028CUA/PCA/MAP/DVA September 5, 2019 Planning Commission Hearing

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:03:42 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: Laura R. <laura.rubenstein@gmail.com>
Sent: Wednesday, August 28, 2019 10:25 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: M.J. Thomas <laurelheights2016@gmail.com>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

Dear San Francisco Planning Commission,

I write with regard to the **3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.**

I will not be able to attend this hearing in person but wanted to notify you of my thoughts.

I am a resident of Laurel Heights. I own a condo on Lupine Avenue and live there with my husband and two daughters. This is a block away from the subject property.

- I support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail at the subject property.

- I support a 30-Day Continuance.

- I ask that the Commission send the Developer's Plan back for changes more compatible with the Community Plan, which does not allow for Flexible Retail at the subject property. Additionally, it does not allow for an unreasonably long development period of 15 years.

Sincerely,

Laura Rubenstein

28 Lupine Avenue

San Francisco, California 94118

--

Laura Rubenstein MD

office: 415-862-7135

fax: 415-900-4599

www.laurarubensteinmd.com

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Voicing my Concern: 3333 California St.
Date: Wednesday, August 28, 2019 11:03:31 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

From: Sonya Dolan <sonya.pa.365@gmail.com>
Sent: Wednesday, August 28, 2019 10:31 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Subject: Voicing my Concern: 3333 California St.

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

Dear City Officials,

I am writing to you today because I feel that the neighborhood community where I have lived and worked for the last 10 years, is being threatened by a developers plans, that if acted upon, will adversely affect my quality of life and everyone living in our neighborhood, the flow of traffic and the environment.

I am writing, because I feel that the needs and wants of a developer are being put above the needs of the citizens who live in the city you have been tasked with managing.

I am writing, because last week notices of REMOVAL went up on mature trees on the property in question. As wildfires intensify and the Amazon burns, you are considering the removal of trees, vital to clean air and the beauty of our city.

I am writing to:

1. Support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail.
2. Ask for a 30 Day Continuance.

3. Ask that the Commission send the Developer's Plan back for changes more compatible with the Community Plan-No Retail; No 15 years.

Thank you for considering the needs of your constituents, above those of developers.

Sonya Dolan
3433 Sacramento St.

**3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019
Planning Commission Hearing.**

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Wednesday, August 28, 2019 11:03:26 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Adam McDonough <amcdonough2004@yahoo.com>
Sent: Wednesday, August 28, 2019 10:31 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

Commissioners,

As a 10-year resident of Laurel Heights, I'm writing to express my support for the Community Alternative Proposal, and opposition to the Developer's Proposal, at 3333 California Street.

The Community proposal includes the same number of housing units, preserves the green space we all cherish, and can be built in a shorter time period than the Developer's proposal. Don't we all want more housing now? The developer has proposed a construction period of up to 15 years. How does that help solve our housing crisis today? It doesn't.

I am also vehemently opposed to the developer's proposal to include flexible retail at this site. Retail is dying in this part of town, and more retail will only hasten the death of many independently owned and operated businesses at Laurel Village. Plus, flexible retail allows for adult businesses, such as massage and tattoo parlors, in the neighborhood. This was not contemplated in the EIR!

I cordially request a 30-day continuance of this hearing to allow more time to evaluate the impact of flexible retail on the community. I also request that you send the Developer's plan back for changes more compatible with the Community plan.

Thank you for your consideration.

Adam McDonough
545 Laurel Street
San Francisco, CA 94118
(415) 305-8776

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments to the Planning Commission September 5 Hearing on 3333 California Street.
Date: Wednesday, August 28, 2019 11:03:15 AM
Attachments: [EMAIL"d COMMENTS FOR SEPT. 5 HEARING.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: Richard Frisbie <frfbeagle@gmail.com>
Sent: Wednesday, August 28, 2019 10:37 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rich Hillis - Commissioner <richhillissf@gmail.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Cc: Laurel Heights Email <laurelheights2016@gmail.com>; Marlayne Morgan <marlayne16@gmail.com>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Adam McDonough <amcdonough2004@yahoo.com>; Linda Glick <lindaglick@hotmail.com>; Kris Desby <kdesby@sandhill.com>; Michelle Ewoldt <mjewoldt@gmail.com>; Cristina Morris <cmomorris@outlook.com>; Paul Webber <pwebber928@aol.com>; George Wooding <gswooding@gmail.com>; Rose Hilson <gumby5@att.net>; Victoria Underwood <victoria.underwood@att.net>
Subject: Comments to the Planning Commission September 5 Hearing on 3333 California Street.

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

As I will be unable to attend this hearing I am sending you them via email at this time.
Find them attached.
Regards,
Dick Frisbie

Reference: **3333 California Street**
Record Number: 2015-014028CUA/PCA/MAP/DVA
September 5, 2019 Planning Commission Hearing.

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: [Townes, Chris \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 461 29th Street (2008.0023CUA) Supplemental Exhibit to PC From Project Sponsor for Packet- 8/29/19 Hearing
Date: Wednesday, August 28, 2019 11:02:05 AM
Attachments: [Supplemental Exhibit to PC From Project Sponsor \(461 29th Street- 2008.0023CUA\).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: Townes, Chris (CPC) <chris.townes@sfgov.org>
Sent: Tuesday, August 27, 2019 3:31 PM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Washington, Delvin (CPC) <delvin.washington@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Earle Weiss <earle@eeweiss.com>; tommcgrathconstruction@yahoo.com
Subject: 461 29th Street (2008.0023CUA) Supplemental Exhibit to PC From Project Sponsor for Packet- 8/29/19 Hearing

Commission Secretary,
On behalf of the Project Sponsor and Staff, I'd like to request that you please forward attached supplemental exhibit to the Planning Commissioners for the upcoming 8/29/19 PC hearing. Your response to confirm is appreciated. Relevant parties copied for shared reference.

Thank You,
Chris Townes
Senior Planner
SF Planning, SW Quadrant

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 \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)
Subject: FW: Allowing Long Term Parking of and Overnight Camping in Vehicle and Ancillary uses at 2340 San Jose Avenue (Board File #1812)
Date: Wednesday, August 28, 2019 11:01:27 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: Steven Currier <stevencurrier@icloud.com>
Sent: Tuesday, August 27, 2019 6:37 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Chinchilla, Monica (BOS) <monica.chinchilla@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; valle.brown@sfgov.org; Ken <kenkalani@icloud.com>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Allowing Long Term Parking of and Overnight Camping in Vehicle and Ancillary uses at 2340 San Jose Avenue (Board File #1812)

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

TO: San Francisco Planning Commissioners
FROM: Steven R. Currier
DATE: Thursday August 29, 2019
ITEM NUMBER: 10
AGENDA: 2019-014759PCA

Dear Commissioners:

This letter/email is in support of the above-mentioned related item that will be heard at the Planning Commission on Thursday August 29th.

I, on behalf of myself and Kenneth Kalani, we support Supervisor Ahsha Safai's implementation of a trial program, for a "Triage Vehicle Center" at the above-referenced address at the Balboa Transit Center at San Jose Avenue/Geneva Avenue.

This proposal is in line with the agreements, proposed by Supervisor Matt Haney and agreed by the

eleven supervisors, to support and help alleviate the crisis suffered by San Francisco, the agencies, residents, tourists, and all who are involved with this city regarding this homeless epidemic.

As we believe in all districts helping to start solving this homeless problem as it stands, this small gesture in helping those living in their vehicles to triage them and their families, helping them with the services that are proposed in providing, the hopes of long term housing and services will be welcomed by those in need the most. I think our District would benefit, in this cause and ordinance in keeping our streets and neighborhoods safe and free from those living in their vehicles.

Please vote to move this forward to the Board of Supervisors for approval.

Steven R. currier
Kenneth K. Kalani

NOTE: This email is being sent from New York. We will not be able to testify at the hearing.

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 CELEBRATES SUCCESSFUL SUMMER FOR MUSUEMS FOR ALL PROGRAM
Date: Wednesday, August 28, 2019 10:59:27 AM
Attachments: [8.28.19 San Francisco Museums for All.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 28, 2019 6:07 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES SUCCESSFUL SUMMER FOR MUSUEMS FOR ALL PROGRAM

FOR IMMEDIATE RELEASE:

Wednesday, August 28, 2019

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

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

**MAYOR LONDON BREED CELEBRATES SUCCESSFUL
SUMMER FOR MUSUEMS FOR ALL PROGRAM**

*Museums for All provides free admission to local museums and cultural institutions for
San Francisco residents who receive public benefits*

San Francisco, CA — Mayor London N. Breed today celebrated the success of the first summer of the San Francisco Museums for All program, which provides free admission to more than 15 museums and cultural institutions for residents who receive public benefits, including Medi-Cal and CalFresh. During the summer, many participating museums noticed an increased number of visitors using the Museums for All program. The program ends on Monday, September 2, and Mayor Breed encouraged eligible San Franciscans to visit participating museums and cultural institutions over Labor Day weekend.

“Our City’s museums and cultural institutions are wonderful resources and should be accessible to everyone, regardless of income,” said Mayor Breed. “We want everyone to get out there this weekend and use the Museums for All program to visit one of the participating museums.”

The program, which began on June 1 and will run through September 2, 2019, builds on Mayor Breed's commitment to provide equitable access to the City's resources and institutions. San Francisco residents who currently receive Medi-Cal or CalFresh benefits from the Human Services Agency (HSA) can receive free admission at participating museums for up to four individuals when they present their Electronic Benefits Transfer or Medi-Cal card and proof of San Francisco residency. Nearly one in four San Franciscans receive public benefits from HSA.

"When a diversity of people visit a museum, bringing their unique perspectives and experiences, it enriches the life of the museum and of the community as a whole," said Trent Rhorer, Executive Director of HSA. "The staff of the city's cultural institutions know this, and I'm thrilled to be able to work with them to broaden their reach."

Admission fees at many institutions can range from \$20 to \$150 for a family of four to visit, creating a barrier for many people to access the cultural and educational benefits that these institutions offer. To address this challenge, Mayor Breed worked with City departments, nonprofit arts organizations, and leaders of participating local museums and cultural centers to ensure free or discounted summer admission for more than 210,000 San Francisco residents that are eligible to participate in the program.

Demand for the program was high amongst eligible San Franciscans. Almost all of the participating museums reported an increase in attendance and in the first weeks after the program was announced, and the San Francisco Museum of Modern Art, Japanese Tea Garden, and the de Young Museum each reported several hundred new visitors as a result of the program. The Children's Creativity Museum, which was the first museum to participate in the program, also identified a significant increase in attendance.

"I am grateful to all of the organizations who participated, making their programs more welcoming, available, and accessible," said Director of Grants for the Arts Matthew Goudeau.

"We live in a vibrant community with countless cultural assets, and San Franciscans of all backgrounds should have the opportunity to visit them."

The program was created in collaboration with Treasurer José Cisneros's Financial Justice Project, which works to ensure that lower-income residents receive discounts on fines and fees that place a disproportionate burden on low-income families, and to streamline eligibility processes for these discounts.

"Museums are for all of us," said Treasurer José Cisneros. "San Francisco has world-class museums and cultural institutions, but too many San Franciscans are priced out. This program proves that when we remove the cost barrier, more San Franciscans will participate in the cultural life our city. I'm proud of our City for pulling together to make this happen."

"Research tells us that exposure to the arts increases health and educational outcomes for all people," says San Francisco Arts Commission Director of Cultural Affairs Tom DeCaigny. "We hope this program will have a lasting positive effect on the community and foster more participation in the arts across the City."

The participating museums and cultural institutions are:

- Asian Art Museum
- Botanical Garden
- California Academy of Sciences
- Cartoon Art Museum
- Children's Creativity Museum
- Conservatory of Flowers
- Contemporary Jewish Museum
- de Young Museum
- Japanese Tea Garden
- Legion of Honor
- Museum of the African Diaspora
- Museum of Craft and Design
- San Francisco Museum of Modern Art (SFMOMA)
- Yerba Buena Center for the Arts

San Francisco's program builds on the national Museums for All initiative, which works with museums across the country to offer free or discounted admission fees to individuals and families that receive public benefits.

To participate, eligible families need to bring the following to participating museums:

1. An Electronic Benefits Transfer or Medi-Cal card.
2. Proof of San Francisco residency such as a driver's license, student or college ID, or library card.

More information can be found at sfmuseumsforall.org, or by calling 3-1-1 or emailing sfmuseumsforall@sfgov.org.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 461 29th Street: Conflicts and Omissions in the permit
Date: Wednesday, August 28, 2019 10:58:29 AM
Attachments: [08 28 19 Petition for CU hearing re 461 29th St.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: Andy Levine <andy@levinearch.com>
Sent: Wednesday, August 28, 2019 7:47 AM
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: Townes, Chris (CPC) <chris.townes@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Noe Neighborhood Council <info@noeneighborhoodcouncil.com>; Tom McGrath <tommcgrathconstruction@yahoo.com>; earle@eeweiss.com
Subject: Re: 461 29th Street: Conflicts and Omissions in the permit

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

President Melgar and Members of the Planning Commission:

Please see the attached petition signed to date by 28 neighbors who live on the 400 block of 29th Street, along with a few supportive relatives and friends

In less than a week since our first viewing of the permit drawings, we have uncovered considerable opposition from the neighbors regarding the proposed project at 461 29th Street. This is case #13 on Planning Commission agenda at the 8/29/19 meeting, for a mandatory Conditional Use hearing based on demolition and rebuild.

Thanks for your attention to this matter.
Sincerely,

Andy Levine
Levine Architects
415.282.4643
www.levinearch.com

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing
Date: Tuesday, August 27, 2019 2:45:05 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: Erik Olson <erik.c.olson@gmail.com>
Sent: Tuesday, August 27, 2019 2:27 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; laurelheights2016@gmail.com
Subject: 3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing

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

Dear San Francisco Planning Commission,

I write with regard to the **3333 California Street, Record Number: 2015-014028CUA/PCA/MAP/DVA September 5,2019 Planning Commission Hearing.**

I will not be able to attend this hearing in person but wanted to notify you of my thoughts.

I am a resident of Laurel Heights. I own a condo on Lupine Avenue and live there with my wife and two daughters. This is a block away from the subject property.

- I support the Community's Proposal and Oppose the Developer's Proposal that includes Flexible Retail at the subject property.

- I support a 30-Day Continuance.

- I ask that the Commission send the Developer's Plan back for changes more compatible with the Community Plan, which does not allow for Flexible Retail at the subject property. Additionally, it does not allow for an unreasonably long development period of 15 years.

Respectfully,

Erik Olson

28 Lupine Avenue

San Francisco, California 94118

erik.c.olson@gmail.com

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 \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: FW: 45 Culebra Terrace - Letter of Support
Date: Tuesday, August 27, 2019 2:07:53 PM
Attachments: [21-25 Culebra Terrace - PC LOS for 45 Culebra Terr V3 - 082719.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: Bill Hutcheson <bhutch819@gmail.com>
Sent: Tuesday, August 27, 2019 1:40 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 45 Culebra Terrace - Letter of Support

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

Please find attached my letter of support for the project located at 45 Culebra Terrace in San Francisco.

Thank you,
Bill Hutcheson

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for Continuance: Item 3: 101 Bayshore
Date: Tuesday, August 27, 2019 2:07:08 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: Barnes, Bill (ADM) <bill.barnes@sfgov.org>
Sent: Tuesday, August 27, 2019 1:49 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>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>; Ellouise Patton <bvcac.chair@gmail.com>
Subject: Request for Continuance: Item 3: 101 Bayshore

Honorable Commissioners:

We are respectfully requesting a continuance of Item 3 on Thursday's calendar to the September 12th meeting so the Bayview Hunters Point Citizens Advisory Committee can consider the matter and potentially make a recommendation to the Planning Commission.

Background on the Bayview Hunters Point CAC

The Bayview Hunters Point Citizens Advisory Committee makes recommendations to the Planning Commission and Commission on Community Investment and Infrastructure on matters located in the Bayview Hunters Point community (former Redevelopment Zone 2). After the dissolution of redevelopment in the state, the Board of Supervisors established the CAC to ensure a community voice in local land use matters in this area.

Background on 101 Bayshore Project

The item is a Conditional Use Authorization that would convert an auto service facility into a formula retail convenience store that would sell beer and wine. The sale of beer and wine requires a Conditional Use authorization. The CAC has not held a meeting to discuss the project. According to the Planning Department staff memorandum, the Planning Department has not received public comment on the Project as of the date of the Executive Summary. Our office has no record of a formal notification to the CAC regarding the project.

Request

The CAC's next meeting is September 4, 2019. A continuance will allow the CAC to review the project and potentially make a recommendation to the Planning Commission in time for your September 12 meeting.

Please feel free to contact me with any questions on this matter.

Sincerely,

BILL BARNES

Office of the City Administrator
City and County of San Francisco
City Hall, Room 362
San Francisco, CA 94102
415.554.7554 (direct)
415.554.4148 (main)

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please Help Stop ADU Abuse
Date: Tuesday, August 27, 2019 1:06:03 PM
Attachments: [enfeegfmnpbfnif.png](#)
[lgnlafmpbkimonca.png](#)
[pcqblkebiabjpdif.png](#)
[bimclclmciblgnpj.png](#)
[jgpeadmckihmcoca.png](#)
[fiehmigenajmjacn.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: Friday, August 16, 2019 1:31 PM

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

Subject: Please Help Stop ADU Abuse

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

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

Just an hour ago I thought I'd step out for a walk and found the abusive ADU developer Joe Peters lurking near my unit.



He is doing everything he can to intimidate & evict me for objecting to his ADU plans that will take away our parking and subject us to 2 years of construction disruption & unbearable noise. When I confronted him today about his bullying and trying to evict me he just stood there with a sickly smirk on his face enjoying the torment he is causing me. He refused to speak a single word, not explaining anything.

Our City must take action to enhance tenant's rights when it comes to proposed ADU projects. The ADU has brought the worst most predatory developers into our town and myself along with 30 residents of 801 Corbett are ongoing victims of the abuse this poorly thought out legislation has instigated. Developers would not so blatantly abuse tenants here in San Francisco if they knew that the City would evaluate the impact to existing tenants of any submitted ADU project (especially those of us who are low income seniors in rent controlled buildings).

I am doing all I can (for nearly a year now) to get the City to solve this problem. I've spoken before the Planning Commission...



...alerted and discussed the issue with many of you in City Government and solicited the help of

tenants rights organizations and the local news media to run stories about the abuse. **Why is there no solution yet?**

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 9 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

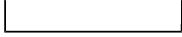
801 Corbett, # 15
San Francisco, CA 94131

* 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.



This email has been checked for viruses by AVG antivirus software.
www.avg.com



From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for correction Planning Commission July 25 2019 draft minutes
Date: Tuesday, August 27, 2019 1:00:15 PM
Attachments: [August 22 2019 public comment meeting minutes July 25 2019 final .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: dratler@sonic.net <dratler@sonic.net>
Sent: Wednesday, August 21, 2019 11:12 AM
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>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: Request for correction Planning Commission July 25 2019 draft minutes

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

Please see attached request for correction to item 20, July 25 2019 Planning Commission draft minutes.
Jerry Dratler

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: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: YBCBD Letter regarding the 95 Hawthorne Project
Date: Tuesday, August 27, 2019 12:50:06 PM
Attachments: [Planning Commission - YBCBD Ltr re 95 Hawthorne.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: Cathy Maupin <cmaupin@ybcbd.org>
Sent: Friday, August 23, 2019 1:41 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Constance Cavallas <ccavallas@ybcbd.org>
Subject: YBCBD Letter regarding the 95 Hawthorne Project

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

Dear Ms. Melgar,

Attached you'll find a letter from the Yerba Buena Community Benefit District on the 95 Hawthorne project. The letter outlines our requests of the developer to ensure the project is an overall benefit for the neighborhood. Please let me know if you have any questions.

Thank you,

Cathy

Cathy Maupin
Executive Director
Yerba Buena Community Benefit District
5 Third Street, Suite 914
San Francisco, CA 94103
P: 415-644-0728 x 2
F: 415-644-0751
E: cmaupin@ybcbd.org

W: www.ybcd.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: [Sanchez, Diego \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Upper yards site / lacking prior Renewal of BPSACAC
Date: Tuesday, August 27, 2019 12:06:26 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: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, August 26, 2019 7:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fw: Upper yards site / lacking prior Renewal of BPSACAC

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

Please forward to the SF Planning Commissioners in regards to concerns on the impacts and causes of the RV phenomenon. I am supportive of the general concept, but feel there is much that has not been discussed or vetted between agencies on the impacts, the supportive issues, and the transit impacts that are not being solved, especially larger replanning of the Balboa Bart station and connectivity between lines as a major hub.

Sites adjacent are filling in, and therefore we will soon lose time and ability to solve for an intermodal connective east to west side solution between D11 / D10 / D7 districts.

It is important that the SF Commissioners, and planners realize the closing window due to the Upper Yards, Geneva Car Barn, projects in D11 that directly impact the station, and projects in D7 Balboa Reservoir, CCSF, and LWHS that already impact the surrounding streets.

Sincerely

A.Goodman D11 (prior chair BPSACAC)

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

From: Aaron Goodman <amgodman@yahoo.com>
To: diego.sanchez@sfgov.org <diego.sanchez@sfgov.org>
Sent: Monday, August 26, 2019 07:17:34 PM PDT

Subject: Fw: Upper yards site / lacking prior Renewal of BPSACAC

Diego Sanchez

Please include my comments below regarding the concerns on the Triage Lot 2019-014759PCA at Balboa BART station.

As a side note, I drove today by the SFSU campus UPN site and noted over 20 campers along Lakeshore Blvd and near SFSU-CSU's University Park North UPN parcel adjacent to the prior enterprise rent a car. There are numerous RV's parked in D7/D10/D11 and having them all parked in one area can lead to other concerns such as waste, break-downs, and visual/noise/pollution impacts. Much of the Housing impacts co-creates this RV phenomenon. SFSU-CSU in D7 has some blame in this impact. The other areas are more a scattering of vehicles.

We noted this prior during the SFSU-CSU Master-planning Process and the institutional growth impacts that drive up costs of housing adjacent to campus's and hospitals, and schools. This creates more homeless, and those forced to live out of RV's due to costs. Some are teachers, and public servants. Some prefer this method of living, and some use it to escape other restrictions.

The best solution is to build the essential social housing required, and make up for lost years of building rental housing affordable to the existing communities. Building co-ops, and communal living, vs. just for-profit housing.

The SFSU-CSU campus has a direct effect not-mitigated by their impacts on the prior largest rental community in SF.

The future upper yards site, as a 100% affordable project, should not be impacted negatively by any temporary uses.

The safety of the pedestrians in the area, school children crossing the streets, and users of the Geneva Car-Barn and community facilities should take precedence in any decision, and to ensure that seniors, disabled, and children's safety crossing the areas is not compromised. Security, services, SFDPH, and SFDPW must be a part of any temporary use of this site.

The lack of a CAC to engender the discussion, means that there is a lack of communication on how these projects are being implemented and should require further outreach and possible solutions that may come from a more open process inclusive to more than one meeting and one view of what should be done with these sites, and how best to place RV's or collect them in one location if that is a proper system/process to work with the RV owners on relocation, or a safer and more environmentally suitable solution.

Thank you for listening and thinking on the problem and solutions.

A.Goodman D11

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

From: Aaron Goodman <amgodman@yahoo.com>

To: "tthadani@sfchronicle.com" <tthadani@sfchronicle.com>
Cc: Robert Muehlbauer <rmuehlbauer@live.com>; Dan Weaver <djpweaver@gmail.com>;
Ahsha.Safai@sfgov.org <Ahsha.Safai@sfgov.org>; SafaiStaff@sfgov.org <SafaiStaff@sfgov.org>
Sent: Tuesday, July 16, 2019 09:40:46 AM PDT
Subject: Upper yards site / lacking prior Renewal of BPSACAC

T Thadani @ SF Chronicle

your air view shows only part of the issues and concerns.

A major concern that was being addressed prior is safety at the intersection due to the congestion and concerns on the deboarding trains and crossings to the balboa park station. The prior Balboa Park Station Area plan and CAC would have had this agendized and at a public hearing had the opportunity to discuss the concerns and important safety issues of placing more people or larger vehicles at this site. There were concerns voiced prior on buses parking gear along San Jose when the SFMTA re routed bus stops adjacent and part of the changes initially proposed deal with site visibility and the safety of the crossings.

The upper yards future site and Geneva car barn are just as important as homeless housing and the concerns communities have on safety security cleanliness and the general improvements to he CAC was seeking from agencies prior. We are hopeful that the supervisor realizes that the prior CAC was the correct hearing public input body for these projects and that the lacking renewal of the CAC now leaves a single meeting vs a public process that should have allowed agencies and the public to meet and discuss the proposal and solutions or improvements the community would want as a part of this.

There are good RV owners and bad RV owners and concerns on funding and enforcement of rules already visible in existing city processes. Therefore the need for public discussion on it and public input.

The short notice and lacking information is troubling when we see how currently not all proposals by the city are properly vetted prior to implementation. Many safety and other concerns raised for this intersection have not been funded or implemented for traffic and safety concerns.

Process and steps MUST include public input and at times this takes more than one meeting and provision for agencies to be requested to attend and speak on concerns.

Hopefully this will occur or the prior CAC will be re energized to discuss these and other concerns of traffic and safety before the area becomes a vehicle turn around or large vehicle parking impact that imperils citizens even further when crossing San Jose and Geneva.... not to mention the transit impacts on bus and trains in this already congested and dangerous intersection.

I personally am for addressing homeless concerns in an expedient and well thought through process that includes mental health and financial services, along with SFDPW and HOTs services alongside. My concern is that the CAC that prior worked on the traffic and development and safety issues was not fully supported by city agencies and now was allowed to expire vs re-energizing the CAC for the best public forum on district proposals and concerns around the balboa park station as the second largest transit hub in the city. I do hope that the supervisor and agencies working on this issue heed the prior concerns raised in traffic and safety due to development and existing traffic and pedestrian concerns in the area.

Sincerely

Aaron Goodman
(Prior Chair BPSACAC)

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 \(CPC\)](#); [White, Elizabeth \(CPC\)](#)
Subject: FW: HUB Plan - there are solutions - feedback to thursday's agenda item - A.Goodman
Date: Tuesday, August 27, 2019 12:06:13 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: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, August 26, 2019 8:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: HUB Plan - there are solutions - feedback to thursday's agenda item - A.Goodman

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

I am unable to attend, but noted Tim Redmond's article on the Thursday planning commission meeting where the HUB is being discussed.

The lacking vision on this area is astounding. I see LYFT/UBER vehicles circling and blocking 9/9R buses on 11th constantly along with 49/47 and 14/14R buses. They circle the area like sharks.

The solution on the BRT to link south of van-mess down to Cesar Chavez and loop over to SFGH linking 3 hospitals CPMC, St.Luke's and SFGH would provide a much needed system that can connect to the mission bay hospital as well meaning 4 hospitals, inclusive of staff being able to get from one to another in a simple loop system.

Its not rocket science, its a basic connect the dots approach to transit hub, loop and linkages that I have emailed SFMTA staff and city agencies on prior.

Why we cannot get solutions for the HUB prior to the SOTA site moving downtown, or any other facility opening (see the music center being built) or another tower in progress including the city agencies on Van Ness and Mission.

This cannot be a non-impact. The transit and increase at such a major two intersections Van Ness and Market and Van Ness and Mission even down to the interchange and freeway on-ramps requires a more birds-eye-view and solutions that will solve for the future transit needs. The Van Ness corridor could have been an LRV extension down from the T/F line extensions,

and routing more people down Van Ness to Cesar Chavez and Mission Bay...

Please do not ignore the growth impacts any longer, the rest of the city cannot get to where it needs to go, when the mess that is Van Ness continues without seriously un-clotting the system of cars, and providing adequate capacity, and speed to get people around town in 20 min. or less, without an uber or lyft.

Sincerely

Aaron Goodman D11

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 \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA
Date: Tuesday, August 27, 2019 12:05:35 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: alix lutnick <alix.lutnick@gmail.com>
Sent: Tuesday, August 27, 2019 7:43 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>
Cc: 258NoeStore@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.

A little about me. My name is alix lutnick. I have been a resident of SF for over 20 years. I first met Terrance in 2002 when I was working for the St. James Infirmary (SJI), the nation's first and only peer run clinic for sex workers. At that time Terrance was a board member and I was directing a study for SJI and UCSF. Since then I have had the honor of being Terrance's friend and watching as he tries to make San Francisco a better place for all its citizens. From supporting SJI, to being a part of the eclectic arts scene, owning and operating small businesses, and most recently with his work and advocacy around cannabis, Terrance is that person that San Francisco is lucky to have.

I strongly support 258 Noe Street receiving a conditional use permit. It will be a wonderful

addition to the neighborhood. It will offer a much needed service for patients and adult users, it will improve upon a property that in its current state needs some love, and will be an important community gathering spot on this special block.

Thank you for considering my request. If you have any questions please do not hesitate to contact me.

All the best,
alix lutnick

August 27, 2019

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 FUNDING FOR MENTAL HEALTH RESOURCES FOR SAN FRANCISCO STUDENTS
Date: Tuesday, August 27, 2019 12:04:40 PM
Attachments: [8.27.19 Student Mental Health.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 27, 2019 8:10 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES FUNDING FOR MENTAL HEALTH RESOURCES FOR SAN FRANCISCO STUDENTS

FOR IMMEDIATE RELEASE:

Tuesday, August 27, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES FUNDING FOR
MENTAL HEALTH RESOURCES FOR SAN FRANCISCO
STUDENTS**

The City budget includes \$3.5 million to help youth gain skills to cope with complex issues such as stress, trauma, suicide, bullying, depression, self-esteem, drug and alcohol use, sexual health and relationships

San Francisco, CA — Mayor London N. Breed, in partnership with the San Francisco Unified School District (SFUSD), today announced an expansion of programs to promote mental health for San Francisco's youth. With funding from the City budget, SFUSD will create and expand free school-based health and wellness program at nine high-potential schools. Starting this fall, students at select K8 and middle schools, and at all high schools, will be able to access wellness services in a safe and supportive environment at their school.

“Middle school and high school can be a difficult time for a lot of students, and this funding will support programs that help students navigate and deal with the challenges they face in a healthy and safe way,” said Mayor Breed. “With students now back to school, they should know that their City and the adults in their lives support them and want them to be healthy and happy.”

SFUSD’s existing Wellness Initiative currently serves students in all 19 high schools, bringing necessary health and wellness services to over 15,000 students. On-site experts in adolescent health help teens gain the skills they need to cope with complex issues such as stress, trauma, suicide, bullying, depression, self-esteem, drug and alcohol use, sexual health and relationships. Students also learn positive, lifelong habits that contribute to their well-being and success, and ultimately, to the health of the communities in which they live. Through on-campus programming and community-based partnerships, students receive coordinated health education, assessment, counseling and other support services at no cost.

“Students who access wellness services tell us that they feel better about themselves, get along better with family and friends, are better able to cope when things go wrong, and come to school more often,” said Superintendent Dr. Vincent Matthews. “We are grateful to the City for providing additional funding so we can continue to provide students with the tools they need to be successful in school and in life.”

The City budget includes \$3.5 million over two years to provide trained staff to expand the Wellness Initiative and provide additional clinical mental health services at high-potential schools. High-potential schools serve historically marginalized communities and experience the highest achievement gap compared to their peers within the District.

Currently, every SFUSD middle school has limited mental health and wellness services, which include one nurse and one social worker. With \$2 million in new funding, the school district will expand these mental health services by hiring one wellness coach for each of the nine high-potential schools. The wellness coach will provide a combination of counseling, case management, and restorative practice to resolve conflict and reduce harm. Select high schools will also get a designated wellness coach, who will support and bolster the existing Wellness Initiative at the school.

In addition to the mental health supportive services, \$1.5 million will be used to expand clinical mental health support at 21 middle schools and provide one-on-one clinical therapy services for their students. All middle and high schools offer some level of clinical services, however there is currently a waiting list for students to access services. This funding will allow the district to collaborate with community-based organizations in order to serve all students who are referred or request mental health services.

The Wellness Initiative is the only school-based program for adolescent health and wellness of its kind. The Initiative is made possible through a unique partnership between SFUSD, the Department of Children, Youth and Their Families, and the Department of Public Health.

Within SFUSD, the Office of School Health Programs supports and staffs the Initiative.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CHA comments on 3333 California Street Project (Case No. 2015-014028CUA/PCA/MAP/DVA)
Date: Tuesday, August 27, 2019 12:03:46 PM
Attachments: [CHA Comments on 3333 California Street Project.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: Lori Brooke <lorimbroke@gmail.com>
Sent: Tuesday, August 27, 2019 10:15 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Sherry Archer <sherry.archer88@gmail.com>; Veronica Taisch <vtaisch@gmail.com>; Cynthia Gissler <cgissler@testlabs.com>; Geoff Wood <ggwood2@gmail.com>; David Bancroft <sfdavidbancroft@gmail.com>; Lori Brooke <lorimbroke@gmail.com>; Don A. Emmons <daemmons@mindspring.com>; Anne Boswell Bertrand <bossbien@aol.com>; Karen Fraser Laughlin <fraserlaug@aol.com>; Claire Mills <clarable@yahoo.com>; Foster, Nicholas (CPC) <nicholas.foster@sfgov.org>; DBragg@pradogroup.com; LaurelHeights2016@gmail.com
Subject: CHA comments on 3333 California Street Project (Case No. 2015-014028CUA/PCA/MAP/DVA)

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

Dear San Francisco Planning Commissioners,

Please see the attached letter with Cow Hollow Association's comments on the 3333 California Street project.

Best,
Lori Brooke
President, Cow Hollow Association

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: HAND - 3333 California Letter
Date: Monday, August 26, 2019 4:34:27 PM
Attachments: [3333 California Street HAND Letter of 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: HAND <hand4sf@gmail.com>
Sent: Monday, August 26, 2019 10:09 AM
To: Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>
Cc: BrownStaff <brownstaff@sfgov.org>; Herzstein, Daniel (BOS) <daniel.herzstein@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: HAND - 3333 California Letter

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

Hello all,

On behalf of the Haight-Ashbury Neighbors for Density (HAND), we'd like to submit our letter of support for 3333 California Street.

Please let us know if there are any questions.

HAND

--

Haight Ashbury Neighbors for Density

To opt out of future emails, respond to this email with "unsubscribe"

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street - proposed development
Date: Monday, August 26, 2019 4:34:05 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: Judy D'Este <greatjuditherine@comcast.net>
Sent: Monday, August 26, 2019 4:24 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: laurelheights2016@gmail.com
Subject: 3333 California Street - proposed development

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

RE: 3333 California Street / Record Number: 2015-014028CUA/PCS/MA/DVA

Dear Commissioners,

I have been a resident on Pine Street near Presidio Avenue for 28 years.

I oppose the developer's project as proposed and support the COMMUNITY ALTERNATIVES.

This neighborhood is residential and peaceful, with trees and hills and lovely victorians. People locate here for the serenity of the area, not for nightlife and bright lights.

This project is dangerous to the character of the neighborhood for many reasons, stated here:

1 - the 15 year construction period is really outrageous! Existing small businesses in the area as well as those in Laurel Village will be adversely affected by this long timeline. The community timeline of 7 years, while also long, is more reasonable.

2 - the neighborhood does NOT NEED more retail. If retail is allowed, we would like to see closures by 11 pm, not 2 am. — the area would be destroyed by Nighttime entertainment venues, adult businesses, massage parlors, fast food restaurants, and other retail that requires those longer hours of operation. Laurel Village as it exists now as well as businesses along the Laurel end of Sacramento Street close on the early side for a reason. This area is not appropriate and I do not support this area to become a “hot spot” for night life.

3 - assure that the 185 units of much-needed affordable housing for seniors is included

4 - the plan to remove existing healthy trees on California Street and Euclid Street is unacceptable. The beautiful redwood trees on the site also need to be retained.

PLEASE continue this hearing for 30 days to allow time to review the impacts of the new information on flexible retail and the final EIR.

Thank you for your kind consideration,

I remain, a concerned neighbor,

Judy D’Este
3065 Pine Street
San Francisco CA 94115

From: [CPC-Commissions Secretary](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3333 California Street, Record No. 2015-014028CUA/PCA/MAP/DVA
Date: Monday, August 26, 2019 11:58:12 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: Steven Zeluck <s_zeluck@yahoo.com>
Sent: Monday, August 26, 2019 11:40 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; myra.melgar@sfgov.org; dennisrichards@sfgov.org; mooreurban@aol.com; frankfung@sfgov.org; richhill@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: laurelheights2016@gmail.com
Subject: 3333 California Street, Record No. 2015-014028CUA/PCA/MAP/DVA

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

Dear Sirs/Madams,

I live in Western Addition (aka Lower Pacific Heights), at Sutter and Presidio Avenues.

1. I support the Community Alternative Plans that build the same number of housing units as the developer's plans - 744 units including 185 units of affordable senior housing. As a senior myself I highly value the senior housing, if not for myself then for others.
2. As I spoke in an earlier email, I consistently oppose the killing of perfectly healthy trees only to replant other trees in the same spaces later on. It seems anti-environment and anti-community.
3. I am opposed to building any retail space on the site. We have the popular and valued Laurel Village. We just recently lost two shops in the village (Noah's and Beautiful) and I

would hate to see a competitive situation set up of which Laurel Village can only lose business.

4. 15 years as a ridiculous length of time for building this place when if you think about it it only took three years to build the Empire State Building. The maximum time of construction that is truly bearable for the community would be three years.

Thank you.

Regards,

Steven C. Zeluck
2750 Sutter Street #8
San Francisco, CA 94115

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to the Project at 4363 26th Street
Date: Monday, August 26, 2019 11:31:38 AM
Attachments: [4363 26th Street - NNC Opposition in Support of DR.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: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Sunday, August 25, 2019 11:29 AM
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: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>
Subject: Opposition to the Project at 4363 26th Street

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

President Melgar and Members of the Planning Commission,

Please see the attached letter from Noe Neighborhood Council in opposition to the proposed project at 4363 26th Street.

Sincerely,

Ozzie Rohm

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 26, 2019 11:29:22 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: darren odesnik <odesnikd@hotmail.com>
Sent: Monday, August 26, 2019 6:08 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>
Cc: Tinyness <carlygoldstein6@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.

On behalf of my wife, Carly and myself we are writing this email to convey our unconditional support for and to sincerely **request you vote yes on, the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019.** We strongly feel that to have a Cannabis retail at 258 Noe will only result in a positive impact on the surrounding businesses, bring new and much needed shoppers, add heightened security, provide good paying jobs to the local community residents, and further give a boost to the commercial diversity of the Upper Market and Castro areas.

Carly and I reside in Boca Raton, FL and were introduced initially to this project through Co-Founder Aaron Silverman in early 2016. During that time our goal was to find a way to invest into the cannabis space in northern California with the potential of moving there permanently. Knowing our specific investment goals and ideas through our relationship, Aaron personally escorted us around the San Francisco Bay and Oakland areas to visit various investment opportunities including warehouse spaces and existing dispensaries. It was during this visit that we visited the Castro neighborhood. Aaron led us straight to Café Flore (now re-branded as Flore) where we were introduced to Co-Founder Terrance Alan. After lunch and discussions

together at Café Flore we conveyed our investment ideas and goals to Terrence. He and Aaron explained their idea of the Flore Store and the concept of the expansion of cannabis retail into the Castro Neighborhood. Terrence explained his background and current active presence in the San Francisco cannabis space and it was at that time we knew this was a project we wanted to be a part of.

Aaron and Terrance proceeded to take us around the Castro Neighborhood explaining the background of its residents and key figures. As we learned more about Terrance's background in helping those residents of the LGBTQ Community through Cannabis, the more our interest grew in the Flore Store project. At this point the project was still in its infancy. No investors had yet committed, but nevertheless Carly and I very much shared Aaron's and Terrance's vision and soon after our return to our home in Florida we decided to commit as the first investors of Flore. In early 2017 we invested as the first shareholders of Flore.

Currently almost 3 years later and while there were certainly ebbs and flows along the way, we never diverted from our faith and trust in Aaron, Terrance, Co-Found Luke Brunner to continue the journey to make our vision a reality. Further, sharing in the positive connection cannabis has had and continues to have on a community ravaged by the crisis of AIDS and other illnesses, this project has brought us such satisfaction having made the right choice.

The specific renovations proposed for Flore Store will undoubtedly provide a new and much needed "modernization" to the neighborhood, while sensitively housing a modern retail operation inside a tastefully updated Victorian era storefront.

Carly and I hereby implore and urge this Board to vote YES and help Flore go from a dream into a reality for everyone.

Thank you and sincerely,

Darren and Carly Odesnik

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: We are in opposition to the proposed plans for 461 29th Street, San Francisco
Date: Monday, August 26, 2019 11:25:52 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: sybil meyer <sybilmeyer@yahoo.com>
Sent: Sunday, August 25, 2019 9:28 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>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Subject: We are in opposition to the proposed plans for 461 29th Street, San Francisco

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

Dear Planning Commissioners:

I am writing in opposition to the proposed plans for a 4-story house to be built at 461 29th Street.

This house has been abandoned for a long time. We only recently received the first communication from the architect/developer for this project.

There is no precedent set for a 4-story, 2-unit building on 29th Street. We would prefer not to have a repeat of the single homes (#438 and #440) that were built above the allowed height limit, even with repeated requests to the Building Department to not allow this to happen.

In fairness to those of us who have lived here for 25 years+, we would have appreciated any correspondence from the architect/developer or the City. Other residences have been renovated or re-built with much more notice than we received for 461 29th Street.

Please take into account that this is a mostly single-home neighborhood, which is what attracted us to this area initially. It doesn't seem right to us that a developer comes into the neighborhood and with hardly any prior notice, sends out a plan for a 4-story house.

We will be at the hearing on Thursday, 8/29/19.

Thank you,
Sybil Meyer
Mary Anne Ruyle
435 29th Street

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to the CUA for 461 29th Street
Date: Monday, August 26, 2019 11:25:41 AM
Attachments: [461 29th Street - NNC Opposition to CU.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: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Sunday, August 25, 2019 9:34 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>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Subject: Opposition to the CUA for 461 29th Street

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

President Melgar and Members of the Planning Commission,

Please see the attached letter from Noe Neighborhood Council in opposition to the Conditional Use Authorization of the proposed project at 461 29th Street.

Sincerely,

Ozzie Rohm

From: [Ionin, Jonas \(CPC\)](#)
To: [Asbagh, Claudine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-009534CUA
Date: Monday, August 26, 2019 11:24:35 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: Lorraine Lin <lorraine.lin@gmail.com>
Sent: Monday, August 26, 2019 11:21 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Adina, Seema (CPC) <seema.adina@sfgov.org>; Dennis Budd <dbudd@gastarchitects.com>; Lucas Eastwood <lucas@eastwoodsf.com>
Subject: 2018-009534CUA

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

Dear Commissioners,

I'm the owner of the building immediately next to 45 Culebra, located on the westside of the private street. Sadly, what could have been a good-faith (if not vigorous) debate about the proposed garage & opportunity to brainstorm longer-term solutions for Culebra parking has degenerated (yet again) into a thinly-veiled and *shameful land-grab*.

Recent *absurd* claims in the letters & documents sent to SF Planning (dated 7/18/2019) by the hired lawyer Michele Scott and my neighbor & friend Jim Carter have the potential to *violate my and other westside owners' property rights*. These claims include:

- 1) the "right to park" in perpetuity in existing (westside) parking spaces based on an

established prescriptive easement,

- 2) implying these shared “parking rights” take precedence over the rights of individual owners to access their own property,
- 3) that Mr. Eastwood (or anyone else) could unilaterally privatize parking on Culebra Terrace (a private street), as parking is *already* privatized, and
- 4) “the 13 parking spaces approximately 2 feet shorter than standard parking space is a *deliberate choice* made by Culebra residents”, but rather one *imposed* by Mr. Carter (and former owners). It is *not* the consensus of current owners or is it aligned with changing transportation trends in the city – but has led to repeated car damage and loud public arguments often late at night.

A brief recap: the property line for all Culebra buildings is located at centerline of the dead-end street. A long-established prescriptive easement protects *right-of-way access* for pedestrians and vehicles (not parking). The eastside serves as a one-way lane for vehicle access with no space for U-turns. Nearly all shared parking spaces are located on westside properties. Legally, prescriptive easements have no requirement for reciprocity of use.

Ms. Scott and Jim Carter are claiming “parking rights” on westside properties based on the establishment of a prescriptive easement for parking. This is *not* a uniformly held interpretation by Culebra property owners of parking privileges. Moreover, they have implied that these “parking rights” take precedence over the right of westside owners to access and use our own property, depriving us of the option to build curb-cuts, driveways, or garages *anytime in the future* – in spite of a well-established precedent for constructing garages on both sides of the street.

Unfortunately, these absurd claims have opened a Pandora’s box: many westside owners now believe *no such prescriptive easement exists for parking*. It is not sufficient only to prove “continuous and uninterrupted use for 5 years” to establish a prescriptive easement. It also requires “hostile occupancy of the property” or *adverse use*. This translates to *use without the owner’s permission*. In our case, during the neighborhood meeting held on November 17, 2013, westside owners *publicly granted all owners permission to park* (at the exclusion of non-residents) in marked spaces located within our property boundaries, along with the issuance and acceptance of parking passes. This is well documented, including in Ms. Scott’s 7/18/2019 letter to commissioners. As she correctly stated, all owners have followed the arrangement since then (more than 5 years ago) with fewer problems.

If shared parking has worked well in recent years, it’s because of *cooperation* among owners, not legal threats or assertions of “parking rights.”

Regards,
Lorraine Lin, Ph.D., P.E.

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 EXPANSION OF GROUNDBREAKING DRINK TAP STATION PROGRAM
Date: Monday, August 26, 2019 11:23:04 AM
Attachments: [8.26.19 Drink Tap Stations.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 26, 2019 9:04 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES EXPANSION OF GROUNDBREAKING DRINK TAP STATION PROGRAM

FOR IMMEDIATE RELEASE:

Monday, August 26, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES EXPANSION OF
GROUNDBREAKING DRINK TAP STATION PROGRAM**

*Investment of more than \$800,000 in the City budget will increase presence of drinking water
in schools, parks and other public spaces*

San Francisco, CA — Mayor London N. Breed today announced the expansion of drink tap stations to provide San Franciscans with access to free, high-quality tap water. With a total of \$805,000 in funding set aside in this year's budget, San Francisco's innovative [drink tap stations](#) are set to expand across the City, as every public school and more parks and open spaces will soon be enrolled in the program.

In the City budget for Fiscal Years 2019-20 and 2020-21, Mayor Breed set aside \$640,000 over two years for the Recreation and Parks Department and the San Francisco Unified School District (SFUSD) to install drink tap stations throughout the City. With the new funding allocation, SFUSD will install approximately 22 additional stations at schools, and Rec and

Park will install approximately 14 more water stations in parks and open spaces. SFUSD currently has 78 drink taps, and Rec and Park currently has 29 drink taps installed.

The funding allocated by Mayor Breed is from part of the City's Soda Tax, which was introduced to protect children from the harmful impacts of sugary beverages. This is the first year that Soda Tax funding has been issued directly to Rec and Park to install drink tap stations, and the second year it has been used to benefit the SFUSD.

"If we're serious about moving children away from sugary, unhealthy beverages then we need to provide healthy alternatives," said Mayor Breed. "We have worked hard to address this equity issue by installing clean, healthy water tap stations throughout San Francisco. Thanks to the City's Soda Tax, we are expanding this important program, ensuring that every student in our public school system has access to our great tap water."

The San Francisco Public Utilities Commission (SFPUC) started the drink tap program in 2010, installing lead-free water bottle refilling stations to provide everyone with free access to high-quality tap water while on the go. The tap stations enable residents to reuse their own container rather than purchase costly single-use bottled water. This encourages conserving natural resources and reduces waste from plastic water bottles.

"We have great tasting drinking water, and we are excited to make our product more accessible to the people of San Francisco," said SFPUC General Manager Harlan L. Kelly, Jr. "Not only are our residents—and in particular our youth—getting a healthy alternative to soda and other sugary drinks, they are also helping to reduce wasteful practices by moving away from plastic bottles."

The SFPUC works with City agencies, the Board of Supervisors, community-based organizations, health professionals, and community advocates to select station locations that meet the collective goal of increasing water access, especially to the City's most vulnerable communities. Historically, the SFPUC has installed drink tap stations in communities with equity issues and lack of access to healthy drinking options. Each drink tap station completes water quality testing prior to being available for public consumption.

"Drink tap stations are a way to look after both our planet and our children, who can enjoy clean water while they exercise their bodies and imaginations in our playgrounds," said Recreation and Parks Department General Manager Phil Ginsburg. "Through Soda Tax money, we're improving play spaces in neighborhoods that need it most, providing healthy alternatives to sugary drinks and reducing waste from plastic bottles."

“Installing more Water Hydration Stations in schools will encourage students and school staff to experience the benefits of drinking water,” said SFUSD Superintendent Dr. Vincent Matthews. “We’re grateful to the City for ensuring all schools receive these stations.”

In addition to installing the hydration stations in schools, SFUSD is collaborating with the Sugary Drinks Distributor Tax Advisory Committee to implement lessons for students and families to encourage them to drink more water. Student-led projects at schools will be an integral part of improving the health and academic outcomes for themselves and their families, as well as their schools and local communities. Educators will also receive professional development to help them promote the importance of drinking more water.

Along with the Soda Tax revenue, \$165,000 will be allocated directly to the SFPUC for installation of drink tap stations in various public areas. Supervisor Sandra Lee Fewer advocated for that additional funding for drink tap stations during the Board of Supervisors budget addback process during the summer of 2018.

“This investment in Drink Tap infrastructure is truly an equitable investment in the health of our communities and neighborhoods,” said Supervisor Fewer. “I hope that by making stations readily available and accessible we are able to promote water as the preferred and healthy alternative while discouraging consumption of sugary-sweetened-beverages.”

To date, more than 155 stations have been installed across San Francisco, with another 18 currently pending installation.

####

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 29, 2019
Date: Friday, August 23, 2019 2:43:56 PM
Attachments: [20190829_cal.docx](#)
[20190829_cal.pdf](#)
[Advance Calendar - 20190829.xlsx](#)
[CPC Hearing Results 2019.docx](#)

Commissioners,
Attached are your Calendars for August 29, 2019. The *case report for 2621 Ocean Avenue* under your Consent Calendar was not included in your packets. It is available on-line and will be sent to you via USPS.

Please be reminded that the Racial & Social Equity all day training is scheduled for September 26th.

Commissioner Fung,
Please review the hearings and materials for 42 Ord Court and 45 Culebra Terrace.

Commissioner Hillis,
Please review the hearing and materials for 45 Culebra Terrace.

Hopefully, City Hall will have fixed the AC by next Thursday.

Enjoy the weekend,

*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: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Data to support the Neighbor Opposition to the permit at 49 Hopkins Avenue (No.2019-014314CUA)
Date: Friday, August 23, 2019 12:49:28 PM
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 9:39 PM
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.

Please use this one. Corrected numbers.

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 or work with the team to create acceptable conditions.

The problem is that the existing structure is **334% larger** than the **average house on Hopkins Ave.**

We have 7 of the 8 homes that exist on Hopkins 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. 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 character and scale of our current neighborhood. 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: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Notice of Proposed Public Hearing for 461 29th Street
Date: Friday, August 23, 2019 12:04:57 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: Emme Levine <emme@levinearch.com>
Sent: Thursday, August 22, 2019 10:38 AM
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>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Subject: Notice of Proposed Public Hearing for 461 29th Street

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

Dear Commissioners,

I'm writing to comment on the Notice of Public Hearing I received in the mail for the project at 461 29th Street.

As a neighbor, I am opposed to the current design. I'm concerned about:

1. **Height** - it would be better without the 4th story. The building should be 3 stories, like the entire side of the street. The ground floor and the basement at the rear should be utilized for extra space. It is out of scale.
2. **Scale** - This project is way too big and demolishing a 750 sq ft to replace it with a 6459 sq ft one is not affordable by design. It is greedy by the speculative developer and inappropriate for the surrounding neighborhood.
3. **Facade** - once again, the neighborhood is presented with a cheap looking, bland, "modern" style. We feel there is good modern, and bad, and this is bad. The flat front, large windows, and shoddy materials are nondescript and add nothing to the character of our neighborhood.

Sincerely,
Emme Klama

447 29th Street

Emme Klama ASID | Interior Designer

License #2004458

Levine Architects

p. 415.282.4643

w. www.levinearch.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 461-29th Street Proposed Notice of Public Hearing
Date: Friday, August 23, 2019 12:04:49 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: Kristin Belshaw <klbelshaw@gmail.com>
Sent: Thursday, August 22, 2019 11:02 AM
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>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Subject: 461-29th Street Proposed Notice of Public Hearing

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

Dear Commissioners,

We are writing to comment on the Notice of Public Hearing we received in the mail for the project at 461 29th Street.

Amy and I, at 427-29th Street, along with several of our neighbors, are opposed to the current design.
We have the following concerns:

1. **Height** - it would be better without the 4th story. The building should be 3 stories, like the entire side of the street. The ground floor and the basement at the rear should be utilized for extra space. It is out of scale.
2. **Scale** - This project is way too big and demolishing a 750 sq ft to replace it with a 6459 sq ft one is not affordable by design. It is greedy by the speculative developer and inappropriate for the surrounding neighborhood.

3. **Facade** - once again, the neighborhood is presented with a cheap looking, bland, "modern" style. We feel there is good modern, and bad, and this is bad. The flat front, large windows, and shoddy materials are nondescript and add nothing to the character of our neighborhood.

Kristin Belshaw and Amy Hood
427-29th Street
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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES THE ACQUISITION AND PRESERVATION OF HISTORIC, MIXED-INCOME BUILDING IN THE TENDERLOIN
Date: Friday, August 23, 2019 12:04:21 PM
Attachments: [8.22.19 270 Turk.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 22, 2019 11:21 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES THE ACQUISITION AND PRESERVATION OF HISTORIC, MIXED-INCOME BUILDING IN THE TENDERLOIN

FOR IMMEDIATE RELEASE:

Thursday, August 22, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES THE ACQUISITION
AND PRESERVATION OF HISTORIC, MIXED-INCOME
BUILDING IN THE TENDERLOIN**

86 homes will remain affordable to residents in the heart of San Francisco

San Francisco, CA — Mayor London N. Breed and community leaders today celebrated the acquisition and preservation of 86 units of affordable housing at 270 Turk Street in the Tenderloin. A portion of the units in the building will be designated for formerly homeless individuals through funding from the Educational Revenue Augmentation Fund (ERAF) discretionary portion windfall, as previously authorized by Mayor Breed.

“As we work to build more affordable housing throughout San Francisco, preserving our existing affordable housing is a crucial part of our strategy to keep people housed and help prevent homelessness,” said Mayor Breed. “By preserving these homes, we’re ensuring that these residents can continue to live here for years to come, and can stay connected with their friends and community.”

The building at 270 Turk St. is currently home to low- and moderate-income residents earning anywhere from 20% to 170% Area Median Income (AMI). The Tenderloin Neighborhood Development Corporation (TNDC) acquired 270 Turk in March 2019 in order to preserve it as permanently affordable housing. TNDC acquired the building with a \$24 million bridge loan provided by the San Francisco Housing Accelerator Fund (SFHAF). The Mayor's Office of Housing and Community Development (MOHCD) expects to provide TNDC with permanent financing for the building in March 2020, following the completion of critical repairs to the building systems and residential units.

The Department of Homelessness and Supportive Housing (HSH) plans to partner with TNDC and MOHCD to provide rental contracts for a portion of the units at 270 Turk to be made available to formerly homeless individuals. The ERAF windfall legislation that Mayor Breed signed in March 2019 included \$15.2 million in funding to HSH for the master leasing of approximately 300 permanent supportive housing units for formerly homeless individuals.

"Preservation of vulnerable properties is one of MOHCD's key initiatives and we are thrilled that households at 270 Turk will be able to remain in their homes without fear of displacement, and the building will forever serve low and moderate income San Franciscans," said Dan Adams, Acting Director of the Mayor's Office of Housing and Community Development. "Thank you to the SFHAF and TNDC for collaborating on this crucial acquisition that will help to maintain the vibrancy of the Tenderloin community."

"Nonprofit acquisition is an essential tool to prevent displacement and—in the case of 270 Turk—create new homes for those who need them most," said Rebecca Foster, CEO of SFHAF. "We're thrilled we could provide TNDC with the flexible capital needed to acquire this building and to take it off the speculative market, ensuring permanent affordability for its current and future residents. We stand ready to support TNDC and other nonprofits in the critical preservation work they do."

"I am deeply proud that we collaborated with the City and the SFHAF on a creative solution to protect essential affordable housing right here in the Tenderloin at 270 Turk," said Don Falk, CEO of TNDC. "We are freezing the existing level of affordability for 86 households across a range of incomes to help ensure that San Francisco remains a city for all, while also preserving the character of the neighborhood."

The acquisition and subsequent rehabilitation plan includes approximately \$2.25 million in funding for upgrades to the building's life safety systems, including fire alarms, sprinklers, and an elevator. The upgrades will also include the installation of a mechanical ventilation system to improve indoor air quality and remediate mold.

"I moved to the United States from Cambodia as a teenager, and quickly settled down in San Francisco and into 270 Turk Street," said Visot Bun, San Francisco resident. "I've lived here with my family in this building, and my Cambodian community here in San Francisco. I'm grateful for this home, it's close to everything! I'm happy with the new ownership and am pleased that I don't have to move."

The San Francisco Housing Accelerator Fund innovates smart approaches that put public, private, and philanthropic money to work to expand the supply of affordable housing in San Francisco. SFHAF was incubated in the Mayor's Office and kick-started with investments from the City, Citi Community Development, Dignity Health, and The San Francisco

Foundation. In two years of operation, SFHAF has deployed over \$100 million to fund the preservation and construction of 417 affordable homes in San Francisco.

TNDC is a community-based nonprofit whose mission is to provide affordable housing and services for low-income residents, build community, and promote equitable access to opportunity and resources. They provide housing for over 5,000 people, about a quarter of whom came to the organization after exiting homelessness.

Through the City's acquisition programs, 34 buildings consisting of 278 units have been acquired, and another 12 buildings with 110 total units are in the acquisition pipeline. \$84 million of City funds have been committed for acquisition and preservation programs, and over 500 San Franciscans have been stabilized to date.

270 Turk was originally constructed in 1927, and is currently on the National Register of Historic Places as a contributing structure to the Uptown Tenderloin Historic District.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: From Paquita Rivas. Opposition to Permit No 2019-014314 CUA 49 Hopkins
Date: Friday, August 23, 2019 12:04:09 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: Cheryl Traverse <cheryl@ctraverse.com>
Sent: Thursday, August 22, 2019 11:48 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; 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: From Paquita Rivas. Opposition to Permit No 2019-014314 CUA 49 Hopkins

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

This is From: Paquita Rivas, 37 Hopkins Ave, because her computer was disabled

Good Afternoon,

My Name is Paquita Rivas and I live at 37 Hopkins and I am the trustee of 43 Hopkins, on behalf of my disabled brother, Daniel Sandoval who lives in the home to the adjacent to 49 Hopkins. These 2 properties have been in our family since 1963. As part of a Latino family I was born into a housing project on Patton St., My parents were the ideal of success of the american dream through their vision, hard work and sacrifice, I am so very proud of them.

They taught me the value of home ownership and community. The home that

is proposed does not fit the Residential Street it is proposed on; of small 900 to 1200 square foot homes. I believe the property developer/owner is requesting the use of a ADU to circumvent requesting a variance for two family residence. The new ADU proposal is 1200 sq ft., 300 sq. feet larger than the foot print of the original Largent House.

I am not opposed to ADU's being built into existing dwelling. "The priority policy of Code s 101 states that new construction and major alterations of the ADU NOT be out of character and scale with the existing neighborhood. The developers project is not in character with the neighborhood. Hopkins Ave. is all 2 story small all owner occupied homes. If this proposal passes it would put a Mega Mansion at the top of the street towering directly over my brother's home, who has been disabled since the age of 16.

This proposal changes the character of the neighborhood by installing over 4,160 sq. feet of living space, where 936 sq. ft of living space once stood. This is 344% larger.

I feel the project does not respect your past recommendations, and flouts via use of lawsuit, our city codes, The last commission told the owner to rebuild the original house within the 936 sq.ft.

I feel that a total 1800 sq.ft. main residence including the ADU would be appropriate for this lot, in this neighborhood.

Thanks for the attention to this important issue for our community.

Paquita Rivas
37 HOPKINS Ave.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2300 Harrison Street
Date: Friday, August 23, 2019 12:03:59 PM
Attachments: [Concessions and Waivers under State Density Law.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: Carlos Bocanegra <cebocanegra@dons.usfca.edu>
Sent: Thursday, August 22, 2019 12:09 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Re: 2300 Harrison Street

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

Good Morning Commissioner Melgar,

My name is Carlos Bocanegra and I am writing to you on behalf of Cultural Action Network as well as a concerned Mission resident. At the last hearing for the project located 2300 Harrison Street I raised several concerns. Among them was the concern of the project's majority use as a large office project moving under the guise of a housing project to qualify for the State Density Bonus Law and receive its protections and benefits.

One of the benefits being the concessions and waivers it has requested of the Planning Commission. Many of these concessions and waivers are being requested not for the purpose of providing affordable housing but, by their own admission, to instead to connect the proposed project with the already existing office located on the Project site. As many of these concessions and waivers do not pertain to the construction of affordable housing, I humbly submit to you that the Planning Commission is under no obligation to approve those requested concessions/waivers at the cost of the numerous negative impacts the many Latinx and working-class families will have to endure as a result. It is well in your power to deny these requests.

I am attaching the following document outlining the law around the density bonus and concessions/ waivers for your review to help provide context and hopefully better inform your

decision. Thank you.

Best Regards,
Carlos Bocanegra

From: [Ionin, Jonas \(CPC\)](#)
To: [Townes, Chris \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 461 29th Street- public comment
Date: Friday, August 23, 2019 12:02:17 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: Tiffany Wade <tiffanywade@gmail.com>
Sent: Thursday, August 22, 2019 1:58 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; richhillissf@gmail.com
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 461 29th Street- public comment

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

To Whom it May Concern,

I'm writing to comment on the Notice of Public Hearing I received in the mail for the project at 461 29th Street.

As a neighbor, I'm concerned about:

1. The height - it would be better without the 4th story. The building should be 3 stories, like the adjoining properties. The ground floor should be utilized for extra space.
2. Please revise the facade - our neighborhood has historically been filled with charm and a historical feel. The flat front, large windows, and shoddy materials are nondescript and do not match or add to the character of our neighborhood. We would prefer that the architect revise the plans.

As homeowners who have repeatedly looked at expanding our own home so we can have enough space to raise our children, we are getting extremely frustrated by the disparities that keep emerging. True, longterm residents are extremely limited in options, but developers can come in and do anything they want regardless of the negative impact on the neighborhood. We need to set back and loose valuable square

footage, which with the astronomical costs of building in this city is basically making it unaffordable for us to build and may eventually result in our need to leave the city entirely. This is supposedly "to maintain the historic character of our home and neighborhood. However we now have two massive modern buildings that are extremely out of character on our block, and now a 4 story is being proposed? It is extremely unfair that developers can keep coming in, destroying old homes and then building completely out of character with the rest of the neighborhood as a whole. Maintaining San Francisco's history is important, and the onus of maintaining that character and charm must be equally shared by all. We believe you should have a right to creative freedom in building, but all good design needs to show awareness and work in harmony with the existing surroundings as well.

Two units are fine, but four stories in a neighborhood such as this, is not.

Sincerely,
Tiffany Wade & James DeWald
426 29th St
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](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO "FIBER TO HOUSING" PROGRAM PROVIDES INTERNET FOR LOW-INCOME FAMILIES
Date: Friday, August 23, 2019 11:56:31 AM
Attachments: [8.23.19 Fiber to Housing.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 23, 2019 9:02 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO "FIBER TO HOUSING" PROGRAM PROVIDES INTERNET FOR LOW-INCOME FAMILIES

FOR IMMEDIATE RELEASE:

Friday, August 23, 2019

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

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

**SAN FRANCISCO "FIBER TO HOUSING" PROGRAM
PROVIDES INTERNET FOR LOW-INCOME FAMILIES**

Department of Technology receives award for program that has provided 1,500 low-income families in San Francisco with free, high-speed internet

San Francisco, CA — Mayor London N. Breed, along with City Administrator Naomi M. Kelly, today announced the San Francisco Department of Technology's Fiber to Housing program has received national recognition for its service to low-income San Franciscans. The program has provided 1,500 low-income families with access to free, high-speed internet, and will serve an additional 1,600 families over the next year.

The program, called "Closing the Digital Divide – Fiber to Housing," is a collaboration between the Department of Technology, the Mayor's Office of Housing and Community Development, and the local Internet Service Provider, Monkeybrains. The program works to eliminate the digital divide in San Francisco by bringing free high-speed internet to residents

living in affordable housing.

“Providing low-income families with access to high-speed internet is about equity, and ensuring every family in our City has access to the resources they need to pay their bills, connect with City services, or do their homework,” said Mayor Breed. “We believe that every person deserves an opportunity to thrive, and the Department of Technology’s Fiber to Housing program helps achieve that goal by closing the digital divide and providing fast and reliable internet access.”

“I am proud of the City agencies and their collaborative work to bringing quality internet access for public housing residents,” said City Administrator Kelly. “As we continue to build public housing units and our infrastructure, we must also look at our digital infrastructure through an equitable lens.”

The City’s Department of Technology was recognized with a [2019 CIO 100 Award](#) for its work on the Fiber to Housing project. The CIO 100 Awards honor organizations around the world that exemplify the highest level of operational and strategic excellence in information technology. Previous winners of the CIO 100 award have included major corporations such as Amazon and The Walt Disney Company.

“It’s truly an honor to receive this recognition for our Fiber to Housing project,” said City Chief Information Officer and Executive Director of the Department of Technology Linda Gerull. “Bridging the divides in internet access and digital literacy is crucial to achieving San Francisco’s goal of digital equity, and I’m thrilled to accept this award on behalf of the City family.”

“MOHCD is committed to narrowing the digital divide our city faces and will continue to advance equitable internet access in our affordable housing developments,” said Acting Director of the Mayor’s Office of Housing and Community Development Dan Adams. “This citywide initiative is crucial to ensuring low-income residents have the technology they need to succeed in today’s world.”

Access to technology has become increasingly important for accessing opportunity, but the digital divide still exists in San Francisco. About one in eight residents lack high-speed home Internet service, one in seven families in public school lack a computer connected to the Internet at home, and one in seven residents lack basic digital literacy such as the ability to send email or use a search engine. In particular, many who are low-income, limited English proficient, senior, and/or have a disability struggle to access reliable high-quality service.

The Fiber to Housing program started in 2018 and provides free, high-speed internet to low-income residents by leveraging existing municipal fiber resources, staff expertise, and private sector partnerships. In the first phase of the project, City staff connected over 1,500 low-income families with long-term sustainable internet access—at no cost to users. The project’s second phase is currently underway and will provide internet to another 1,600 units by June 2020. The completed project will result in a service benefit of approximately \$400 million over 20 years.

###

From: [CPC-Commissions Secretary](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Statement on 49 Hopkins Ave (2019-014314CUA)
Date: Friday, August 23, 2019 11:51:47 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: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Executive Directive On Housing (17-02) Report Informational Item No. 13 8/22/2019
Date: Friday, August 23, 2019 11:50:49 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: SchuT <schuttishtr@sbcglobal.net>
Sent: Wednesday, August 21, 2019 2:35 PM
To: Bintliff, Jacob (CPC) <jacob.bintliff@sfgov.org>
Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillssf@yahoo.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: Executive Directive On Housing (17-02) Report Informational Item No. 13 8/22/2019

Thanks Jacob for writing back.

I really appreciate it.

I just know from experience that when I am away for part of a month, even for a few days my water bill is obviously lower.

I was extrapolating from that to make an assumption that there is an amount of water that can be assumed to be used from a unit that is occupied.

If a unit is not occupied (or intermittently occupied) the base amount appears on the bill, even if the faucets are never turned on...or turned on a little bit.

The Water Department must charge a base amount regardless of usage and then it goes up from there based on how many dishes are washed and how many showers are taken and how many flushes are flushed, etc.

If all that is ever charged on a bill is the base amount then I would think it is fair to assume the unit is just sitting there.

Or if the usage is intermittent that would show too with peaks and valleys throughout time.

And there is a presumed usage based on previous patterns in a unit.

And generally the price of using water for the average consumer(s) occupying a unit.

I was just wondering if there was a way someone could aggregate all that water use...and sewer usage as that is on the bill as well....for some of these major buildings that have come online in the last few years and get a sense of the extent of the occupancy throughout the building based on the overall water use of all the units?

I guess it would be a percentage?

A lot of numbers would also have to be crunched?
It would be good if all these high priced condos are alive with folks basically full time and not zombified and whispered about as being zombies.
I hope that is true in San Francisco as it appears to be in Vancouver per your email.
Take care, thanks again for writing back and have a good Thursday.
Sincerely,
Georgia

Sent from my iPad

On Aug 21, 2019, at 10:53 AM, Bintliff, Jacob (CPC) <jacob.bintliff@sfgov.org> wrote:

Hi Georgia,

Thanks for your thoughtfulness on this issue. This is certainly a concern that we share, but to my knowledge the City unfortunately does not have comprehensive occupancy data at this level of detail. I've asked our housing policy staff what more we may know about this, and I'll be sure to let you know if we find anything useful. I would add re: the "zombie building" issue that I have seen reports from cities like Vancouver that this issue has actually proven not to be as prevalent as commonly assumed, so it's hard to say how much of this may be going on here. Either way, we'll keep working on getting the housing units approved so that they can be available for current and future SF residents long-term.

Best,

Jacob

**Jacob Bintliff, Senior Planner
Special Projects and Policy**

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9170 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>

Sent: Tuesday, August 20, 2019 11:43 AM

To: Bintliff, Jacob (CPC) <jacob.bintliff@sfgov.org>

Cc: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@yahoo.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: Executive Directive On Housing (17-02) Report Informational Item No. 13
8/22/2019

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

Dear Jacob,

Good morning and hope all is well.

I appreciate all the work that has gone into speeding up the approval process.

However, it would also be very helpful to understand the occupancy of the all the housing that has come to market over the past decade or so throughout the City.

It is hard to gauge the occupancy of the all the single family homes that have been built/remodeled, but it seems like the large condo complex' could be assessed as to their full time occupancy (or not) by their water usage with the overall data of key addresses from the San Francisco Water Department?

It seems like it would be important to know how "fast" the Department's work needs to be completed for new and future projects if it was also known how much of the existing housing is meeting (or not) the full time housing occupancy needs of the City? Are some of these major projects (LPAs/condos,etc) "Zombie" buildings, places to park cash, or is that just an urban legend?

I recognize this is not directly in your wheelhouse with regard to this Informational hearing on Thursday, but I thought I would write to you and the Commissioners and John nevertheless with these questions.

Take care and have a good day.

Sincerely,

Georgia

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Aug. 22: 220 San Jose Ave. - 2018-016955DRP
Date: Friday, August 23, 2019 11:48:19 AM
Attachments: [DR Letter - 220 San Jose - 8.21.19.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: Ryan Patterson <ryan@zfplaw.com>
Sent: Wednesday, August 21, 2019 7:45 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Rich Hillis (richhillissf@gmail.com) <richhillissf@gmail.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Aug. 22: 220 San Jose Ave. - 2018-016955DRP

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

Dear President Melgar and Commissioners:

Please find a letter attached regarding Case No. 2018-016955DRP.

Thank you,

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

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

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 \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: District 11 Resident
Date: Friday, August 23, 2019 11:46:51 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: ycbgilbert@gmail.com <ycbgilbert@gmail.com>
Sent: Wednesday, August 21, 2019 10:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: District 11 Resident

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

My name is Gilbert Williams, I've been a resident in the Excelsior District most of my life. I have personally been fighting to keep my Neighbors in their homes, either from no cause Eviction, Rent increases, or Gentrification forces. That have impacted mostly our seniors, our lower wage workers, and our historically neighborhoods where our people of color live. The Introduction of Mega- Luxury housing in neighborhoods that have been historically working class. Have been a Disaster for thousands of Families whom have been Displaced or removed from our city. Because of the negative impacts from these Mega-Developments that bring with them , Extremely high rents, that impact the surround areas. In time rents all around these Developments start to skyrocket. And start the Gentrification process. As Planning Commissioners you have the responsibility to protect vulnerable communities from these Developments. If not in your Mission Statement, then for purely Moral reasons. I am against this Development at 65 Ocean Street, And feel this whole process is unfair because people who actually live in our Neighborhood should have a voice in what happens here. For this reason I feel that you Commissioners should come to our Neighborhood and hear from people. Hear their personal stories, there concerns. Before you vote on this Development. This is to serious an issue to treat as business as usual hundreds of people future may depend on it!

Sincerely,
Gilbert Williams
248 Winding Way
SF, ca 94112

Ph 650-921-5857

Sent from [Mail](#) for Windows 10

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: SF Planning Commissioners - speeding up housing? What about transit and infrastructure?
Date: Friday, August 23, 2019 11:46:35 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

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

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Thursday, August 22, 2019 10:23 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SF Planning Commissioners - speeding up housing? What about transit and infrastructure?

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

SF Planning Commissioners

I will not be able to attend this thursdays meeting but feel it is critical that when discussing speeding up housing construction the balance of transit, schools playgrounds medical and parks open spaces and critical gas water sewage and recycling (garbage) come into play.

Our buses are overloaded, and trash cans overflowing, streets over congested and classrooms over packed...

How will you address even the most basic sea level rise and changes of the city across the board without seriously speeding up solutions for infrastructure.

The same issues happened post WW2 where material shortages and speed was needed due to returning vets wanting to start their lives. It took serious planning and efforts on infrastructure rails lines power sewage and gas. (Hopefully now focuses on solar)

The demand for housing is great but there is a greater demand that the planning commissioners don't just rubber stamp but actually PLAN for the cities future.

Transit wise we already are putting the horse behind the cart.....

Let's amp it up before we lose any semblance of solutions by being boxed in by quick developments without seriously paying attention to the effects and needs of outer district communities equity based solutions and listening to those who have long championed transit and infrastructure solutions too often ignored....

Sincerely

Aaron Goodman D11

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 \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: Planning Commission Meeting 8.22.19 General Public Comment RE: 65 Ocean Proposed Development
Date: Friday, August 23, 2019 11:46:12 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Annelisa Luong <aluong4@gmail.com>
Sent: Thursday, August 22, 2019 11:14 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Planning Commission Meeting 8.22.19 General Public Comment RE: 65 Ocean Proposed Development

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 Annelisa and I am concerned about the proposed development on 65 Ocean. I was born and raised in the Ocean/ Mission/ Ingleside area, where my fixed-income parents still reside. What helped our family feel safe and helped us have our needs met were spaces that welcomed low-wage and working class people that spoke diverse languages. Today, many such residents and business owners are being pushed out due to lack of political will and negligence towards economic development that centers working class people. I demand that the planning commission says no to luxury housing that is unaffordable to Excelsior residents. Listen to the residents and have a planning commission hearing for this project on 65 Ocean to demonstrate due diligence.

We look forward to hearing from you.

Annelisa Luong

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 \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: Planning Commission Meeting 8.22.19 General Public Comment RE: 65 Ocean Proposed Development
Date: Friday, August 23, 2019 11:46:01 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: Lily Wong <laiyuwong@gmail.com>
Sent: Thursday, August 22, 2019 11:35 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jessie Fernandez <cu hj.coordinator@gmail.com>
Subject: Planning Commission Meeting 8.22.19 General Public Comment RE: 65 Ocean Proposed Development

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

Dear Planning Commissioners:

My name is Lily. I grew up in San Francisco and am one of the few remaining San Francisco natives that tenuously cling to living in this City. This is my home. This is the place where I found my voice. This is where I was educated by the best teachers and mentors. This is the city where I learned about a diversity of cultures and perspectives, and grew into the person I'm proud to be today.

This City is now one where I'm constantly disappointed by policies that do not help the people I grew up with. Of all my friends I keep in touch with from my younger years, 8 out of 10 have moved out of the city - either due to evictions or unaffordability. It hit my friends of color the most. I literally have one black SF- native friend remaining who lives in San Francisco, and he is at risk of eviction. I was inspired recently by my neighborhood youth who gathered to protest luxury development in their neighborhood, and saddened that young people - who should be looking forward to a life of opportunities - are now fighting for just their livelihood. The City's policies - policies that commissions like yours pass - are limiting our young people's options before they've developed their own aspirations and dreams. Your policies are causing young people to focus on fighting for their basic survivability.

Your policies are causing displacement.

65 Ocean is a terrible project and is an example of these such policies. The project does not take into consideration the needs of the community. Just last year, dozens of people were nearly killed because they were living under a laundromat that caught on fire. That laundromat was literally around the corner from the 65 Ocean site, and existed because the City is unaffordable. If people had access to affordable housing, they wouldn't risk their lives living in unsafe conditions. There are units still sitting empty at a housing site at 5050 Mission Street because the rental rates do not match what the neighborhood needs. There's a supply there, but no demand. Because you've created a city where housing is a luxury and not a right. Your policies are causing harm to our community.

I'm also enraged that my one opportunity to protest this development is on a Thursday afternoon - when I have to work. The people of the Excelsior are working class people. We don't have the time and most don't have the ability to take time off of their paid jobs to come down to City Hall to tell you to your face that WE NEED AFFORDABLE HOUSING. Supply and Demand does NOT work for housing.

I'm requesting a response from the commission regarding my comments today. I want to know that you actually care about development of affordable housing in the city. Specifically I want responses to:

- 1) My demand for affordable housing to be at 65 Ocean. The community needs 100% affordability, but I will settle for 80% - since 80% of my friends growing up have been displaced by City policies.
- 2) I demand that future developments, especially in my community, are made 100% affordable.
- 3) I demand a hearing in my neighborhood - at a reasonable time (evenings or weekends) so working class people can actually attend and understand what's going on.
- 4) I demand that the hearing is made accessible to people, including having language translation in Chinese, Spanish, and Tagalog.

~Lily

Lai Yu Lily Wong
Masters of Public Policy / Masters of Dispute Resolution
Pepperdine School of Public Policy / Pepperdine School of Law; Straus Institute
Cell: (415) 545-8807

*A crisis is an opportunity for you to create something new and something different.
We don't just resist, but we create something new ~Grace Lee Boggs*

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 \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: 65 Ocean Ave Development Excelsior/District 11
Date: Friday, August 23, 2019 11:45:40 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Mario de Mira <mariocdemira@gmail.com>
Sent: Thursday, August 22, 2019 12:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 65 Ocean Ave Development Excelsior/District 11

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

Dear Planning Commission,

I am writing you regarding deep concerns about the 65 Ocean Ave project that is being proposed in the Excelsior neighborhood of San Francisco. **The** 65 Ocean Ave project is a market-rate development that will not address the housing needs of working families in the neighborhood, and will further exacerbate San Francisco's affordable housing crisis.

The development is mostly studio units, and even if the developer follows the inclusionary housing policy, the amount of below market-rate units will be disproportionately low. A market-rate development of this size will also drive-up local rental prices which would cause more evictions in the neighborhood.

For over a decade I have worked at community services nonprofits in District 11, and I have seen many long time residents get pushed out of the community because they can no longer afford to live here. I have seen so many immigrant **families** and families of color displaced from their homes because landlords want to ride the wave of over inflated rental prices.

I urge you to do what's right and **to** take as stand to protect affordable housing in **San Francisco**. I call on the SF Planning Commission to hold a hearing on the 65 Ocean project so voices from the community and your constituents can be heard.

Best Regards,
Mario de Mira

From: [CPC-Commissions Secretary](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: #19 Commission August 22, 2019 Agenda - 2019-014314CUA (49 Hopkins Ave)
Date: Friday, August 23, 2019 11:45:19 AM
Attachments: [49 Hopkins SFPC 8-22-19.pdf](#)
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: Kathleen Courtney <kcourtney@rhcasf.com>
Sent: Thursday, August 22, 2019 1:08 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Commissioner Rich Hillis <richhillissf@yahoo.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jamie Cherry RHCA <jcherry@rhcasf.com>; John Borruso <borruso@mindspring.com>; Chris Bigelow <cgbigelow@gmail.com>; Robyn Tucker PANA <venturesv@aol.com>; Mike Buhler <Mbuhler@sfheritage.org>; Jerry Dratler <dratler@sonic.net>
Subject: #19 Commission August 22, 2019 Agenda - 2019-014314CUA (49 Hopkins Ave)
Importance: High

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

Attached and pasted below is the RHCA letter on this project.

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

August 22, 2019

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

Re: 2019-014314CUA (49 Hopkins Ave) -- #19 Commission August 22, 2019 Agenda

Dear President Melgar and Planning Commissioners:

Once again the Planning Commission is being held hostage and asked to legalize an illegal demolition.

All are aware of the egregious actions that destroyed the residence designed by famed Architect Richard Neutra. The proposal before you simply rewards the sponsor for its actions.

The Russian Hill Community Association joins with other others in urging the Planning Commission to limit the size of any replacement project at 49 Hopkins to the property's footprint before its illegal demolition in 2017.

Thank you for your consideration.

Kathleen Courtney

Chair Housing & Zoning Committee
kcourtney@rhcasf.com
510-928-8243

Cc: Jamie Cherry, John Borruso, Chris Bigelow, RHCA; Robyn Tucker, PANA; Mike Buhler, SF Heritage; Jerry Dratler;

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2008.023CUA 461 29th Street August 29th Hearing
Date: Friday, August 23, 2019 11:44:51 AM
Attachments: [29th ST.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: SchuT <schuttishtr@sbcglobal.net>
Sent: Thursday, August 22, 2019 7:24 PM
To: Townes, Chris (CPC) <chris.townes@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@yahoo.com
Subject: 2008.023CUA 461 29th Street August 29th Hearing

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

Dear Chris,
I do not think my Comments were included in the packet and I thought I had sent them as a pdf in time per our email correspondence.
I am cc'ing them to the Commission myself to save you the printing. I would appreciate it if you would mention it in your presentation next week.
Thank you.
Georgia Schuttish

Sent from my iPad