

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Hearing moved to Board Chambers  
**Date:** Thursday, September 12, 2019 11:45:08 AM

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Commissioners,

I just received authorization for us to meet in the Board Chambers, Room 250. Hopefully a bit cooler.

*Jonas P. Ionin,  
Director of Commission Affairs*

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Direct: 415-558-6309 | Fax: 415-558-6409

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

**From:** [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 SUCCESSFUL REHABILITATION OF 436 AFFORDABLE HOMES FOR FAMILIES IN BAYVIEW-HUNTERS POINT NEIGHBORHOOD  
**Date:** Thursday, September 12, 2019 10:18:34 AM  
**Attachments:** [09.12.19 Hunters Point East West & Westbrook Grand Reopening.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Thursday, September 12, 2019 10:18 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES THE SUCCESSFUL REHABILITATION OF 436 AFFORDABLE HOMES FOR FAMILIES IN BAYVIEW-HUNTERS POINT NEIGHBORHOOD

**FOR IMMEDIATE RELEASE:**

Thursday, September 12, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES THE SUCCESSFUL  
REHABILITATION OF 436 AFFORDABLE HOMES FOR  
FAMILIES IN BAYVIEW-HUNTERS POINT NEIGHBORHOOD**

*Former public housing at Hunters Point East West and Westbrook were renovated under the  
Rental Assistance Demonstration program*

**San Francisco, CA** — Mayor London N. Breed and community leaders today celebrated the grand reopening of 436 units at Hunters Point East West (HPEW) and Westbrook, two former public housing properties that were originally built in the 1950s and together comprise nearly 35 acres of land. These are two of 28 sites previously owned by the San Francisco Housing Authority that were renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development, which allows for a voluntary, permanent conversion of public housing to privately-owned, permanently affordable housing.

“Thanks to the rehabilitation of these homes at Hunters Point East West and Westbrook,



hundreds of families have a new, safe place to live,” said Mayor Breed. “For too long, our public housing units have been left behind and have fallen into disrepair. The RAD program enables us to improve the conditions of our City’s public housing, and ensure that our most vulnerable residents can remain in their neighborhood with a place to call home.”

This project is part of the City’s commitment to preserving and revitalizing nearly 3,500 distressed public housing units across San Francisco. To date, more than 3,200 apartments have been converted and renovated under the RAD program.

The substantial rehabilitation of HPEW and Westbrook focused on safety and accessibility improvements, and the modernization or replacement of original building systems. These improvements include roof and window replacement, a new automatic fire sprinkler system, exterior painting, landscaping, washer/dryer additions, replacement of sewer system, apartment renovations and energy use reductions. A new playground was added, along with improved sidewalks, parking, and renovation of the community space at 90 Kiska Rd.

“Completing the much-needed renovation of 436 affordable homes marks a significant milestone in the City’s work to transform its public housing assets,” said Daniel Adams, Acting Director of the Mayor’s Office of Housing and Community Development. “We are thrilled so many deserving families can now thrive in safe, high-quality and permanently affordable apartments with essential on-site services.”

Related California, The John Stewart Company, the San Francisco Housing Development Corporation, and Ridge Point Non-Profit Housing Corporation collaborated to complete the \$127 million comprehensive rehabilitation.

“This public-private partnership with the City is providing new life for long-neglected public housing, enabling over 430 low-income families to have state-of-the-art homes,” said Bill Witte, Chairman and CEO of Related California. “Rehabilitating San Francisco’s public housing stock is critical for making inroads in the Bay Area’s affordable housing crisis, especially when it comes to providing homes for the most vulnerable families.”

“We are pleased to have partnered with the Mayor’s Office of Housing and Community Development, the San Francisco Housing Authority, Related California, San Francisco Housing Development Corporation, and Ridge Point Non-Profit Housing Corporation on the recapitalization and renovation of this crucial housing,” said Jack Gardner, Chairman and CEO of The John Stewart Company. “This project wonderfully demonstrates the City’s commitment to leaving none of its residents behind, and we are incredibly proud to have played a part in dramatically improving the quality of life for our residents.”

“It has been extremely gratifying to witness the transformation of this dilapidated housing into beautifully renovated apartment homes that are cleaner, safer and healthier for the families who reside here, while also ensuring long-term affordability,” said David Sobel, CEO of the San Francisco Housing Development Corporation. “We have also greatly enjoyed and felt the positive impact of working closely with all residents throughout this multi-year process to ensure that they participate in the rehabilitation of their homes and help build community through successful engagement and service connection.”

As part of the City’s Fiber to Housing program and Digital Equity initiative, the City is providing free, high-speed internet and a variety of onsite technology trainings for residents at

HPEW and Westbrook. Through partnerships with local Internet provider Monkeybrains and local nonprofits Community Tech Network and Dev/Mission, among others, the City works to eliminate the digital divide in San Francisco by bringing free high-speed internet to residents living in affordable housing.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 399 Fremont St. Correspondence - 2018-001446CUA  
**Date:** Thursday, September 12, 2019 10:13:03 AM  
**Attachments:** [EXTERNAL FW 399 Fremont follow up.msg](#)  
[EXTERNAL FW follow up parking.msg](#)

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**From:** Jennings, Megan <mjennings@coblentzlaw.com>  
**Sent:** Thursday, September 12, 2019 10:08 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:** Liang, Xinyu (CPC) <xinyu.liang@sfgov.org>; 'Tiffanie Byrd (tbyrd@udr.com)' <tbyrd@udr.com>  
**Subject:** 399 Fremont St. Correspondence - 2018-001446CUA

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

Dear President Melgar and Commissioners:

On behalf of the project sponsor for the proposed non-accessory use of an existing parking garage at 399 Fremont St. (#8 on today's Commission agenda), please see the attached responses from the sponsor to building residents who have submitted comments to date. I'm available to discuss any questions you may have.

Thanks, Megan

**Megan Jennings**  
**Coblentz Patch Duffy & Bass LLP**  
One Montgomery Street, Suite 3000  
San Francisco, CA 94104  
415-772-5763 | Office 415-391-4800  
[mjennings@coblentzlaw.com](mailto:mjennings@coblentzlaw.com)

[www.coblentzlaw.com](http://www.coblentzlaw.com)

This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Environmental Review Case No.: 2017-00254ENV Project Address: 2417 Green Street  
**Date:** Thursday, September 12, 2019 10:12:53 AM  
**Attachments:** [2019 09 11 Letter to SF Planning Commission .docx](#)  
[ATT00001.htm](#)

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**From:** Mark Lampert <Lampert@bvflp.com>  
**Sent:** Thursday, September 12, 2019 10:08 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** Koppel, Joel (CPC) <joel.koppel@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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>  
**Subject:** Environmental Review Case No.: 2017-00254ENV Project Address: 2417 Green Street

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

Myrna,

Please see our attached letter.  
Thank you.

Sincerely,

Mark Lampert / Susan Byrd  
2415 Green St.

review, copy, or distribute this email. If you have received this email in error, please notify the sender immediately by reply email, delete it, and do not disclose its contents to anyone.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Thursday, September 12, 2019 8:52:50 AM

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**From:** Eduardo Sagues <eduardo.sagues@gmail.com>  
**Sent:** Wednesday, September 11, 2019 4:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for Item 11, 33 Capra Way

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

To the members of the Planning Commission:

I support the project to replace a single-family home with a 3-home building at 33 Capra Way. This project is 100% code compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code.

**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: 9/12/2019 PC Meeting - Balboa Reservoir  
**Date:** Thursday, September 12, 2019 8:52:38 AM

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**From:** Dennis Hong <dennisj.gov88@yahoo.com>  
**Sent:** Wednesday, September 11, 2019 4:13 PM  
**To:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Rahaim, John (CPC) <john.rahaim@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 9/12/2019 PC Meeting - Balboa Reservoir

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

Hello Poling, as promised, here are a view of my comments to this project; Please use this as my continued support for this project. I live in District 7, just on the boarder of this Project. I'm a long time resident of the city, seventy plus years. Born and raised here in SF. I attended CCSF in the early 60's. Used public transit most of the time.

Hello Planning Commissioners, I'm sorry I will be unable to attend your Thursday meeting to address this item on your agenda. Here are my preliminary thoughts with the project for this case: 2018-007883ENV, BALBOA RESERVOIR PROJECT – (Assessor's Block 3180, Lot 190).

1. We desperately need housing. The city can not afford to do this work. The sponsors and the community have worked hard on this project. This project fits the bill as it address' our housing issues.
2. We need to address the parking for the college.
3. I'm concerned with the traffic exiting this site on to Ocean Ave. and how it may



impact this retail section.

4. During the construction period, this massive project will need a lot of daily communication from the sponsor to the community . All too often this process fails.

5. I would like your comments good or bad so that the sponsor and the community can continue to work together to get this project moving without further delays. In my opinion by working together and solving these issues before the DEIR is certified only makes sense so there aren't any road blocks before it is certified. As I see it, these road blocks all too often hold up the progress and some times we lose the project completely.

6. I'm not too sure how the current SB's and other bills will impact this wonderful project.

7. I like the open space. Since this project focuses on family, I would like to see a few four bedroom units.

8. Finally, we must move quickly before we lose another project like this. I will be submitting additional comments for the RTC.

If any one has any questions to my rambling email, please feel free to reach back to me.

Sincerely, Dennis

Hello Poling, as promised, here are a view of my comments to this project; Please use this as my support for this project. I live in District 7, just on the boarder of this Project. I'm a long time resident of the city, seventy plus years. Born and raised here in SF. I attended CCSF in the early 60's. Used public transit most of the time.

Hello Planning Commissioners, I'm sorry I will be unable to attend your Thursday meeting to address this item on your agenda. Here are my preliminary thoughts with

the project for this case: 2018-007883ENV, BALBOA RESERVOIR PROJECT – (Assessor's Block 3180, Lot 190).

1. We desperately need this housing. This project fits the bill as it address' our housing issues.
2. We need to address the parking for the college.
3. I'm concerned with the traffic exiting this site on to Ocean Ave. and how it may impact this retail section.
4. During the construction period, this massive project will need a lot of daily communication from the sponsor to the community . All to often this process fails.
5. I would like your comments for this project so that the sponsor and the community can continue to work together to get this project moving with out further delays. By working with these groups it only makes sense so there aren't any road blocks. As I see it, these road blocks all too often hold up the progress and some times we loose the project completely.
6. I'm not too sure how the current SB's and other bills will impact this wonderful project.
7. I like the open space. Since this project has a focus on family, I would like to see a few four bedroom units.

I will be submitting further Responses and comments for the RTC next week or so.

Finally, I too would like your support.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11 - 33 Capra Way  
**Date:** Thursday, September 12, 2019 8:52:30 AM

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---

**From:** Jason Pellegrini <jasonpellegrini@gmail.com>  
**Sent:** Wednesday, September 11, 2019 5:09 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org  
**Subject:** Support for Item 11 - 33 Capra Way

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

To the members of the Planning Commission,

I support the project to replace a single-family home with a 3-home building at 33 Capra Way. This project is 100% Code Compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code.

Housing should be a human right and we must force all districts in San Francisco to play a role. This project would allow for two additional families to live and stay in District 2.

Thank you,  
Jason Pellegrini

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Jason Pellegrini  
[JasonPellegrini@Gmail.com](mailto:JasonPellegrini@Gmail.com)

It is never too late to be what you might have been. -George Eliot



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Thursday, September 12, 2019 8:52:14 AM

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---

**From:** Cliff Bargar <cliff.bargar@gmail.com>  
**Sent:** Wednesday, September 11, 2019 6:37 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for Item 11, 33 Capra Way

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

Dear Members of the Planning Commission,

As a San Francisco renter I support the fully compliant project at 33 Capra Way. We're in a housing shortage and need to add units wherever we can. Please don't delay!

Thanks,  
Cliff

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Tomorrow's hearing. 9/12/2019  
**Date:** Thursday, September 12, 2019 8:52:07 AM  
**Attachments:** [Gen'l Public Comment 91219.pdf](#)

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, September 11, 2019 4:18 PM  
**To:** 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  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>  
**Subject:** Tomorrow's hearing. 9/12/2019

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

Dear President Melgar, VP Koppel, Commissioner Moore, Commissioner Fung, Commissioner Johnson, Commissioner Richards and Commissioner Hillis:

Good evening.

In the interest of saving time tomorrow (9/12) at the General Public Comment as I see that you have an intense schedule with the Reservoir project, I am sending you a four page pdf about Demolitions to read at your convenience.

Attached are the following:

Page 1: May 17, 2007 Memo to the Commission from Staff re Sect. 317 (see paragraphs 4-7).

Page 2: Building Code Sect. 103A.3.1 entitled "Demolition **without** permit".

Page 3: Building Code Section 106A.3.2.2 entitled "Demolition". Also note Sections 106A.3.2.2.1; 106A.3.2.2.2; 106A.3.2.3.

Page 4: DBI Information Sheet S-04 dated June 22, 2015.

Sincerely,  
Georgia Schuttish

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way -2018-001940DRP-02 Planning Commission hearing date  
**Date:** Thursday, September 12, 2019 8:51:21 AM

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---

**From:** Callie Weber <calledweber@gmail.com>  
**Sent:** Wednesday, September 11, 2019 4:50 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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; 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.

To: Planning Commission

From: Callie Weber

Living across the street from the 33 Capra Way proposed project location, I have a handful of serious reservations.

- 1) The 4-story building next to the proposed project is a corner building. The traditional pattern of the Marina architecture involves 4 or 5 stories high corner apartment buildings and two to three story lower scale buildings in between. The proposed four story conversion of a classic Marina Bungalow would set a precedent for further development and the gradual loss of this neighborhood defining pattern.
- 2) The building that I live in (10 Capra Way) will be directly blocked from sunlight as a result of this project. Not to mention obstructing any sort of view. You can build 3 units at 33 Capra Way without having to go so high and so deep.
- 3) The mid block open space needs to be preserved for the benefit of all residents of the block and neighborhood.



4) I am not against adding more units to this site. I welcome utilizing the lot to its maximum density.-more units can be built without building so high and deep.

5) 33 Capra and 39 Capra were built in 1925 and represent, hard to find, twin Marina bungalows. These were found to be **contributors** to the Marina Corporation Residential Historic District, according to the Preservation Review dated 10/5/18.

Thank you for taking the time to read my concerns,

Callie Weber  
10 Capra Way

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way -2018-001940DRP-02 Planning Commission hearing date  
**Date:** Thursday, September 12, 2019 8:51:13 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** murielle Robert <muriellerobert@gmail.com>  
**Sent:** Wednesday, September 11, 2019 7:08 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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; 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 President Melgar and fellow Commissioners,

My name is Murielle Robert, and I live across the street from the project, and I have serious reservations about the proposed 3-unit development that will be going up at 33 Capra Way.

- a) The proposed project seems like it will take away the natural light and the air in the street, as it seems a massive construction that will go so high up.
- b) I am also concerned that with a roof deck being built on top of these 3 units, it will impact my own privacy. I am not opposed to have more units being built in San Francisco as the city needs them, but why do we need a roof deck in this new construction? It will not add any housing.
- c) 33 Capra and 39 Capra that are across the street from me were built in 1925 and

represent, hard to find, twin Marina bungalows. These were found to be contributors to the Marina Corporation Residential Historic District, according to the Preservation Review dated 10/5/18.

d) The traditional pattern of the Marina architecture involves 4 or 5 stories high corner apartment buildings and two to three story lower heights buildings in between. The proposed four story conversion of a classic Marina Bungalow would change the neighborhood look.

d) I am just wondering if it's not possible to build a 3 units at 33 Capra way without going so high, and reduce some of the mass of this proposed development and removing the roof deck? Right now, we have a mid-block open space in the street and it's kind of nice to have some buildings that are not so tall so we can have some light.

Thank you for reading.

Sincerely,

Murielle Robert









**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for tomorrow's Item 11, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 3:12:23 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

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

---

**From:** Molly Alarcon <mollyalarcon@gmail.com>  
**Sent:** Wednesday, September 11, 2019 2:52 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for tomorrow's Item 11, 33 Capra Way

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

Dear Members of the Planning Commission:

I support the project to replace a single-family home with a 3-family building at 33 Capra Way, within an area already zoned RH-3. This project is 100% code compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code.

Thank you!

Molly Alarcon  
District 2 resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I support beautiful infill in the Marina  
**Date:** Wednesday, September 11, 2019 3:12:15 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Caroline Bas <caroline.m.bas@gmail.com>  
**Sent:** Wednesday, September 11, 2019 3:02 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** I support beautiful infill in the Marina

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

To the members of the Planning Commission:

I support the project to replace a single-family home with a 3-home building at 33 Capra Way. This project is 100% code compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code.

Thank you,

Caroline Bas  
Northern Neighbors

--

--

Caroline Bas  
+1 (415) 203-0642



**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11 at the Planning Commission, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 3:12:03 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Michael Chen <michael.yoon.chen@gmail.com>  
**Sent:** Wednesday, September 11, 2019 3:06 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 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>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; Melanie Stein <melanie@marchcapitalfund.com>  
**Subject:** Support for Item 11 at the Planning Commission, 33 Capra Way

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

To the Planning Department and the Planning Commission,

Northern Neighbors supports the proposed project at 33 Capra Way, to replace a single-family building with a code-compliant 3-home multifamily building in RH-3 zoning. San Francisco is in an acute housing crisis that contributes to severe unaffordability. We believe the new housing would be a great addition to the city.

We would also like to note that this is a 100% code compliant project that adds housing, and therefore this project is protected by the state Housing Accountability Act. If the Planning Commission denies the project, overly delays the project, or makes this project financially infeasible, the city will be liable for financial damages.

Northern Neighbors is a neighborhood group based in San Francisco's District 2 that advocates for lively, livable neighborhoods. We support dense, walkable, transit-oriented and vibrant places for people to live, work and play.

Thank you,  
Michael Chen  
Northern Neighbors



**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:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [WONG, VICTORIA \(CAT\)](#)  
**Subject:** RE: CPC & HPC Joint Agenda for September 26, 2019  
**Date:** Wednesday, September 11, 2019 2:36:20 PM  
**Attachments:** [20190926 joint offsite.docx](#)  
[20190926 joint offsite.pdf](#)

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Commissioners,  
Attached is the Corrected Agenda sent out to the public.

*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

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

---

**From:** Ionin, Jonas (CPC)  
**Sent:** Wednesday, September 11, 2019 1:08 PM  
**To:** Dennis Richards ([dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Fung, Frank (CPC) <[Frank.Fung@sfgov.org](mailto:Frank.Fung@sfgov.org)>; Johnson, Milicent (CPC) <[Milicent.Johnson@sfgov.org](mailto:Milicent.Johnson@sfgov.org)>; Koppel, Joel (CPC) <[Joel.Koppel@sfgov.org](mailto:Joel.Koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Myrna Melgar <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Rich Hillis <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; Aaron Jon Hyland - HPC <[aaron.hyland.hpc@gmail.com](mailto:aaron.hyland.hpc@gmail.com)>; Black, Kate (CPC) <[kate.black@sfgov.org](mailto:kate.black@sfgov.org)>; Diane Matsuda <[dianematsuda@hotmail.com](mailto:dianematsuda@hotmail.com)>; Jonathan Pearlman <[jonathan.pearlman.hpc@gmail.com](mailto:jonathan.pearlman.hpc@gmail.com)>; Richard S. E. Johns <[rsejohns@yahoo.com](mailto:rsejohns@yahoo.com)>  
**Cc:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>; CTYPLN - SENIOR MANAGERS <[CPC.SeniorManagers@sfgov.org](mailto:CPC.SeniorManagers@sfgov.org)>; STACY, KATE (CAT) ([Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)) <[Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; Yang, Austin (CAT) <[Austin.Yang@sfcityatty.org](mailto:Austin.Yang@sfcityatty.org)>; RUIZ-ESQUIDE, ANDREA (CAT) ([Andrea.Ruiz-Esquide@sfcityatty.org](mailto:Andrea.Ruiz-Esquide@sfcityatty.org)) <[Andrea.Ruiz-Esquide@sfcityatty.org](mailto:Andrea.Ruiz-Esquide@sfcityatty.org)>; WONG, VICTORIA (CAT) ([Victoria.Wong@sfcityatty.org](mailto:Victoria.Wong@sfcityatty.org)) <[Victoria.Wong@sfcityatty.org](mailto:Victoria.Wong@sfcityatty.org)>  
**Subject:** CPC & HPC Joint Agenda for September 26, 2019

Commissioners,  
Attached is your Agenda for the Joint Training Session on Thursday, September 26, 2019.

Note the location and time.

*Jonas P. Ionin,  
Director of Commission Affairs*

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 1:43:58 PM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Riley Avron <riley.avron@gmail.com>  
**Sent:** Wednesday, September 11, 2019 1:32 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for Item 11, 33 Capra Way

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

To the members of the Planning Commission:

I support the project to replace a single-family home with a 3-home building at 33 Capra Way. This project is 100% code compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code. Too often, discretionary review serves simply as a pay-to-delay tactic (and a cost-effective one at that!). In addition to approving this project, I hope that the planning commission can push for reform to the DR process to reduce friction wherever possible for the housing our city desperately needs.

Thank you.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2017-003559ENV - 3700 CALIFORNIA DEIR Comments (Meeting on 9/19/2019?)  
**Date:** Wednesday, September 11, 2019 1:30:22 PM  
**Attachments:** [ContractorTransportationParkingPlan\\_7.18.14.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** gumby5@att.net <gumby5@att.net>  
**Sent:** Wednesday, September 11, 2019 1:25 PM  
**To:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Cc:** 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>; Rich Hillis <richhillissf@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** RE: 2017-003559ENV - 3700 CALIFORNIA DEIR Comments (Meeting on 9/19/2019?)

Dear Ms. Poling,  
Thank you for the acknowledgement.  
The hardcopies have the "Contractor Transportation and Parking Plan" included.  
I could not get this Plan to embed into my comments pdf due to technical difficulties.  
I attach that Plan here & it is to be part of my comments.  
Thank you again.  
Rose

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**From:** Poling, Jeanie (CPC) <[jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)>  
**Sent:** Wednesday, September 11, 2019 12:04 PM  
**To:** [gumby5@att.net](mailto:gumby5@att.net)  
**Subject:** RE: 2017-003559ENV - 3700 CALIFORNIA DEIR Comments (Meeting on 9/19/2019?)

Hello Ms. Hillson,

This is to acknowledge that I received the hard copies and this email and will route the hard copies to the Planning Commission for distribution tomorrow. Your comments will also be addressed in the EIR responses to comments document.

Thank you.

**Jeanie Poling**  
**Senior Environmental Planner**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9072 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** [gumby5@att.net](mailto:gumby5@att.net) <[gumby5@att.net](mailto:gumby5@att.net)>  
**Sent:** Wednesday, September 11, 2019 11:55 AM  
**To:** Poling, Jeanie (CPC) <[jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)>  
**Cc:** Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Rich Hillis <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** 2017-003559ENV - 3700 CALIFORNIA DEIR Comments (Meeting on 9/19/2019?)

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Dear Ms. Poling,  
Attached are my comments on the June 13, 2019-published 3700 California St. DEIR (State Clearinghouse No. 2018092043).

15 hardcopies were dropped off at Planning Department earlier this morning for the Commission packets.

It is my understanding that the Commission will hear this on 9/19 and that the comment period ends on 9/24/2019.

Thank you for your time.

Sincerely,

/s

Rose (Hillson)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 1:22:51 PM

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Jonas P. Ionin,  
Director of Commission Affairs

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

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

From: Scott Feeney <[scott@oceanbase.org](mailto:scott@oceanbase.org)>  
Sent: Wednesday, September 11, 2019 1:20 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Dito, Matthew (CPC) <[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)>  
Cc: [hello@northernneighbors.org](mailto:hello@northernneighbors.org); StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Subject: Support for Item 11, 33 Capra Way

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

Dear Planning Commissioners,

I support the proposal to build a triplex where a single-family home now stands at 33 Capra Way. This project is code compliant and results in 2 more homes in San Francisco. We are in a housing shortage and shouldn't delay code-conforming projects that add housing.

Thank you,  
Scott Feeney  
San Francisco District 9 resident



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Materials for 9-19-19 Planning Commission Hearing - Lozeau Drury Appeal MND (2017-002545ENV)  
**Date:** Wednesday, September 11, 2019 1:05:25 PM  
**Attachments:** [1 2019.09.10.Planning Comm MND ComLtr.pdf](#)  
[2 2019.07.15.2417 Green MND Appeal.pdf](#)  
[3 Karp Resume 9-9-19.pdf](#)  
[4 LBK to Stephan Leung 7-5-19.pdf](#)  
[5 LBK to SFPC 1-17-19.pdf](#)  
[6 CLK to SFPC 9-11-19.pdf](#)  
[7 CLK Green Report Supplement to SFPC 1-14-19.pdf](#)  
[8 2019.09.09.SWAPE MND Comment Letter.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Stacey Osborne <stacey@lozeaudrury.com>  
**Sent:** Wednesday, September 11, 2019 1:03 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Cc:** 'Richard Drury' <richard@lozeaudrury.com>  
**Subject:** Materials for 9-19-19 Planning Commission Hearing - Lozeau Drury Appeal MND (2017-002545ENV)

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

Dear All,

Please find attached materials regarding Lozeau Drury's appeal of the Mitigated Negative Declaration for the 2417 Green Street project (2017-002545ENV), which appeal is to be heard at the San Francisco Planning Commission meeting on September 19, 2019. Please note that 15 hardcopies and one electronic copy of these documents are also being hand-delivered today to the Planning Commission Secretary.

If you have any questions, please contact our office.

Best Regards,  
Stacey

Stacey Osborne  
Paralegal  
Lozeau | Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
510-836-4200 (Phone)  
510-836-4205 (Fax)  
[stacey@lozeaudrury.com](mailto:stacey@lozeaudrury.com)



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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 1:05:24 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Robert <rfruchtose@gmail.com>  
**Sent:** Wednesday, September 11, 2019 12:49 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for Item 11, 33 Capra Way

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

To the members of the Planning Commission:

I support the project to replace a single-family home with a 3-home building at 33 Capra Way. This project is 100% code compliant and adds badly needed housing in San Francisco. We are in a housing shortage and we should not delay projects that conform to the planning code.

Thank you,  
Robert Fruchtman

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Item 11, 33 Capra Way  
**Date:** Wednesday, September 11, 2019 1:05:20 PM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Daniel Cohen <dccohe@gmail.com>  
**Sent:** Wednesday, September 11, 2019 1:01 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**Cc:** hello@northernneighbors.org; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Support for Item 11, 33 Capra Way

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

To the members of the Planning Commission:

Please approve the 3-home project at 33 Capra Way. Here in San Francisco, we have the most severe housing shortage in the United States, and it is really squeezing renters like myself. There is no good reason to block projects such as this one.

Thank you,  
Daniel Cohen

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR VALLIE BROWN CELEBRATE SIGNING OF THEIR SMALL BUSINESS STREAMLINING LEGISLATION  
**Date:** Wednesday, September 11, 2019 11:42:38 AM  
**Attachments:** [09.11.19 Small Business Streamlining Signing.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Sent:** Wednesday, September 11, 2019 11:21 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR VALLIE BROWN CELEBRATE SIGNING OF THEIR SMALL BUSINESS STREAMLINING LEGISLATION

**FOR IMMEDIATE RELEASE:**

Wednesday, September 11, 2019

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

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

**MAYOR LONDON BREED AND SUPERVISOR VALLIE BROWN CELEBRATE SIGNING OF THEIR SMALL BUSINESS STREAMLINING LEGISLATION**

*As part of the Mayor's Storefront Vacancy Strategy, the legislation streamlines the permitting process for small businesses and allows retailers to diversify their offerings to adapt to challenges contributing to retail vacancies*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Vallie Brown were joined today by local business leaders to sign their small business streamlining legislation, which makes it easier for small businesses to open and operate in San Francisco.

Across the nation, cities are grappling with storefront vacancies caused by changes in shopping habits over the past few years. To address this issue, Mayor Breed and Supervisor Brown announced a Storefront Vacancy Strategy last year to ensure that business corridors in San Francisco remain vibrant. As part of that strategy, this legislation streamlines the often burdensome and confusing permitting process that small businesses face by clarifying ambiguous provisions in City codes and eliminating redundant requirements for different uses,

such as live music and food services.

“Despite our strong economy, it’s clear from the number of storefront vacancies throughout the City that our small businesses are struggling to open and operate,” said Mayor Breed. “I’ve heard from countless business owners that our City’s complicated, redundant permitting process delays them from opening and is often too restrictive when a business wants to do something like start serving food. We need to be flexible to adapt to the challenges they’re facing, and this legislation will help do that.”

“I am a huge believer in the importance of small businesses to our neighborhoods, and this legislation honors that,” said Supervisor Brown. “It simplifies our permitting and zoning rules to make it easier for small businesses here to get open and stay open. I’m also proud of the changes we’ve made to better recognize and respect the uniqueness of neighborhood commercial corridors.”

The new law will support small businesses as they open, expand, and adapt their offerings to remain competitive in the retail landscape. It will remove barriers and support modern business models so that local entrepreneurs can provide residents and visitors with experiences and services that are reflective of each neighborhood’s unique character. Specifically, the legislation:

- Enables retail businesses to diversify their offerings by reducing costs and barriers in order to serve to-go food and to incorporate entertainment and events.
- Increases opportunities for retail, restaurant, and nightlife businesses to fill vacant storefronts and enhance neighborhood vibrancy by enabling open air food service, removing barriers for arcades, and relaxing the impacts of zoning restrictions designed for other neighborhoods.
- Supports live music venues by eliminating duplicative inspections and reducing burdensome food service requirements for entertainment venues.
- Clarifies multiple previously ambiguous Planning Code provisions in order to bring greater clarity and consistency to the permitting process.

“With many pressures facing small businesses, creating opportunities for them to succeed is essential to the economic and cultural vibrancy of San Francisco,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Tailored to the specific needs we’ve heard directly from entrepreneurs, this legislation will support creative uses, eliminate redundant processes, and provide much needed flexibilities that will allow our small business communities and their neighborhoods to thrive.”

The legislation signing ceremony was held at Wooden Coffeehouse, a small business in Cole Valley. Owned by Steve Wickwire, the small business will now be able to apply for a beer and wine license to expand its offerings for customers during evening comedy shows. Prior to the legislation, Wooden Coffeehouse was not able to pursue this license due to zoning restrictions designed for Haight Street that also applied to Cole Valley.

“This legislation addresses several imperative revisions in current zoning structure, and marks a triumph for the future of small businesses in San Francisco,” said Steve Wickwire, owner of Wooden Coffeehouse.

The business permit streamlining legislation was introduced as part of the Mayor’s Citywide

Storefront Vacancy Strategy, a multi-pronged approach to retain, strengthen, and attract businesses to commercial corridors throughout San Francisco. The strategy is guided by findings in a 2018 report from the Office of Economic and Workforce Development released called [“State of the Retail Sector: Challenges and Opportunities for San Francisco’s Neighborhood Commercial Districts.”](#) This ongoing initiative also includes an investment of nearly \$1 million in program investments and the implementation of administrative reforms to ensure the ongoing vibrancy and vitality of neighborhood commercial districts. The program investments include:

- Vacant storefront and corridor-wide assessments to determine the cause of a vacancy and developing a roadmap to fill vacancies.
- Case management services by facilitating property owner relationships and generating a pipeline of prospective tenants to fill vacant storefronts.
- Leveraging existing city programs and services to support small businesses with technical and financial services and lease negotiations to help small businesses succeed and thrive.

Administrative reforms adopted as part of this strategy now make it easier for small businesses to obtain more permits over-the-counter, allowing entrepreneurs to open their business more quickly, reducing their startup time and costs and positioning them for future success. These reforms strengthen coordination between City agencies to help small businesses avoid waiting months for their applications to be processed by all of the necessary City departments.

“One of the most difficult parts of starting a small business in San Francisco is getting through the City permitting process,” said Rodney Fong, President and CEO of the San Francisco Chamber of Commerce. “This legislation is an important step in making it easier for new businesses get off the ground. The SF Chamber of Commerce commends Mayor London Breed and Supervisor Vallie Brown for being SF small business champions and bringing forward this critical legislation.”

###

**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 of 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Wednesday, September 11, 2019 10:51:53 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** kloos jennifer <jenniferkloos@yahoo.com>  
**Sent:** Tuesday, September 10, 2019 3:57 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** SUPPORT of 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

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

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

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



Sincerely,  
Jennifer Parlett  
September 10, 2019

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Support of 258 Noe Street Cannabis Case # 2018-002460CUA  
**Date:** Wednesday, September 11, 2019 10:51:41 AM

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*Jonas P. Ionin,  
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**From:** Gene Best <gbest@hughes.net>  
**Sent:** Tuesday, September 10, 2019 8:22 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support of 258 Noe Street Cannabis Case # 2018-002460CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

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

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

**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 of 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Wednesday, September 11, 2019 10:51:33 AM

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**From:** Alice Troy <bluegown13@sbcglobal.net>  
**Sent:** Tuesday, September 10, 2019 10:05 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Subject:** SUPPORT of 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

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

My name is Alice Troy and I know Aaron and Denae Silverman.

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

Thank you for your consideration.

--  
Alice R. Troy

[bluegown13@sbcglobal.net](mailto:bluegown13@sbcglobal.net)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: DNA Support Vote - Dogpatch Power Station - Tuesday, 9/10/19  
**Date:** Wednesday, September 11, 2019 10:51:27 AM  
**Attachments:** [2019.09.10 - Support Vote - Dogpatch Power Station.pdf](#)

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---

**From:** Bruce Kin Huie <brucehuie@me.com>  
**Sent:** Tuesday, September 10, 2019 10:34 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** Susan Eslick <susan.thebookkeeper@gmail.com>; Jared Doumani <jared@doumani.net>; vanessa r aquino <vanessa.r.aquino@gmail.com>; Francis, John (CPC) <john.francis@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Mathew Kochmann <mk@associatecapital.com>; Enrique Landa <e5@associatecapital.com>  
**Subject:** DNA Support Vote - Dogpatch Power Station - Tuesday, 9/10/19

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

September 10th, 2019

SF Planning Commissioners -

The Dogpatch Neighborhood Association (DNA) has worked with Associate Capital on the Dogpatch Power Station for the past three years.

### **Background**

Associate Capital spent time to understand our neighborhood community, meeting multiple times with DNA members on an informal basis as well as in formal community meetings and have made several presentations to our organization. We appreciated this approachable, open-minded and collaborative style.

The project plan that resulted from this outreach process reflects the priorities of the adjacent Dogpatch community

and the DNA membership supports the inclusion of key requirements in the current direction of the project - housing equity (Homeless Prenatal Program inclusion), historic preservation (Station A) , open space (active recreation), community centric services (e.g. YMCA), grocery store and transportation investment options for land and water. All of these are Dogpatch community asks and necessary for the growth in population planned for this area.

### **Support Vote**

DNA appreciates the commitment by the developer to work collaboratively on addressing areas of concern for our community. We expect this collaboration to continue at each step of the development process.

DNA understands that updates to the D4D and Development Agreement (DA) are necessary to further secure the deeply needed community benefits promised by the Power Station, including benefits related to child-care, housing, active recreation, historic preservation and transportation spending.

DNA further understands that members of our community, including the Potrero Boosters Neighborhood Association, are actively negotiating with Associate Capital and the City and County of San Francisco to draft key language to better ensure the delivery of promised benefits.

Therefore, we continue to work with the developer on details and issues as they arise and look forward to confirming our support at the next San Francisco Planning Commission meeting to approve its entitlement.

Please do not hesitate to contact me should you have further questions.

Best regards,

Bruce Kin Huie - President

Dogpatch Neighborhood Association

Email: [brucehuie@me.com](mailto:brucehuie@me.com)

Twitter: @brucehuie

Web: <http://www.mydogpatch.org>

Facebook: <https://www.facebook.com/DogpatchNeighborhoodAssociation>

**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: Comment on Initial Study: Land Use  
**Date:** Wednesday, September 11, 2019 10:51:10 AM  
**Attachments:** [Comment 10.docx](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** aj <ajahjah@att.net>  
**Sent:** Tuesday, September 10, 2019 11:23 PM  
**To:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** BRCAC (ECN) <brcac@sfgov.org>  
**Subject:** Comment on Initial Study: Land Use

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

## **COMMENT ON INITIAL STUDY: LAND USE**

The Initial Study's B. PROJECT SETTING states: *The project setting and existing site land use characteristics are provided in SEIR Chapter 2, Project Description.*

Going to the referred Ch.2 Project Description produces this:

Project Description

### **2.A Project Overview**

*The proposed Balboa Reservoir Project is located on a 17.6-acre site in the West of Twin Peaks area of south central San Francisco (see **Figure 2-1, Location Map**). The site is north of the Ocean Avenue*

*commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School. The project site is owned by the City and County of San Francisco (City) under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC).*

This constitutes the entire description of the Project Setting's baseline existing condition for the Initial Study/SEIR.

This fails to acknowledge that schools are central feature in the immediate vicinity of the Reservoir: City College, Riordan, Lick Wilmerding.

The Reservoir site has historically been used by City College for decades. The Initial Study/SEIR fail to acknowledge this fact.

City College is the main educational, economic, cultural feature of the immediate Reservoir vicinity. The Initial Study/SEIR fail to acknowledge this fact.

City College, Riordan, Lick Wilmerding are the main target destinations for the immediate Reservoir vicinity. The Initial Study/SEIR fail to acknowledge this fact.

I contend that these facts have been deliberately omitted from the description of the baseline existing condition because it is an inconvenient truth. These facts are inconvenient truths that would inhibit the privatization of public assets (though disguised misleadingly as an affordable housing project).

CEQA requires a baseline determination of existing conditions upon which environmental impact of a project will be assessed.

From the Association of Environmental Professional's (AEP) CEQA Portal:

#### *What Are Baseline and Environmental Setting?*

*Under CEQA, the impacts of a proposed project must be evaluated by comparing expected environmental conditions after project implementation to conditions at a point in time referred to as the baseline. The changes in environmental conditions between those two scenarios represent the environmental impacts of the proposed project. The description of the environmental conditions in the project study area under baseline conditions is referred to as the environmental setting.*

#### *Why Is Baseline Important?*

*Establishing an appropriate baseline is essential, because an **inappropriately defined baseline can cause the impacts of the project either to be under-reported** or over-reported. A considerable number of CEQA documents have been litigated over the choice of a baseline for a given project, and many CEQA documents have been invalidated for the use of an inappropriate baseline (see Important Cases below).*



From 14 CCR 15125:

*(a) An EIR must include a description of the physical environmental conditions **in the vicinity of the project**. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.*

**The draft SEIR/Initial Study is fundamentally defective because it fails to recognize the baseline condition of City College's prominence and importance in the immediate vicinity of the Reservoir.**

\*\*\*\*\*

***Summary of Land Use Impacts in the PEIR*** (p. B-12)

*The proposed project would not result in new or substantially more severe impacts than those identified in the PEIR.*

For this to be accurate, the following question would have to be answered in the negative:

*Would the project result in potentially significant effects **not identified in the prior EIR**? This question examines whether or not the proposed project would result in new significant or potentially significant environmental effects that were not identified in the PEIR. This could include significant effects that are due to:*

- **Project-specific features of the proposed project.**
- **Substantial changes with respect to the circumstances under which the project would be undertaken,** such as real estate development trends in the surrounding area or major projects that were previously unanticipated.

I contend that the answer to the question is YES, thus triggering Impact treatment in the SEIR.

The section acknowledges: *The project site was located within the Balboa Reservoir Subarea and was assumed to include up to 500 residential units.*

A later paragraph states: *The PEIR concluded that implementation of the area plan would not result in significant land use impacts and did not require any mitigation measures.*

SF Planning Dept professionals are aware that a program-level determination is not the same as a project-level determination. Otherwise, the BPS FEIR would not have necessitated project-level reviews of the Krager Project and the Phelan Loop Project within the FEIR.

It is professionally dishonest for the Planning Dept to pretend that the BPS FEIR's program-level determination for an BPS Area Plan **area-wide** target of 1,780 units could be legitimately used to insinuate that the Reservoir Project current numbers of 1,100-1,550 units had already gotten the thumbs-up from the PEIR.

Did you forget the earlier quote of the Reservoir sub-area "*assumed to include up to 500 residential units*"?

In the context of "**Project-specific features of the proposed project**", by any objective measure, jumping from 500 units in the program-level PEIR to 1,100-1,550 units in the current two Reservoir options is a big increase of 120% and 210% respectively.

The area-wide target of 1,780 units is shown on the Area Plan Development Status Sept 2018 Update pdf. It consists of 790 Tier 1 (0-5 yrs) units and 990 Tier 2 ( 5-20 yrs) units. The pdf shows 482 units built or underway. This leaves an area-wide shortfall of 1,298 units.

Although I can understand the desire to achieve this area-wide target, forcing a square peg into a round hole out of desperation will not succeed without imposing adverse impacts onto the Reservoir vicinity. Trying to force the Reservoir Project--targeted for 500 units in the PEIR--in order to fulfill the 1,298 unit area-wide shortfall is an objectively significant Reservoir impact.

**The approval and certification of the program-level BPS Final EIR with an area-wide target of 1,780 units does not equate with a LTS determination for a project-level 1,100-1,550 Reservoir units. The Initial Study merely manipulates words and paragraphs to imply and assert, without evidence, that:**

*"The proposed project would not result in new or substantially more severe impacts than those identified in the PEIR."*

\*\*\*\*\*

### ***Summary of Land Use Impacts in the PEIR*** (p. B-12)

This section omits the fact that a zoning change from P (Public) to a Special Use District is A BIG DEAL. Privatizing public land by a private developer is A BIG DEAL.

Since the certification of the BPS Final EIR, there has been a major change in the housing development environment for surplus public sites.

At the time of the PEIR, only non-profit agencies were able to buy and build on public surplus lands.

2015 Prop K Public Land for Housing ended the restriction that only non-profit builders could use public lands for housing. With the passage of Prop K, private for-profit developers were allowed to cash in on a bonanza to privatize public lands.

**The change of zoning from P to SUD to enable privatization of public land is a new condition that did not exist at the time of the PEIR. A LTS determination based on conditions that did not exist at the time of the PEIR requires fresh treatment in SEIR.**

\*\*\*\*\*

***Impact LU-2: The proposed project would not conflict with any applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)***

The Initial Study fails to assess the PUC Land Use Policy. The Land Use Framework adopted by the Public Utilities Commission in 2012 (PUC Resolution 12-0044) states: *"Use of the land sold is not to result in activities creating a nuisance."*

Given the limited street parking in the surrounding neighborhoods, and the fact that the main ingress/egress to the Reservoir Housing project will be Kahlo Way, the 1100-1550 unit Balboa Reservoir Project will result in creating a substantial traffic and parking nuisance [The word "nuisance" understates the problem].

From earlier submission to the Reservoir CAC and City Team:

### **PUC LAND USE POLICY**

1. The RFQ's section on Applicable Land Use Policies makes no reference to the PUC's own "Framework for Land Use and Management."
2. From the PUC website: By adoption of [the Framework](#), the Commission is seeking to advance the analytical and decision-making process surrounding the administration of real estate assets under the SFPUC's exclusive jurisdiction.
3. PUC's Land Use Framework policy allows sale only if: *"Use of the land sold will not result in creating a nuisance."*
4. Even though the PUC Land Use Framework was formulated to focus on "Land Management Guidance for...Disposition of SFPUC Lands," The City Team has dismissed the importance of this policy document: *"It is not necessary, or feasible, for an RFQ to name all of the City policies and procedures that apply to the project."* [ from Staff Response to *"Why doesn't the RFQ discuss the SFPUC Land Use Framework?"* ]

Importantly, Staff misstated the essence of the question. **The real question was whether or not the intended disposition of the PUC Reservoir property complies with PUC's policy on "Disposition of SFPUC Lands"; the question was not whether the Land Use Framework policy is "named."**

**The PUC Land Use Framework was adopted post-PEIR. Its requirement that use of the Reservoir not result in a nuisance should be enforced.**

\*\*\*\*\*

**The entire Reservoir Project process has avoided discussion or application of**

## the State Surplus Property Statute:

### STATE SURPLUS PROPERTY STATUTE

The State Surplus Land Statute 54222 says:

*Any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property as follows:*

*(c) A written offer to sell or lease land suitable for school facilities construction or use by a school district for open-space purposes shall be sent to any school district in whose jurisdiction the land is located.*

PUC's principle of market rate return is not absolute. SF Administrative Code 23 for Real Property Transactions calls for:

SF Administrative Code 23.20 states

*Transfers of Real Property pursuant to this Article shall be paid for no less than 100% of the appraised value, except where the Board of Supervisors determines by resolution that a lesser sum will further a proper public purpose, and provided that the Public Utilities Commission shall be paid at least the historical cost of such Real Property.*

SF Administrative Code 23.3 for Real Property Transactions calls for:

*"... sales price of at least 100% of the appraised value of such Real Property, except where the Board determines either that (a) a lesser sum will further a proper public purpose, or..."*

The Balboa Park Station Area Plan had called for developing the Reservoir to "best benefit the Neighborhood, City, Region as a whole." Yet any analysis of what constitutes "best benefit" has been bypassed. Instead, by fiat, the City declared that the Reservoir would be used for housing to be developed by private developers. And despite the teacher shortage, consideration for teacher housing by school has been minimized.

**The Reservoir Project has apparently ducked the State Surplus Property Statute's requirement that the property be offered for school facilities construction. This omission should trigger treatment in the SEIR.**

Submitted by:

Alvin Ja

**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 of 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Wednesday, September 11, 2019 10:50:54 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Robert Calkin <bob@pentasystem.com>  
**Sent:** Wednesday, September 11, 2019 9:51 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>; 285NoeStore@gmail.com  
**Subject:** SUPPORT of 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.

**Subject: SUPPORT of 258 Noe Street Retail Cannabis Case # 2018-002060CUA**

Dear SF Planning Department and District Supervisor Mandelman,

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

My name is Robert F. Calkin. I have been in the cannabis industry for forty years, having started the first branded cannabis delivery service collective in 1988 in West Hollywood, Green Dot.

We served the homebound and disabled for over 30 years there, paving the way for the current

wave of licensed cannabis businesses.

I know about this project because I have worked with Aaron and Denae Silverman for over 20 years as patient advocates and activists.

We have been serving the patient community in California in many ways over the years.

I have always fought for and believed in safe access for all people and made a lifetime of effort advocating for such. Please allow the patients and good people of the Upper Market community to have a safe place to obtain and use cannabis products.

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

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

Sincerely,

Robert F. Calkin  
VP Human Resources  
818 515 7600  
9-11-19

**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 SALESFORCE AND POSTMATES WILL VOLUNTARILY CONTRIBUTE PROPOSITION C TAX FUNDS TO ADDRESS HOMELESSNESS  
**Date:** Wednesday, September 11, 2019 10:49:56 AM  
**Attachments:** [09.11.19 Prop C Waiver.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, September 11, 2019 6:06 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES SALESFORCE AND POSTMATES WILL VOLUNTARILY CONTRIBUTE PROPOSITION C TAX FUNDS TO ADDRESS HOMELESSNESS

**FOR IMMEDIATE RELEASE:**  
Wednesday, September 11, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

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

**MAYOR LONDON BREED ANNOUNCES SALESFORCE AND  
POSTMATES WILL VOLUNTARILY CONTRIBUTE  
PROPOSITION C TAX FUNDS TO ADDRESS HOMELESSNESS**

*Under Mayor Breed's Prop C Waiver legislation, companies can voluntarily contribute their estimated tax liability while the ballot measure is held up in the courts*

**San Francisco, CA** — Mayor London N. Breed today announced that Salesforce and Postmates will participate in her Proposition C Waiver legislation, co-sponsored by Supervisor Vallie Brown, which allows companies subject to November 2018's Proposition C gross receipts tax to voluntarily agree to waive their right to a refund should that legislation be found invalid by the courts.

The estimated contribution from the two companies represents \$14 million that will now go to fund programs to address homelessness. The new funding will be used to invest in building more shelters, expanding problem-solving interventions to prevent homelessness and to quickly stabilize those who become homeless, fund new behavioral health beds, deepen

investments to help families who are newly homeless get rehoused quickly, and build new permanent supportive housing for adults, families, and youth exiting homelessness.

“I want to thank Salesforce and Postmates for stepping forward to allow their tax revenue to start funding homelessness programs immediately while Prop C continues through the courts,” said Mayor Breed. “We know we have too many people suffering on our streets, including people with severe mental health and substance use issues. With these resources we can use targeted investments to get the care, shelter, and housing that people in our City need.”

“I want to applaud Salesforce and Postmates for their leadership in committing these funds now to help address our homelessness crisis,” said Supervisor Vallie Brown. “Their decision to do so is in tune with everyday San Franciscans, and I hope we’ll see more of this leadership from across the private sector. These funds are going to make an immediate positive difference in the lives of San Franciscans struggling to survive on our streets, and I’m very grateful for that.”

Proposition C, a tax to support homelessness and housing services, passed with roughly 61% of the vote and is currently held up due to legal uncertainty. The funding from the legislation is being collected, but due to litigation risk, the Controller is not authorizing the City to spend the funding. Should the courts rule that Prop C was required to meet a 2/3 vote threshold, the money being held by the Controller will have to be refunded. The funding will be held in escrow until a final decision is made by the courts.

“Companies like Salesforce and Postmates are part of the solution to this crisis,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “This is one of many examples of how the private sector and philanthropy help the thousands of San Franciscans struggling to move beyond homelessness.”

With Mayor Breed’s legislation, companies subject to the Prop C gross receipts tax can choose to waive their right to have a portion or the total of their taxes refunded if the courts ultimately require the 2/3 threshold to be met. In return for waiving these recovery rights, the companies receive a 10% tax liability deduction. This frees up funding that the City would otherwise be unable to spend until the matter is settled in court.

“The crisis of homelessness is the most urgent challenge facing our city—and it cannot be solved by government alone,” said Marc Benioff and Keith Block, co-CEOs of Salesforce. “We need more San Francisco companies to step up and participate in Mayor Breed’s Prop C Waiver legislation to give our homeless neighbors the help they desperately need.”

“Homelessness in San Francisco is an all-hands-on-deck crisis. And in the city where I built my business and am raising my family—I recognize with unequivocal importance that individuals, businesses, and lawmakers alike all have a responsibility to do our part in creating access to opportunity for anyone who calls these seven square miles home,” said Postmates Co-Founder and CEO Bastian Lehmann. “That’s why I am proud to stand with Mayor London Breed and put Postmates’ tax dollars to work right away helping our homeless neighbors. A new generation of tech leaders must step up, do our part, and be working partners, not sparring partners, with the City in designing policies that accountably invest City dollars towards creative, effective, efficient new ways to take care of our fellow residents.”

The City will use the \$14 million in Prop C waiver funds in accordance with requirements in



the ordinance. These resources will specifically be used to:

1. \$1.36 million to expand temporary **shelter** capacity by investing in the development of new shelter beds.
2. \$2.04 million to expand **problem-solving** interventions to prevent and quickly address homelessness for newly homeless households in crisis.
3. \$3.4 million to operate additional **residential treatment** beds for people experiencing homelessness and also suffer from behavioral health challenges.
4. \$800,000 to deepen our investment in **rapid rehousing**, which provides temporary rental assistance and wrap around services for families exiting homelessness.
5. \$6 million in **permanent housing with services** for adults, families and youth exiting homelessness.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way -2018-001940DRP-02 Planning Commission hearing date  
**Date:** Tuesday, September 10, 2019 3:02:18 PM

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*Jonas P. Ionin,  
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**From:** Olivia Salak <oliviasalak@gmail.com>  
**Sent:** Tuesday, September 10, 2019 2:55 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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; 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.

Honorable Planning Commission,

I am very alarmed by the proposed development at 33 Capra Way. I live directly across the street at 10 Capra Way and would like to voice my concern. The proposed 4 story building will not only block my outward view of pacific heights entirely and directly impact the amount of light that comes into my home, but will also be in conflict with the classic Marina architecture that we have all come to enjoy (higher buildings only allowed on corners). I am also worried that the proposed rooftop deck will contribute much unnecessary noise and commotion. To have to endure the construction for such a significant time to then have a building that directly negatively impacts my home life would be very upsetting.

I am not against developing/updating the 33 Capra home, but I ask that the commission take into account that the lot has enough space to expand the building without such significant vertical expansion.

It is my sincere hope that we can work together to find a better solution that will be for the benefit of all involved. Please excuse my physical absence at the hearing, as I will be out of town for business.

Sincerely,

Olivia Salak (10 Capra Way)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way -2018-001940DRP-02 Planning Commission hearing date  
**Date:** Tuesday, September 10, 2019 1:07:20 PM

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*Jonas P. Ionin,  
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---

**From:** Sam Sheehan <ssheehan@iconiqcapital.com>  
**Sent:** Tuesday, September 10, 2019 12:21 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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>; 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.

Honorable Planning Commission,

Having lived in the Marina for 2 years at 10 Capra Way, I am concerned with the proposed development at 33 Capra way.

I am concerned for a number of reasons. The proposed project would have a major impact in the mid block open space, severely limiting light into 12 units at 10 Capra Way. The scale of this project far exceeds the scale of new builds that keep the Marina so cherished. Allowing a developer to build 4 stories + a roofdeck is detrimental to the privacy our neighbors are entitled to.

Please consider changing the proposed plan to help preserve the light of the entire block.

Thank you,  
Sam Sheehan

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES RECORD LOW NUMBERS OF NEW HIV DIAGNOSES  
**Date:** Tuesday, September 10, 2019 11:51:28 AM  
**Attachments:** [09.10.19 HIV Annual Report.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, September 10, 2019 11:49 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES RECORD LOW NUMBERS OF NEW HIV DIAGNOSES

**FOR IMMEDIATE RELEASE:**

Tuesday, September 10, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES RECORD LOW  
NUMBERS OF NEW HIV DIAGNOSES**

*2018 Annual HIV Epidemiology Report shows progress on Getting to Zero new HIV infections, and Department of Public Health announces \$8 million in grant funding to make further improvement in areas where disparities persist among African Americans, Latinx, people who experience homelessness, and people who inject drugs*

**San Francisco, CA** — Mayor London N. Breed, joined by Supervisor Rafael Mandelman, Dr. Grant Colfax, and public health officials, today announced the results of the 2018 Annual HIV Epidemiology Report at Ward 86 at San Francisco General Hospital. The report shows encouraging trends on many fronts and identifies some continuing disparities and areas for targeted improvements.

The record-breaking decline in new HIV diagnoses and improvements in HIV care outcomes are encouraging and show a positive trend towards achieving San Francisco's goal of zero new HIV infections. In 2018, new diagnoses dropped below 200 to 197, which is a 13 percent decrease from 227 new diagnoses in 2017. There has also been progress on reducing disparities among populations, with three groups seeing significant improvement—the number

of new diagnoses declined among Asians, women, and men who have sex with men (MSM).

“The results of the Annual HIV report are encouraging and show that we are on our way to Getting to Zero new infections,” said Mayor Breed. “That said, we know that some San Franciscans need additional care and outreach in order to receive the treatment they need. Our health care professionals and community partners will continue working to reduce disparities among populations and improve HIV care for everyone in our City.”

Disparities by race and ethnicity, age, gender, housing status, and risk group remain. The number of new diagnoses increased among four populations: people who inject drugs, people experiencing homelessness, African Americans and Latinx people. In 2014, San Francisco City agencies and organizations came together in a collective impact initiative known as [Getting to Zero](#). This initiative brings together people and resources from throughout the city with three goals in mind: zero new HIV infections, zero HIV-related deaths and zero stigma and discrimination. These disparities highlight the need to address and achieve the Getting to Zero goals.

To strengthen San Francisco’s ability to tackle these disparities, the San Francisco Department of Public Health (DPH) this week will launch a competitive process to allocate \$8 million in funding to community organizations primarily serving African Americans, Latinx, transgender people and people who inject drugs. With grant funding, organizations will be able to develop new Health Access Points and strengthen their work on HIV prevention and care in their respective communities. The new Health Access Points will address the social determinants of health through a whole person care approach. This approach will help people with their basic needs, such as food and mental health, and also providing HIV, Hepatitis C, and sexually transmitted disease testing and treatment.

“As the record-breaking decline in this year’s Annual HIV Epidemiology Report shows, we’ve made enormous strides towards our Getting to Zero goals,” said Supervisor Rafael Mandelman. “But the increase in new diagnoses among injection drug users, African Americans, Latinx, and unhoused people is deeply troubling. This is not a moment for complacency or self-congratulation. Innovative models like Ward 86’s POP-UP Clinic, which provides accessible and low barrier care to homeless and unstably housed HIV positive San Franciscans, are essential to ensuring the health of our most marginalized communities. We need more of that, and fast.”

“We began as a world leader in care for AIDS patients more than 30 years ago,” said Dr. Grant Colfax, Director of Health. “Together with our community partners, scientists, academics, providers and the City’s leaders, we are confident in our pledge to be the first city to Get to Zero. But we can’t get there until we close the disparities gaps and focus on equity to ensure that all San Francisco communities have access to HIV prevention and care that works for them.”

“We know Getting To Zero’s strategy of expanding PrEP, treatment upon diagnosis, and re-engagement in care is working,” said Dr. Diane Havlir, co-founder of Getting To Zero. “We are now doubling down to ensure we reach those affected by the gaps in housing, mental health and substance use services.”

There are several efforts underway to address the disparities facing people who are experiencing homelessness. In January 2019, Ward 86 at San Francisco General Hospital

launched a new medical program that provides flexible, comprehensive and patient-centered care. The POP-UP (Positive-health Onsite Program for Unstably-housed Populations) program specifically aims to reduce health disparities among homeless and unstably housed individuals living with HIV in San Francisco. The POP-UP clinic provides low-barrier care for patients who are not virally suppressed and require urgent care or other drop-in needs. The team consists of physicians, nurses, and a social worker. POP-UP is open in the afternoons five days a week. No appointment is necessary and patients in this program can come any time for care. POP-UP provides incentives for linkage and retention in care, enhanced patient outreach, and referrals for emergency and permanent HIV housing in coordination with the Department of Homelessness and Supportive Housing.

DPH also has a \$2 million grant from the Centers for Disease Control and Prevention (CDC) to focus on HIV and Hepatitis C prevention and care among people experiencing homelessness, and people who inject drugs. The grant, called OPT-IN, supports the provision of medical and social services to this population. A highlight of OPT-IN is DPH's team of street outreach workers that not only link people to health services daily, but also set up stationary health services in neighborhoods. The team develops relationships with people in the Bayview, Hunters Point, SOMA, and the Tenderloin, enabling them to link to the services they need.

San Francisco's existing efforts to reduce disparities in the African American and Latinx populations have focused on increasing PrEP access for African American and Latinx men who have sex with men. PrEP, or pre-exposure prophylaxis, is medication that is proven to prevent the transmission of HIV. These efforts include lowering barriers to PrEP, social marketing campaigns, provider education, and partnering with community. Since 2014, the uptake of PrEP has been steadily increasing among all ethnic groups. For example, at San Francisco City Clinic, the municipal STD clinic, the proportion of MSM who reported using PrEP increased from 2017 to 2018. PrEP among Latino and White MSM increased from 47-48 percent to 53 percent, while PrEP among African American MSM increased from 41 percent to 49 percent. Racial and ethnic disparities are lessening, but more work remains.

On September 30, 2019, San Francisco will be awarded a planning grant from the CDC to partner with existing initiatives, including the HIV Community Planning Council, the Getting to Zero Consortium, and End Hep C SF. The City and partnering initiatives will engage with all communities—especially the African American and Latinx communities, people who use drugs and people who are experiencing homelessness—to strengthen successful methods and devise additional ones to help these populations get to zero. The one-year plan will address overlapping vulnerabilities, health disparities and inequities. Racial and social justice will be at the forefront of the planning process, which will inform the new Health Access Points mentioned above.

The Annual Report is the first in a series of announcements that the City will be making regarding HIV/AIDS initiatives over the next year. San Francisco and Oakland will be hosting the AIDS 2020 Conference in July next year.

Read the full 2018 Annual HIV Epidemiology Report [here](#).

####





**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: Comment on C-TR-4. Cumulative Transit Delay  
**Date:** Tuesday, September 10, 2019 8:58:49 AM  
**Attachments:** [Comment 8.docx](#)

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*Jonas P. Ionin,  
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**From:** aj <ajjahjah@att.net>  
**Sent:** Tuesday, September 10, 2019 12:37 AM  
**To:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** BRCAC (ECN) <brcac@sfgov.org>  
**Subject:** Comment on C-TR-4. Cumulative Transit Delay

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**COMMENT ON 3.B.6 IMPACT AND MITIGATION MEASURES (continued)--also attached as WORD file herein:**

### **2040 Cumulative Conditions (p. 3.B-91)**

*The geographic context for the analysis of cumulative impacts is the transportation study area shown on Figure 3.B-1, p. 3.B-7.*

The geographic context for the analysis shown in Fig. 3.B-1 is limited to an eastern boundary of Frida Kahlo Way. This eastern boundary is inappropriately restrictive.

The Reservoir Project SEIR is a project-level document that falls within the Balboa Park Station Area Plan. To cut off the boundary at Frida Kahlo strangles the

possibility of a thorough assessment of the Reservoir Project effects on the entire BPS Area Plan area—an area of which the Reservoir Project is a **part**.

**The SEIR can only have the potential to be fair if the geographic context for analysis is the Balboa Park Station area. From the BPS FEIR (p. 72) the area is:**

*The “Project Area” of the Balboa Park Station Area Plan is generally bounded by parcels along the northern edge of Ocean Avenue, the southern boundary of Riordan High School, Judson Avenue, and Havelock Street to the north; the northeastern edge of the City College campus, and San Jose and Delano Avenues to the east; Niagara and Mount Vernon Avenues, and parcels along the southern edges of Geneva and Ocean Avenues to the south; and Manor Drive to the west (see Figure 2: Project Area Plan).*

**The SEIR is deficient in its selection of the parameters of geographic context for analysis.**

\*\*\*\*\*

**Impact C-TR-4: The proposed project, in combination with reasonably foreseeable**

**future projects, may result in a potentially significant cumulative impact related to**

**public transit delay and the project could contribute considerably. (Significant and**

**Unavoidable with Mitigation) (p. 3.B-94)**

*In the PEIR, under the 2025 with Area Plan scenario, transit delay impacts were identified at Ocean Avenue/Geneva Avenue/Frida Kahlo Way and the new Geneva Avenue/I-280 NB Off-Ramp and Geneva Avenue/I-280 SB On-Ramp intersections. However, as discussed under Impact TR-4, p. 3.B-73, operation of the proposed project would not substantially delay public transit, and this impact would be less than significant.*

In my previous submission of 9/7/2019, I had presented a picture of the real-life impact, based on SEIR/Kittelson’s figures of Reservoir-related delay on the 43 Masonic. Instead of just using the delay figures for the restrictive limits of geographic context in the Figure 3.B-2 map, the submission showed **27.4 to 33.6% increases in**

**Reservoir-related travel time** within the BPS Area Plan “Project Area”.

Relative to the MUNI on-time-performance’s late criterion of 4 minutes, **Reservoir-related delay contributes 48 to 58.8% of the 4 minutes.**

The only way that the SEIR can conclude a less-than-significant transit delay impact is to change the standards.

It did this by creating a quantitative “threshold of significance” of an **additional 4 minutes over and above the SF Charter’s 4 minutes**. Thus, with this this creatively invented threshold of significance that totals 8 minutes, objectively significant delay relative to MUNI schedules are magically transformed into “less-than-significant.”

Here’s copy & paste from my previous submission:

**This concluding determination regarding TR-4 Transit Delay is invalid for the reasons already presented above:**

**The SEIR is egregiously deficient in formulating its less-than-significant determination of the Project’s contribution to transit delay:**

- **It omits applicability of the PEIR’s analysis of the Lee Extension causing significant impact;**
- **It arrogation of a four-minute Project-related delay standard is based on misapplication of City Charter 8A.103 (c)1 whose 4-minute standard is relative to the MUNI schedule;**
- **In the example of the 43 Masonic, the SEIR’s fails to account for the route segment between CCSF Bookstore and Balboa Park Station, thus grossly lowballing the Project’s contribution to transit delay.**
- **The Kittelson Travel Demand Memo and Kittelson Transit Delay Memo fail to evaluate EB left turns at Brighton. It fails to assess the (high--aj) probability that BR residents will turn left at Brighton, cut through Whole Foods ingress/egress, and then turn left again onto Lee.**

## Finally, the TR-4 determination fails the substantial evidence standard of the Significance Criteria:

*The guidelines implementing CEQA direct that this determination be based on scientific and factual data, including the entire record for the project, and not on argument, speculation, or unsubstantiated evidence.*

\*\*\*\*\*

As discussed in Table 3.B-18, p. 3.B-74, under Impact TR-4, under existing plus project conditions, the

increase in transit delay associated with either the Developer's Proposed Option and the Additional

Housing Option would not result in significant transit delay impacts. However, the transit delay

contribution from City College's Ocean Campus, in combination with the proposed project options, is

unknown. For the purposes of a more conservative analysis, the addition of vehicle and transit trips

generated by the proposed project options in combination with the City College facilities master plan

projects and other cumulative developments is expected to increase transit delay and could exceed the

four-minute threshold of significance for individual Muni routes described in the Approach to Impact

Analysis Methodology.

As shown previously, that Reservoir-related delay "would not result in significant transit delay

Impacts" has been shown to be objectively false.

After the false assertion that portrays the Reservoir Project as blameless for transit delay, C-

TR-4 then throws the blame for cumulative Transit Delay on City College when its Facilities Master Plan gets up and running in the future. The phrasing of the passage essentially shifts the blame for cumulative transit delay impacts on City College, instead of admitting that the primary/proximate cause for transit delay is the Project itself.

The main error in C-TR-4 is that the Reservoir is presumed to be the baseline condition when in fact City College should be treated as the baseline condition.

Crucially, City College's Facilities Master Plan is essentially a **renovation and replacement program** for existing deteriorated, end-of-useful life buildings/facilities. Other than normal growth, build-out of the FMP will not generate new, appreciably substantial vehicle trips above what exists today as the existing condition. Furthermore any parking structures in FMP would be a direct result of the Reservoir Project's elimination of student parking. Although the Planning Dept would want to categorize FMP parking as new, objectively the FMP parking will be replacement parking, not "new."

In contrast, it is the Reservoir Project's new residents that will generate new vehicle trips that would cause transit delay.

**The SEIR reverses cause and effect in C-TR-4. It does this by treating the Reservoir Project as if it's the existing setting in its assessment of cumulative effects and treats CCSF as the new kid on the block. The fact of the matter is that CCSF must be treated as the baseline condition, and the Reservoir Project as the new kid on the block. I offer as an example a critique of a 11/17/2016 Planning Dept letter that was sent to City College authorities:**

### **HYPOCRISY OF BALBOA RESERVOIR PROJECT PLANNERS**

In reviewing Sunshine Ordinance documents, I have come across a 11/17/2016 Planning Dept letter addressed to City College BOT signed by its Director, John Rahaim (attached for your convenience).

The 11/17/2016 letter provided the City's input on the City College draft FMP.

Under the heading of "Access, Parking, and Transportation Demand Management", the letter states:

*"CCSF has stated that it anticipates maintaining or increasing the number of parking spaces associated with the campus as on-and off-campus surface parking is replaced with buildings. This level of parking provision would have negative consequences for neighborhood congestion..."*

Further down in the letter, under the heading “Balboa Reservoir Development Access & Interface”, the letter states:

*“While the design of the Reservoir site has not yet begun, roadway access to the Reservoir site [cutting through City College property—aj] is a critical element that needs to be considered now as part of CCSF's master planning process...”*

Back in November 2016 when you first read this letter, I assume that BOT and Administration were able to discern the brazen hypocrisy contained in this letter to SFCCD.

ONE STANDARD FOR CITY COLLEGE.....

The City had the audacity in this letter to blame the FMP for negative consequences of proposed FMP parking. The City shows lack of self-awareness and dishonesty when the reason for needing replacement parking is ultimately the Balboa Reservoir's own elimination of student parking—parking which constitutes the existing condition.

.....ANOTHER STANDARD FOR BALBOA RESERVOIR PROJECT

The Planning Dept letter raises the importance for SFCCD to provide roadway access for the Reservoir Project. The letter says “roadway access is a critical element that needs to be considered now...”

Since the City planners say that the parking needs of CCSF stakeholders can be resolved with TDM, the TDM solution should obviate the need for roadway access for the Reservoir Project, too, doncha think?

But, no. A double standard applies.

Did you notice that the City's concern for “negative consequences for neighborhood congestion” only applied to City College, but not to the Reservoir Project? FYI, throughout the “public engagement process”, Reservoir Project has not shown serious concern for its own negative

consequences.

If BOT and Administration allow the City to abuse the City College stakeholders whose interests you are supposed to represent, you are failing in your compliance with Accreditation Standard IV.C4.

--aj 10/9/2017

\*\*\*\*\*

To reduce the project's considerable contribution, implementation of **Mitigation Measure**

**M-C-TR-4, Monitor Cumulative Transit Travel Times and Implement Measures to Reduce Transit Delay** was identified. This mitigation measure would require the project sponsor to monitor transit travel times and coordinate with the planning department and SFMTA to implement measures to keep transit travel times within four minutes of existing levels.

**Mitigation Measure M-C-TR-4: Monitor Cumulative Transit Travel Times and Implement Measures to Reduce Transit Delay.** The project sponsor, under either project option, shall monitor cumulative transit travel times for the identified route segments of the K/T Third/Ingleside, 29 Sunset, 43 Masonic, and 49 Van Ness/Mission lines to determine if a route does not meet its performance standard. If applicable, the project sponsor shall implement feasible measures (as developed in consultation with SFMTA) to reduce transit delay and meet the transit travel time performance standard.

**Transit Travel Time Performance Standard.** Existing transit travel times and performance standards for the routes subject to this measure, including study segment and time periods, are shown in Table M-C-TR-4. The routes and study segments shown in Table M-C-TR-4 represent routes and study segments most likely to have a cumulative impact to which the project would have a considerable cumulative contribution.

What is the "transit travel time performance standard" that is to be met?

The SEIR presents Table M-C-TR-4 Transit Travel Time Performance Standard that,



by appearance looks oh, so impressive and credible, and “quantitative”! The Table presents “Existing Transit Travel Time” and “Performance Standard.” And it looks SOOO legitimate and objective!

But the key is literally in the fine print of Performance Standards’ Footnote “b”.

**Footnote “b” states:** b The performance standard is calculated as the **existing transit travel time plus four minutes**, or half the headway of a route with headways of less than eight minutes.

As presented in earlier submissions this Performance Standard of “existing travel time plus four minutes” is based on the misappropriation and misuse of the Charter Section 8A.103 (c)1.

Here I present some examples of the increase in travel time that results from the generous “plus four minutes” Performance Standard based on figures from Table M-C-TR-4:

Transit Line	Study Segment	Existing Transit Travel Time--PM	Performance Standard--PM	Percent Increase in Travel Time
K/T	Jules Ave/Ocean Ave to Balboa Park BART	8:42	12:42	<b>46.0%</b>
29	Mission St/Persia Ave to Plymouth Ave/ Ocean Ave	9:55	15:10	<b>52.9%</b>
43	Gennessee St/Monterey Blvd to Frida Kahlo Way/CCSF South Entrance	4:23	8:23	<b>91.3%</b>
49	Frida Kahlo Way/CCSF South Entrance to Mission St/Persia Ave	10:04	14:04	<b>39.7%</b>

The Planning Dept-created threshold of significance of an additional 4 minutes results in **increases in Reservoir-related travel times of 46%, 52.9%, 91.3%, and 39.7% respectively for the K-T, 29, 43, and 49 line segments in the Table. By any objective measure, these would be extremely substantial contributions to transit delay.**

The only legitimate standard to be used to comply with the Transit First Policy is: four minutes late as measured against a MUNI time point.....Not a “plus 4” creatively designed qualitative threshold of significance.

Regarding Mitigation Measure M-C-TR-4’s *“The project sponsor, under either project option, shall monitor cumulative transit travel times for the identified route segments.... the project sponsor shall implement feasible measures (as developed in consultation with SFMTA) to reduce transit delay and meet the transit travel time performance standard.*

ARE YOU KIDDING ME?!! Monitor and implement “**feasible**” measures?!!

Once the Project has been approved and built, monitoring will only confirm what people who have actual ground-level, real-life based experience in the area have been saying all along about traffic issues that would ultimately cause severe MUNI delay.

And at that point, there will be no **feasible** measures to implement because the damage will have already been done.

There will be no feasible measures because the Reservoir Project the project area is characterized by streets that cannot be widened. There will be no feasible way to effectively reduce transit delay. A 2012 Haas School of Business study about a possible Reservoir Project recognized the difficulties of “... **limited access points and large influx of new residents**”. for such a project.

To think that monitoring transit delay and implementing “feasible” measures such as TDM will be able to satisfactorily mitigate the impact of the Reservoir would be ludicrous.

**Thankfully, the SEIR arrives at a realistic determination (except for the undue blame given to a City College contribution to future transit delay) for C-TR-4:**

*In consideration of the uncertainty surrounding the development at City College’s Ocean Campus,*

*the uncertainty of the Balboa Reservoir Project's TDM measure effectiveness, and the uncertainty of SFMTA approval of other measures under their jurisdiction, the impact of the proposed project options would remain **significant and unavoidable with mitigation**, even with implementation of Mitigation Measure M-C-TR-4.*

**Significance after Mitigation:** *Significant and Unavoidable.*

Submitted by:

Alvin Ja

**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: Subject: SUPPORT of 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Tuesday, September 10, 2019 8:58:27 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Kierstin Kropp <kikikropp@gmail.com>  
**Sent:** Tuesday, September 10, 2019 6:48 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:** 285NoeStore@gmail.com  
**Subject:** Subject: SUPPORT of 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department and District Supervisor Mandelman,

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

My name is Kierstin Kropp and I live in Danville, CA. I was born and raised in San Francisco and spent a good chunk of my childhood hanging in the Castro. My Aunts and many friends lived in this neighborhood, brunches were had at Cafe Flore (now Flore), I worked at the Gap as a teen and when I was old enough, would enjoy drinks with the "boys" at the Lookout :). This neighborhood holds a special place in my heart.

I know about this project through Aaron and Denae Silverman who have become our "family" since moving to Danville. Their passion for this business is second to none and they bring years of knowledge and expertise with them. I know how committed they have been to this project.... and as time has passed we have all seen that cannabis has had a positive impact

on a community ravaged by AIDS. I have witnessed this first hand, losing many friends over the years..... cannabis provided them with a means of pain management or a way of gaining their appetites. Having a cannabis retail front in this community is the right fit and I can't think of 2 better people to make this happen!

Thank you for your time!

Best Regards-

Kierstin Kroppas

**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 of 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Tuesday, September 10, 2019 8:58:18 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Ryan Greves <[ryan@eastbayfloorcovering.com](mailto:ryan@eastbayfloorcovering.com)>  
**Sent:** Tuesday, September 10, 2019 7:21 AM  
**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Office of Cannabis (ADM) <[officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)>  
**Subject:** SUPPORT of 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 this email to ask for you to Vote YES on the Conditional Use request for a cannabis retail store at 258 Noe Street scheduled for hearing on September 19, 2019. My name is Ryan Greves and I am a Bay Area Native and have lived throughout the Bay Area My entire life and now reside in the East Bay. I Have known the Silverman family for several years, and I think not only will this benefit Patients and Adult Users throughout the bay area in need of cannabis but it will also create Jobs for the community and we also need more Private Family owned businesses.

Thanks

--

**Ryan Greves**  
**East Bay Floorcovering Inc.**  
**2215 National Ave**  
**Hayward Ca. 94545**  
**(510) 887-8444**

**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 BREED, SUPERVISORS FEWER, MANDELMAN & BROWN ANNOUNCE PLAN TO STABILIZE AND EXPAND CRITICAL MENTAL HEALTH RESIDENTIAL FACILITIES  
**Date:** Monday, September 09, 2019 2:04:44 PM  
**Attachments:** [09.09.19 Board & Care Facilities.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, September 09, 2019 2:03 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED, SUPERVISORS FEWER, MANDELMAN & BROWN ANNOUNCE PLAN TO STABILIZE AND EXPAND CRITICAL MENTAL HEALTH RESIDENTIAL FACILITIES

**FOR IMMEDIATE RELEASE:**

Monday, September 9, 2019

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

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

**MAYOR BREED, SUPERVISORS FEWER, MANDELMAN & BROWN ANNOUNCE PLAN TO STABILIZE AND EXPAND CRITICAL MENTAL HEALTH RESIDENTIAL FACILITIES**

*Increased funding and site acquisition plan will address the closure crisis affecting Board and Care Facilities that support people with behavioral health challenges*

**San Francisco, CA** — Today, Mayor London N. Breed along with Supervisors Sandra Fewer, Rafael Mandelman, and Vallie Brown announced a plan to address the closure crisis impacting San Francisco's Board and Care Facilities. These residential care facilities, which provide homes and care for people with behavioral health challenges and who need help with daily tasks like dressing and eating, have been closing due to increased operational costs and development pressures from the housing market.

The plan put forth by the Mayor and the Supervisors will stabilize existing Board and Care

facilities by increasing operational funding, seek to purchase sites at risk of closure, and advance strategies that will reduce pressure to convert facilities to residential use.

“As we reform our mental health system in San Francisco, we know that we must take action to stop Board and Care facilities from continuing to close,” said Mayor Breed. “These facilities treat people who would otherwise be at risk of homelessness, while providing the long-term, stable housing they need. I want to thank Supervisors Fewer, Mandelman, and Brown for stepping up to address this important issue as we work to purchase facilities that are at risk of closing so that they can continue to provide the care that our city so desperately needs.”

“Board and Care facilities are critical to caring for our seniors and play a vital role in ensuring that vulnerable residents receive the service they need while remaining housed,” said Supervisor Fewer. “We need to take action to stop the loss of these beds and I’m happy to support this effort to purchase these sites so that they can continue operating in San Francisco.”

“Housing the growing numbers of vulnerable elderly and disabled San Francisco residents is one of the urgent moral challenges of our time, and one we must meet if we are to reverse the alarming rise in homelessness among these populations. I commend Mayor Breed for her leadership in stabilizing our existing Board and Care facilities and her commitment to advancing housing solutions for the most vulnerable,” said Supervisor Mandelman.

“Many of San Francisco’s remaining Board and Care facilities are in District 5. Too many across the City have now closed,” said Supervisor Brown. “We need to reverse this trend. By purchasing facilities before they close, we can ensure vulnerable residents remain stable and in their homes, not in crisis on our streets and in our emergency rooms.”

Board and Care facilities, otherwise known as Residential Care Facilities for the Elderly (RCFE) or Adult Residential Facilities (ARFs), provide higher levels of care for individuals to enable them to live in the community. These facilities are typically small—with as few as three or four beds—and are integrated into residential neighborhoods. They provide both short- and long-term placements for people with behavioral health challenges, including individuals who are conserved or have exited conservatorship.

Board and Care beds represent an important piece of the overall portfolio of behavioral health beds in San Francisco, and the loss of these beds poses a significant challenge to our overall ability to respond to the behavioral health challenges in the city. The number of residential care facilities and the total number of beds that contract with the Department of Public Health (DPH), has shown a steady decline over the past five years, and an additional 71 beds will possibly be closing by the end of 2020.

The plan from the Mayor and the Supervisors will do three things:



- Stabilize Existing Board and Care Facilities
  - One of the primary reasons Board and Care facilities cite for closure is the increased cost of doing business. Today, most residents who occupy a bed receive some sort of supplemental income, and these sources typically provide a reimbursement for each placement. The City subsidizes this reimbursement for providers with an additional patch payment, which will be increased to help providers better afford the cost of services. For this year, costs will be covered using existing sources, and moving forward, this additional cost will be incorporated into the DPH's budget.
- Authorize City Acquisition of Facilities to Preserve and Expand Beds
  - The City will explore purchasing the buildings of existing providers that are at risk of closure, possibly expanding them to increase capacity, and partnering with a community partner for operation.
- Reduce Pressure to Convert to Residential Use
  - Many of the Board and Care facilities that are closing are selling to parties that aim to convert them to residential uses. By placing interim controls on the conversion of any Board and Care use to residential use, the development incentive to go out of business is reduced. The Mayor supports Supervisor Mandelman's legislation and thanks him for his leadership.

"Board and care homes are a critical part of the continuum of behavioral health services that San Franciscans need to live in the community," said Dr. Grant Colfax, Director of Health. "The Department of Public Health is grateful to Mayor Breed and these Supervisors for taking steps to preserve these vital services."

"Our family has served San Francisco residents with disabilities and behavioral health challenges for almost two decades," said Joshua Taburaza, United Family Care Home Project Manager. "Our clients have worked in the San Francisco community, some of them are veterans, all of them need a home. We provide assistance with medication administration, nutritious meals and snacks, and coordinate their healthcare. We are thankful for Mayor Breed's proposal and know that it will absolutely help continue the important work for all the Board and Care providers in the City."

Ensuring the continued operation of board and care facilities can help prevent homelessness for vulnerable people. This effort is part of Mayor Breed's broader mental health reform initiative, which includes a plan to help the nearly 4,000 homeless San Franciscans who have serious mental illness and substance use disorders. The initial steps of the new initiative will provide enhanced care coordination, create a multi-agency program to streamline housing and health care for the most vulnerable, and increase access to behavioral health services by expanding hours of the City's Behavioral Health Access Center.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Winslow, David \(CPC\)](#)  
**Subject:** FW: 50 Seward Street PA#201704194301 - DR Continuance Brief  
**Date:** Monday, September 09, 2019 12:08:53 PM  
**Attachments:** [Letter from James Pincow to Planning Commissioners.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** James Pincow <james.pincow@gmail.com>  
**Sent:** Monday, September 09, 2019 12:07 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: 50 Seward Street PA#201704194301 - DR Continuance Brief

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

Dear Commission Secretary,

I sent the attached document to the Commission by Federal Express and it was delivered last week. I have since learned that I should have also sent a PDF to your attention. It is attached here. This is regarding a DR request hearing scheduled for this Thursday, September 12. I will bring 10 copies for distribution to the hearing as well.

Thank you.

Sincerely,

James Pincow

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

From: **James Pincow** <[james.pincow@gmail.com](mailto:james.pincow@gmail.com)>  
Date: Thu, Sep 5, 2019 at 4:49 PM  
Subject: Fwd: 50 Seward Street PA#201704194301 - DR Continuance Brief  
To: David Winslow <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>

Mr. Winslow,

Please see below and attached. I am forwarding this to you as I see you are the staff contact named on the continuance hearing packet.

Thanks.

Sincerely,

James Pincow

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

From: **James Pincow** <[james.pincow@gmail.com](mailto:james.pincow@gmail.com)>

Date: Thu, Sep 5, 2019 at 3:56 PM

Subject: Re: 50 Seward Street PA#201704194301 - DR Continuance Brief

To: khoan duong <[khoan@johnlumarchitecture.com](mailto:khoan@johnlumarchitecture.com)>

Cc: Alissa M. Fitzgerald <[amf@amfitzgerald.com](mailto:amf@amfitzgerald.com)>, Kenneth Hillan <[khillan@yahoo.com](mailto:khillan@yahoo.com)>, Kelley Friedgen <[kelley.friedgen@gmail.com](mailto:kelley.friedgen@gmail.com)>, Kyle C. Johnson <[kj8375@yahoo.com](mailto:kj8375@yahoo.com)>, John Lum <[john@johnlumarchitecture.com](mailto:john@johnlumarchitecture.com)>, Richard Klaja <[richard@johnlumarchitecture.com](mailto:richard@johnlumarchitecture.com)>, Cathleen Campbell <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>

Khoan,

I sent the attached letter to the Planning Commissioners in response to the brief your office submitted yesterday. I am copying the other DR requesters and Cathleen Campbell for their reference.

Thanks.

Sincerely,

James Pincow

On Wed, Sep 4, 2019 at 5:09 PM khoan duong <[khoan@johnlumarchitecture.com](mailto:khoan@johnlumarchitecture.com)> wrote:

Alissa, James and Kenneth,

We submitted our brief to the Planning Department this afternoon to be included in the Planning Commission Packet. As part of the Discretionary Review process, we have attached a digital version for you. If you have any questions, don't hesitate to contact us.

Warm Regards,

Khoan Duong, AIA  
Principal  
John Lum Architecture

3246 17th Street  
San Francisco, CA 94110  
p: 415-558-9550 x0013  
f: 415-558-0554  
e: [khoan@johnlumarchitecture.com](mailto:khoan@johnlumarchitecture.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 \(CPC\)](#); [Poling, Jeanie \(CPC\)](#)  
**Subject:** FW: Comment on 3.B.6 Transportation & Circulation Impacts & Mitigation Measures  
**Date:** Monday, September 09, 2019 8:42:35 AM  
**Attachments:** [3.B.6.docx](#)

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*Jonas P. Ionin,  
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---

**From:** aj <ajahjah@att.net>  
**Sent:** Saturday, September 07, 2019 8:18 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** roger marenco <rmarenco@twusf.org>; Kirschbaum, Julie (MTA) <Julie.Kirschbaum@sfmta.com>  
**Subject:** Fw: Comment on 3.B.6 Transportation & Circulation Impacts & Mitigation Measures

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

## Planning Commission:

The Balboa Reservoir draft SEIR concludes that the Project will have insignificant adverse impact on Transit Delay. This LTS determination is based on incomplete analysis and on improper authority.

In my comment below (also attached as WORD file), I present an example of the 43 Masonic which has two time point-to-time point route segments in the Balboa Park Station Area plan area. The SEIR examines only one route segment to arrive at its LTS determination.

Most importantly, in order to arrive at its LTS determination, the SEIR inappropriately, in the name of SF's Transit First Policy, grants the Reservoir Project the privilege of adding an additional Reservoir-related 4 minutes on top of the City Charter-specified 4-minute late standard for MUNI. I have discussed this in my 9/5/2019 submission to you entitled "Inappropriate SEIR Definition of Transit Delay." I hope that you have read it.

I present findings based on the SEIR/Kittelson Travel Demand Memo, Transit Delay Memo's own "quantitative" figures, below.

The SEIR's "less-than-significant" determination requiring "no mitigation" is not supported by a more comprehensive analysis of the information.

Please do not just rubber-stamp this fatally flawed SEIR.

Thank you for your consideration.

--Alvin Ja

### **Comment on 3.B.6 Impacts & Mitigation Measures (p. 3.B-34)**

#### **Operation (p. 3.B-35)**

#### **Approach to Analysis**

#### **Roadway Network Features (p. 3.B-36)**

*Circulation changes implemented by the proposed project include the extension of Lee Avenue...*

The operational impact analysis includes the following significance criteria:

- *Cause substantial additional VMT or substantially inducing additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network;...*
- *Result in a loading deficit and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or substantially delay public transit*

**Despite the fact that the Lee Extension would induce "additional automobile travel by increasing physical roadway capacity in a congested area" and would substantially delay many MUNI lines on Ocean Avenue, no mention is made here regarding impacts on these significance criteria. (And as mentioned before, the PEIR had already rejected a Lee Extension from being included in the BPS program-level FEIR because its adverse impact on transit. The PEIR's discussion regarding the Lee Extension is brought up in 3.B.3. Yet, its relevance and applicability to the Reservoir Project's Lee Extension is omitted.)**

\*\*\*\*\*

## Operational Impacts (p. 3.B-46)

### *Public Transit Delay* (p. 3.B-52)

*The department uses a quantitative threshold of significance and qualitative criteria to determine whether the project would substantially delay public transit. For individual Muni routes, if the project would result in transit delay greater than equal to four minutes, then it might result in a significant impact.<sup>96</sup>*

Footnote 96:

*96 The threshold uses the adopted the Transit First Policy, City Charter section 8A.103 85 [sic--should be 8A.103 (c)1--aj], percent on-time performance service standard for Muni, with the charter considering vehicles arriving more than four minutes beyond a published schedule time late.*

It is critically important to understand the meaning and (mis)interpretation of the citation of SF Charter's MUNI 85% on-time performance standard. The critical language in City Charter 8A.103 (c)1 is as follows:

*1. On-time performance: at least 85 percent of vehicles must run on-time, where a vehicle is considered on-time if it is no more than one minute early or **four minutes late as measured against a published schedule that includes time points***

The draft SEIR engages in an egregiously unsupported case of overreach. The SEIR reinterprets the MUNI 4-minute lateness standard to allow the Reservoir Project itself to independently contribute an additional 4 minutes of transit delay before the Project's impact "might" be considered significant.

Example: The 43 line runs on a 12 minute headway. A four-minute Project-related contribution to delay added to a City Charter defined 4-minute late standard for a MUNI line's on-time performance would create an eight-minute delay. So, for the 43 line, instead of a 12-16 wait, the Project interprets that a wait of 16-20 minutes at Kahlo/Ocean (City College Bookstore time point) is acceptable and less-than-significant.

NO! It is NOT OK to consider this to be non-significant.

The City Charter's Section 8A.103 (c)1 does not authorize the Project to impose an additional Reservoir-related 4 minutes of delay at the City College Bookstore time



point.

The SEIR's self-defined threshold of significance would grant the Project the privilege of doubling the lateness standard relative to the MUNI schedule from 4 minutes to 8 minutes.

This violates both the language and intent of City Charter Article VIII A's Section on Service Standards and Accountability--8A.103 (c)1.

**The draft SEIR is fundamentally flawed in highjacking and misapplying the SFMTA/MUNI 4-minute lateness standard. The 4-minute lateness standard is relative to MUNI schedules. The Project's self-entitled contribution of an additional 4-minutes of lateness to transit delay is neither permitted or acceptable--by law, legislative intent, and especially by common sense--in City Charter VIII A. This constitutes a fundamentally arbitrary and capricious arrogation of authority to substantively and substantially worsen transit reliability for the broader public.**

**There is no substantive rationale to justify a 4-minute contribution by the Project to transit delay.**

**There is no substantial evidence--if any evidence at all-- to permit the Reservoir Project to consider its own 4-minute delay standard to be non-significant.**

\*\*\*\*\*

## **Impact Evaluation**

### ***Existing plus Project***

***Impact TR-4: Operation of the proposed project would not substantially delay public transit. (Less than Significant)***

## **Transit Delay**

***Developer's Proposed Option (p. 3.B-74)***

*As shown in Table 3.B-18, vehicle and transit trips generated by the Developer's Proposed Option would increase transit delay by a maximum of 73 seconds along Frida Kahlo Way (southbound direction, weekday p.m. peak hour), a maximum of 100 seconds along Ocean Avenue (westbound direction, weekday p.m. peak hour), and a maximum of 81 seconds along Geneva Avenue (westbound direction, weekday p.m. peak hour). The majority of the transit delay increase is attributable to the increase in passenger boarding delay resulting from the project-generated transit riders. The Developer's Proposed Option would not create additional transit reentry delay during the a.m. or p.m. peak hours.*

*The Developer's Proposed Option would not result in transit delay greater than or equal to four minutes. Therefore, the Developer's Proposed Option would result in a less-than-significant impact related to transit delay.*

*The Additional Housing Option would not result in transit delay greater than or equal to four Minutes. <sup>123</sup> Therefore, the Additional Housing Option would result in a less-than-significant impact related to transit delay. [FOOTNOTE 123 refers back to Footnote 122 which then refers to Fire Code 503.2.1 which has nothing to do with transit delay.—aj]*

## RESERVOIR-RELATED DELAY FOR 43 MASONIC

The SB Kahlo figures of **73 sec** (for Option 1), and **83 sec** (for Option 2) are presented in the SEIR as the applicable 43 delay between Judson and Ocean.

These figures fail to reflect the Transit Delay for the 43 route segment between CCSF Bookstore (Ocean) to Balboa Park Station (Geneva/San Jose). This route segment is located in the Area Plan area and must be included to properly assess Reservoir-related delay for the 43 Masonic.

In order to reflect the full effect of Reservoir-related delay in the Balboa Park Station Area Plan area, another 42 seconds (using Table 3.B-18 Transit Delay Analysis) for the 43's EB Geneva segment must be added to the 73 seconds cited by the SEIR. So instead of just 73 seconds of delay, Reservoir-related delay totals **115 seconds (1.9 min) of for Option 1.**

For Option 2, the 43's delay (using Table 3.B-18 Transit Delay Analysis) should be the sum of SB Kahlo (83 sec) and EB Geneva (58 sec), which totals **141 seconds (2.4 min) of Reservoir-related delay in the BPS Area Plan area.**

The scheduled running time between Monterey/Gennessee to Balboa Park Station is 7 minutes.

Option 1's "Project-Related Increase in Delay" of 115 seconds (1.9 minutes) represents a **27.4% increase in travel time** for the 7-minute running time segment between Monterey/Gennessee and Balboa Park Station.

Option 2's contribution of 141 seconds (2,4 minutes) of Reservoir-related delay represents a **33.6% increase in travel time** over the scheduled 7 minute running time between Monterey/Gennessee to Balboa Park Station.

A 115-141 second delay for this short 43 segment (from Monterey/Gennessee to BP Station) is substantial. it is NOT insignificant as the SEIR purports. Only with willful disregard for reality could a 27.4% to 33.6% increase in travel time be considered less than significant.

Relative to the City Charter-mandated MUNI on-time standard of 4 minutes:

- Option 1's 115 second contribution to MUNI delay constitutes **48.0%** of the 4 minutes of lateness allowed the SB 43 at the Geneva/San Jose time point;
- Option 2's 141 second contribution to MUNI delay constitutes **58.8%** of the 4 minutes of lateness allowed the SB 43 at the Geneva/San Jose time point.

■

Unless willfully blind, a 48.0% or a 58.8% contribution towards a 4-minute late standard is SIGNIFICANT.

The way that the SEIR tries to evade this problem of objectively contributing significantly towards MUNI's 4-minute standard is ingenious.

Incorporating Footnote 96 on p. 3.B-52, the SEIR, **insinuating City Charter and "quantitative" authority**, proclaims:

*The department uses a quantitative threshold of significance and qualitative criteria to determine whether the project would substantially delay public transit. For individual Muni routes, if the project would result in transit delay greater than equal to four minutes, then it might result in a significant impact.*

The SEIR blows open a gigantic hole of an extra four minutes for itself before a delay “**might**” (!! ) be significant. But contrary to the Project's arrogation to itself of a four-minute privilege to hold up MUNI before its contribution to delay counts to be significant, the City Charter citation of a 4 minute is relative to the MUNI schedule--not relative to the Reservoir Project SEIR's own standard.

So, the "less-than significant impact" to transit delay is a result of an inappropriate definition and standard of "transit delay."

I discuss this in more detail in my 9/5/2019 submission “INAPPROPRIATE SEIR DEFINITION OF TRANSIT DELAY”. Please refer to it.

\*\*\*\*\*

### **City College Terminal**

*Given the considerations described above, the Developer's Proposed Option and Additional Housing Option would have a **less-than-significant** impact on transit delay.*

**Mitigation:** *None required.*

The TR-4 section ends with the pronouncement of less-than-significant impact requiring no mitigation. This overall TR-4 conclusory statement misleadingly follows and is slid into a section that actually discusses City College Terminal.

**This concluding determination regarding TR-4 Transit Delay is invalid for the reasons already presented above:**

**The SEIR is egregiously deficient in formulating its less-than-significant determination of the Project's contribution to transit delay:**

- It omits applicability of the PEIR's analysis of the Lee Extension causing significant impact;
- It arrogation of a four-minute Project-related delay standard is based on misapplication of City Charter 8A.103 (c)1 whose 4-minute standard is relative to the MUNI schedule;
- In the example of the 43 Masonic, the SEIR's fails to account for the route segment between CCSF Bookstore and Balboa Park Station, thus grossly lowballing the Project's contribution to transit delay.
- The Kittelson Travel Demand Memo and Kittelson Transit Delay Memo fail to evaluate EB left turns at Brighton. It fails to assess the (high--aj) probability that BR residents will turn left at Brighton, cut through Whole Foods ingress/egress, and then turn left again onto Lee.

**Finally, the TR-4 determination fails the substantial evidence standard of the Significance Criteria:**

*The guidelines implementing CEQA direct that this determination be based on scientific and factual data, including the entire record for the project, and not on argument, speculation, or unsubstantiated evidence.*

\*\*\*\*\*

#### **Comparison of Impact TR-4 to PEIR Impact Analysis (p. 3.B-77)**

*As discussed in SEIR Section 3.B.3, Summary of Balboa Park Station Area Plan PEIR TransportationSection, p. 3.B-1, under the 2025 with Area Plan scenario, ..... Project operation would result in a less-than significant impact related to public transit. Therefore, the proposed project would not have any new or substantially more severe effects than those identified in the PEIR.*

The statements that “*Project operation would result in a less-than-significant impact related to public transit. Therefore, the proposed project would not have any new or substantially more severe effects than those identified in the PEIR*” is **unsupported by anything contained in SEIR 3.B.3**. It appears out of thin air. In fact, 3.B.3 states the opposite:

- **Transit**

*Significant transit impacts were also identified under the 2025 with Area Plan scenario on the K*

*Ingleside line and at Ocean Avenue/Geneva Avenue/Frida Kahlo Way and the new Geneva*

*Avenue/I-280 NB Off-Ramp and Geneva Avenue/I-280 SB On-Ramp intersections.*

Furthermore, the claimed L-T-S impact of the Introductory paragraph for this section is contradicted once again in the body on p. 3.B-78:

- *The PEIR identified significant impacts to transit delay under the 2025 with Area Plan scenario and project-level analysis of 1150 Ocean Avenue (former Kragen Auto Parts site).*

**The introductory paragraph expresses a desired outcome of less-than-significant impact on public transit in the form of an unsupported assertion/conclusion. The SEIR is deficient by making unsupported conclusions.**

\*\*\*\*\*

*Operation of the Balboa Reservoir Project would result in a less-than-significant impact related to transit delay. Therefore, the proposed project would not have any new or substantially more-severe effects than those identified in the PEIR related to transit delay impacts.*

This concluding paragraph for TR-4 is nothing but a claim unsupported by evidence. It's a tautology: The Reservoir Project results in less-than-significant impact on transit delay.....Therefore (?!!) it will not have new transit delay impacts.

Where is the logic in this conclusion?!!!

The SEIR Significance Criteria states:

*The guidelines implementing CEQA direct that this determination be based on scientific and factual data, including the entire record for the project, and not on argument, speculation, or unsubstantiated evidence.*

**SEIR's determination of less-than-significant impact on transit delay (TR-4) is not based on the standard of substantial evidence. Rather it is based on tautology. FAIL...FUBAR!**

**This SEIR does not qualify for certification.**

Submitted by:

Alvin Ja

**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, September 09, 2019 8:42:18 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Guy Carson <guy@urbangroups.com>  
**Sent:** Saturday, September 07, 2019 7:02 PM  
**To:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; officeofcannabis@sf.gov.org; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@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'm 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.

My name is Guy Carson. I formerly owned the Cafe DuNord at 2170 Market Street (about a block away from 258 Noe Street) and have been involved with the merchants of upper Market and the Castro for many years. I support a well-run Cannabis retail store at Noe and Market for I know it will positively impact a neighborhood in need of new and more frequent shoppers by boosting commercial diversity; namely, a needed cannabis destination.

My support for this project derives from my personal experience with Terrance and



his investor/partners. I have personally known Terrance for many years and have engaged with him in many different settings and capacities - on the Board of the California Music and Culture Association, as President of the Entertainment Commission, countless neighborhood meetings, ad-hoc task forces and in various business associations. In my opinion he belongs to a rather small class of what I call "Enlightened Entrepreneurs." He loves this City and is highly invested in the health and well-being of its local culture. In his 20 plus years of advocacy, he has provided fair and reasoned leadership, and has always been willing to put his money on the table for the greater good of the community.

Terrance Alan and Focus 415 Capital Investments Group have a long history in cannabis advocacy and legislation. Terrance distinguished himself as Chairperson of the SF Cannabis Task force and was pivotal in helping to establish the Office of Cannabis and the Equity Program of San Francisco.

Frankly, I can't think of a more qualified candidate for this CUP than Terrance and Company. They will be excellent operators, great neighbors and community partners too.

Please register my support. I urge you to vote "Yes" for a cannabis retail store at 258 Noe Street.

Sincerely,

Guy Carson

Resident at Large

415-420-8048

**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: IMPORTANT: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Monday, September 09, 2019 8:42:07 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Clemetine Clarke <clemclarke1@gmail.com>  
**Sent:** Sunday, September 08, 2019 7:46 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>; 285NoeStore@gmail.com  
**Cc:** 285NoeStore@gmail.com  
**Subject:** IMPORTANT: 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,

My name is Clem Howard and 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.

As a resident here in San Francisco, I know that Terrance Alan (whom I’ve known for well over 17 years) and his team will follow through on their commitments. I trust Terrance and I want to see 258 Noe Street cannabis open because I believe that they will revive that area by providing jobs and they will give back to the surrounding community by supporting local events and good causes through their philanthropic initiatives

Also, my support for this project comes from my personal experience with Terrance and his investor/partners. I’ve seen his commitment to an inclusive family, diverse community and City, his hands-on knowledge of operating a small business in San Francisco and his positive role in the three-

year civic conversation that resulted in the establishment of the Office of Cannabis and the Equity Program of San Francisco.

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

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

Sincerely,

Clem Howard

September 8, 2019

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support the 3333 California Proposed Development - Planning Commission Hearing Tomorrow 9/5  
**Date:** Monday, September 09, 2019 8:41:52 AM  
**Attachments:** [image001.png](#)

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---

**From:** Dennis Hong <dennisj.gov88@yahoo.com>  
**Sent:** Monday, September 09, 2019 7:42 AM  
**To:** Kaitlin Roth <kroth@pradogroup.com>  
**Cc:** Zushi, Kei (CPC) <kei.zushi@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** Re: Support the 3333 California Proposed Development - Planning Commission Hearing Tomorrow 9/5

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

Good morning Kaitlin, its Monday, Sept 9, 2019. I'm responding to your email of (9/4/2019)-below. I'm a native San Franciscan. Seventy five plus years. Own a home here in the city, district 7. I attempted to sign this petition. I did not know it was so complicated, it did not accept me. I do not use Facebook and the other social media, which I guess makes me the minority. But again I did attend the full 9/5/2019 meeting. It was a bit longer than my schedule allowed. Was there an extension for this DEIR Certification (30 days)? I had originally requested for a hard copy of the DEIR, only because the online doc seems to consistently crash my system. Either way I'm still trying for a copy of this doc, however I'm in full support of this project. From what I was able to see online, it's another fine job by the SF Planning Department. Here are my personal comments and response to the DEIR. Sorry for my rambling email.

Other than asking for a quick turn around for this project. We need housing, this project has done a grand job with the housing issue/s and open space. Great community out reach. I could not had asked for anything more from this project. I often shopped around the Laurel Village and miss several retailers that have since gone and currently leaving. With all the opposition and delays I can see why we can't get there fast enough. Need to certify this before the State and or the Feds get involved with more delays. Simply put, after eight years of reviewing and commenting on these DEIRs this is one of the projects that exceeds its scope of most of the DEIRs that I have personally commented on with my opinions. Enough said, lets move on.

Please use my email in full support of the project at the next hearing and my input for this project. I may also add some additional comments in support if there is another hearing. But rest assure, you have my support. I have also cc'd the Board of Supervisors, the Planning Commission if this comes up again and Mr. Zushi referencing this Project.

If you have any questions or concerns to my email, please feel free to chime back to me.

Best, Dennis

---

On Wednesday, September 4, 2019, 5:33:47 PM PDT, Kaitlin Roth <[kroth@pradogroup.com](mailto:kroth@pradogroup.com)> wrote:

Good Evening,

Thank you for your support of the 3333 California proposed development. We request that you please consider further showing your support by signing the petition linked below and attending the Planning Commission hearing tomorrow as well.

- **Show up and speak.** The **Planning Commission Hearing** is **on 9/5/2019 at 3 pm** at San Francisco City Hall (**1 Dr. Carlton B. Goodlett Place, Room 400**). We would ideally like our **supporters and public speakers** to show up early (**around 2:45 pm**) to secure a seat in the main hall and turn in your public comment card. **We are first on the agenda**, and we expect public comment to **start around 3:30 pm**. Sample support talking points will be shared with you in advance. Please provide us with your best email and cell # (for timing update texts) to stay connected on the day of the hearing. If you are able to join, we would be grateful for your willingness to engage in the public process!
- **Sign the support petition.** This link is to our **Petition Page** to show public support. Please visit <https://www.causes.com/campaigns/923904-build-the-proposed-3333-california-st-development> and sign the petition. YOU CAN forward this link to invite your other friends and supporters to do the same.

Thank you again for your support. We look forward to seeing you tomorrow!

Regards,

Kaitlin



Kaitlin Roth

*Investor Relations and Project Coordinator*

Prado Group, Inc.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition letters, 1025 Howard Street project  
**Date:** Monday, September 09, 2019 8:40:40 AM  
**Attachments:** [SOMCAN Statement on 1025 Howard St PC .pdf](#)  
[BEC 1025 Howard Street Opposition Letter \(SF Planning\) .pdf](#)  
[JWJ-1025Howard-5-20-19 .pdf](#)

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---

**From:** Cynthia Gómez <[cgomez@unitehere2.org](mailto:cgomez@unitehere2.org)>  
**Sent:** Friday, September 06, 2019 5:12 PM  
**To:** Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Subject:** Opposition letters, 1025 Howard Street project

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

Hello Ms. Samonsky, Mr. Ionin, and Ms. Son,

I wanted to pass along these letters of opposition to the proposed hotel at 1025 Howard Street. I believe they're already in the file, but could you kindly forward them on to the Planning Commissioners?

Thank you,

--

Cynthia Gómez  
Senior Research Analyst  
UNITE/HERE, Local 2  
209 Golden Gate Avenue  
San Francisco, CA 94102  
[cgomez@unitehere2.org](mailto:cgomez@unitehere2.org)  
[415.864.8770](tel:415.864.8770), ext. 763

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT\*\*\* MAYOR LONDON N. BREED AND CITY ATTORNEY DENNIS HERRERA ON CITY'S HISTORIC OFFER TO PURCHASE PG&E EQUIPMENT IN SAN FRANCISCO  
**Date:** Monday, September 09, 2019 8:40:25 AM  
**Attachments:** [09.09.19 PGE Statement.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Sent:** Sunday, September 08, 2019 7:04 AM  
**To:** Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT\*\*\* MAYOR LONDON N. BREED AND CITY ATTORNEY DENNIS HERRERA ON CITY'S HISTORIC OFFER TO PURCHASE PG&E EQUIPMENT IN SAN FRANCISCO

**FOR IMMEDIATE RELEASE:**

Sunday, September 9, 2019

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

**\*\*\* STATEMENT\*\*\***

**MAYOR LONDON N. BREED AND CITY  
ATTORNEY DENNIS HERRERA ON CITY'S  
HISTORIC OFFER TO PURCHASE PG&E  
EQUIPMENT IN SAN FRANCISCO**

**San Francisco, CA**— *Mayor London N. Breed and City Attorney Dennis Herrera issued the following statement outlining details of the City's competitive offer to purchase PG&E electricity assets—an idea supported by an overwhelming majority of San Francisco residents:*

“The City and County of San Francisco has taken an important step toward energy independence by submitting an official offer letter to Pacific Gas and Electric Company (PG&E) of \$2.5 billion for the acquisition of electric distribution and transmission assets that serve San Francisco. Following PG&E's bankruptcy protection filing in January, the City



began a study to consider the feasibility of purchasing PG&E infrastructure. This marks the culmination of months of hard work from the City and its advisors on that effort.

Our offer to PG&E is the result of detailed financial analysis conducted by industry experts and encompassing an extensive examination into the company's assets in San Francisco. The offer we are putting forth is competitive, fair and equitable. It will offer financial stability for PG&E, while helping the City expand upon our efforts to provide reliable, safe, clean and affordable electricity to the residents and businesses of San Francisco. It also considers equity for PG&E's remaining customers and the City's responsibility for ongoing costs.

We look forward to positive, collaborative discussions with PG&E on this critical issue. Throughout this process we will protect the best interests of our City as we strive toward the independent energy future that San Francisco deserves."

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Final DR arguments: 33 Capra Way -2018-001940DRP-02  
**Date:** Monday, September 09, 2019 8:40:13 AM  
**Attachments:** [33 CapraMF-DRarg.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
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Direct: 415-558-6309|Fax: 415-558-6409

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

---

**From:** Franco Maurice <maurice1950@comcast.net>  
**Sent:** Sunday, September 08, 2019 10:58 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:** Final DR arguments: 33 Capra Way -2018-001940DRP-02

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

Dear Commissioners,

I just reviewed the package prepared by SF Planning for the hearing that is to occur on September 12 via the link available on Planning's web site.

On August 21, I submitted to Planning my updated DR arguments. They seem to inadvertently be missing from the package so I am forced to send it to you individually.

This document should replace my initial and preliminary DR Package dated May 2019:

Thank you for your consideration and understanding,

Maurice Franco

[maurice1950@comcast.net](mailto:maurice1950@comcast.net)

221+219 Mallorca Way

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hub Plan DEIR Comments  
**Date:** Monday, September 09, 2019 8:40:00 AM  
**Attachments:** [2019 HVNA HUB DEIR Comments.pdf](#)

---

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

From: Jason M Henderson <[Jhenderson@sonic.net](mailto:Jhenderson@sonic.net)>  
Sent: Monday, September 09, 2019 7:10 AM  
To: White, Elizabeth (CPC) <[elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>;  
Langlois, Lily (CPC) <[lily.langlois@sfgov.org](mailto:lily.langlois@sfgov.org)>  
Cc: Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; richhillissf@gmail.com; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>;  
Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>  
Subject: Hub Plan DEIR Comments

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

Dear Mrs White, Director Rahaim, San Francisco Planning Commission, and Supervisors Brown, Haney, and Mandelman,

Please find attached Hayes Valley NA Transportation and Planning Committee's Comments on the Hub DEIR. Comments are due today at 5pm.

thank you

-jh

--

Jason Henderson  
San Francisco CA  
94102

**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 SWEARS IN 84 APPOINTED COMMISSIONERS  
**Date:** Friday, September 06, 2019 2:14:00 PM  
**Attachments:** [09.06.19 Commissioners.pdf](#)  
[Commissioners.JPG](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Friday, September 06, 2019 1:22 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SWEARS IN 84 APPOINTED COMMISSIONERS

**FOR IMMEDIATE RELEASE:**

Friday, September 6, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED SWEARS IN 84 APPOINTED COMMISSIONERS**

*Appointees bring broad range of experience and expertise to City commissions and boards, reflect Mayor Breed's commitment to diversity in City government*

**San Francisco, CA** — Mayor London N. Breed today held a ceremonial swearing-in for 84 commissioners she has appointed or re-appointed to various City commissions and boards. To date, Mayor Breed has appointed or re-appointed 159 commissioners representing a wide variety of backgrounds, expertise, and lived experiences, a reflection of Mayor Breed's commitment to equitable representation and diversity in City government.

“These commissioners and board members are tasked with not only addressing some of the most important issues facing our City, but also identifying challenges we will face in the future,” said Mayor Breed. “In order to effectively do this, we need to make sure that all San Franciscans are represented, which is why we have appointed qualified, committed individuals who represent the diversity of San Francisco.”

Of Mayor Breed's 159 appointees, over 50% are women and a majority are people of color. In total, 15 commissioners are from the LGBT community, including 11 that were appointed or re-appointed today.

"San Francisco has been my home for over 13 years. It has saved my life, shown me the value in paying it forward and has never failed at keeping me on my toes. I'm honored and very excited to be given this opportunity to serve my community even more. It's the least I can do for a city that has given me so much," said Adrian Caratowsa, Transbay Citizens' Advisory Committee Member.

"I am grateful to Mayor Breed for the appointment as a Southeast Facility Commissioner. With over 30 years of experience in education, I am proud to be collaborating with the City to expand my efforts on serving our communities. I hope this will not only benefit our residents within the Southeast neighborhoods, but also everyone in San Francisco," said Marlene Tran, Southeast Facility Commissioner.

"I am thrilled to serve the City of San Francisco and bring my legal experience to the Board of Appeals. I want to thank Mayor Breed for the opportunity, and I am proud to be part of the diverse group of Commissioners who are working to move our city forward," said Eduardo Santacana, Board of Appeals Member. "This Board hears difficult cases of the utmost importance to citizens of our city. As a lawyer, I will strive in every case to ensure each party receives a fair hearing, and to apply the law faithfully."

A full list of City commissions and their responsibilities can be found at <https://sf311.org/services/centralized-commission-database>

**Full list of commissioners sworn-in today:**

Janet Spears, Aging and Adult Services Commission  
Paul Woolford, Arts Commission  
Michele Anderson, Ballot Simplification Committee  
Eduardo Santacana, Board of Appeals Commission  
Mollie Matull, Children, Youth and Their Families Oversight and Advisory Committee  
Siobhan McHugh, Citizen's General Obligation Bond Oversight Committee  
Elizabeth Salveson, Civil Service Commission  
Jacqueline Minor, Civil Service Commission  
Bivett Brackett, Commission on Community Investment and Infrastructure  
Mara Rosales, Commission on Community Investment and Infrastructure  
Heather Stephenson, Commission on the Environment  
Mike Sullivan, Commission on the Environment  
Debbie Mesloh, Commission on the Status of Women  
Andrew Cheng, Eastern Neighborhoods Citizens Advisory Committee  
Ben Bleiman, Entertainment Commission  
Claudine Cheng, Film Commission  
Jon Rubin, Film Commission  
Kate Black, Historic Preservation Commission  
Darpun Sachdev, HIV Community Planning Council  
Helen Lin, HIV Community Planning Council  
Irma Parada, HIV Community Planning Council  
Juba Kalamka, HIV Community Planning Council

Michelle Spence, HIV Community Planning Council  
Mike Shriver, HIV Community Planning Council  
Ney Nascimento, HIV Community Planning Council  
Wayne Rafus, HIV Community Planning Council  
James Loduca, Human Rights Commission  
Joseph Sweiss, Human Rights Commission  
Mark Kelleher, Human Rights Commission  
Helen Pelzman, Mayor's Disability Council  
Lily Marshall-Fricker, Mayor's Disability Council  
Stephen Herman, Mayor's Disability Council  
Tiffany Yu, Mayor's Disability Council  
Yoyo Chan, Mission Bay Citizens Advisory Committee  
Amanda Eaken, Municipal Transportation Agency  
Steve Heminger, Municipal Transportation Agency  
Frank Fung, Planning Commission  
Sophie Maxwell, Public Utilities Commission  
Tim Paulson, Public Utilities Commission  
Malik Wade, Reentry Council  
Sheenia Branner, Reentry Council  
Dave Crow, Rent Board Commission  
Reese Isbell, Rent Board Commission  
David Wasserman, Rent Board Commission  
Fala Satele, Southeast Community Facility Commission  
Marlene Tran, Southeast Community Facility Commission  
Susan Murphy, Southeast Community Facility Commission  
Adrian Caratowsa, Transbay Citizens Advisory Committee  
Gabriella Folino, Transbay Citizens Advisory Committee  
Michael Sizemore, Transbay Citizens Advisory Committee  
Ike Kwon, Treasure Island Development Authority  
Ruby Bolaria, Treasure Island Development Authority  
Ikram Mansori, Veterans Affairs Commission  
Jeff Marshall, Veterans Affairs Commission  
Myles Tucker, Veterans Affairs Commission  
Raymond Wong, Veterans Affairs Commission  
Belva Davis, War Memorial Board of Trustees  
Stanlee Gatti, War Memorial Board of Trustees  
Thomas Horn, War Memorial Board of Trustees  
Alex Randolph, Workforce Investment San Francisco  
Andrew Lindsay, Workforce Investment San Francisco  
Angela Tamayo, Workforce Investment San Francisco  
Bob Nibbi, Workforce Investment San Francisco  
Brian Morton, Workforce Investment San Francisco  
Charley Lavery, Workforce Investment San Francisco  
Edward Battista, Workforce Investment San Francisco  
Jeanine Cotter, Workforce Investment San Francisco  
Jeffrey Chiu, Workforce Investment San Francisco  
John Doherty, Workforce Investment San Francisco  
Jorge Tapia, Workforce Investment San Francisco  
Julie Fallon, Workforce Investment San Francisco  
Kevin Carroll, Workforce Investment San Francisco

Paul Giusti, Workforce Investment San Francisco  
Ramon Hernandez, Workforce Investment San Francisco  
Ruben Santana, Workforce Investment San Francisco  
Sam Rodriguez, Workforce Investment San Francisco  
Theresa Woo, Workforce Investment San Francisco  
Vikrum Aiyer, Workforce Investment San Francisco  
Alexander Hirji, Youth Commission  
Arianna Nassiri, Youth Commission  
Arsema Asfaw, Youth Commission  
Nora Hylton, Youth Commission  
Sarah Ginsburg, Youth Commission  
Stephen "Rocky" Versace, Youth Commission

###



**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 - SENIOR MANAGERS](#); [CTYPLN - COMMISSION SECRETARY](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for September 12, 2019  
**Date:** Friday, September 06, 2019 12:47:11 PM  
**Attachments:** [20190912\\_cal.docx](#)  
[20190912\\_cal.pdf](#)  
[Advance Calendar - 20190912.xlsx](#)  
[CPC Hearing Results 2019.docx](#)

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Commissioners,  
Attached are your Calendars for September 12, 2019.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
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**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: Letter Attached - Supporting Conditional Use Request - The Flore Store 258 Noe Street  
**Date:** Friday, September 06, 2019 10:43:44 AM  
**Attachments:** [BWA Letter for 415 Focus Store - 258 Noe Street .pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Brian Webster <brian.e.webster@gmail.com>  
**Sent:** Thursday, September 05, 2019 11:33 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:** Letter Attached - Supporting Conditional Use Request - The Flore Store 258 Noe Street

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

Attached please find my letter supporting the Conditional Use Request for the Flore Store at 258 Noe Street in San Francisco.

The store is owned by the equity applicant, Terrance Alan and Focus 415 Capital Investments Group, a small group of investors each with a long history in cannabis, social advocacy, and business.

I believe a cannabis retail operation 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.

I am a business development professional who has been working in San Francisco for over 30-years. I have worked closely with local government, business, union and community groups in California to adopt new cannabis laws and retail regulations. I am a founding member of the Brownie Mary Democratic Club.

I urge the SF Planning Commission and the San Francisco Planning Department to approve the equity applicant, Terrance Alan and Focus 415 Capital Investments Group's proposal.

Best Regards,  
-Brian Webster

----

Brian Webster  
Brian Webster and Associates  
190 O'Farrell Street - Suite 409  
San Francisco, CA 94102  
Office & Mobile: 415-243-8900  
Email: [brian.e.webster@gmail.com](mailto:brian.e.webster@gmail.com)  
Web: [BrianWebster.com](http://BrianWebster.com)  
[BetterWorldAdvisors.net](http://BetterWorldAdvisors.net)

**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:** [Poling, Jeanie \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: INAPPROPRIATE SEIR DEFINITION OF TRANSIT DELAY  
**Date:** Friday, September 06, 2019 10:43:07 AM  
**Attachments:** [INAPPROPRIATE SEIR DEFINITION OF TRANSIT DELAY.docx](#)

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*Jonas P. Ionin,  
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---

**From:** aj <ajahjah@att.net>  
**Sent:** Thursday, September 05, 2019 11:42 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** roger marenco <rmarenco@twusf.org>; Kirschbaum, Julie (MTA) <Julie.Kirschbaum@sfmta.com>  
**Subject:** INAPPROPRIATE SEIR DEFINITION OF TRANSIT DELAY

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

Planning Commission:

I am a Muni Railway retiree. I worked for 33 years as Operator, Dispatcher, Inspector, Instructor for the the lines that will be directly affected by the Reservoir Project.

Given my--as well as other front-line MUNI workers'--direct experience, it is ludicrous to claim that the Balboa Reservoir will have less-than-significant impact on transit delay.

Please take the following submission into consideration in your evaluation of the Balboa Reservoir EIR.

Thanks.

Alvin Ja

## INAPPROPRIATE SEIR DEFINITION OF TRANSIT DELAY

The City Charter/SFMTA late criterion is a 4 minute delay relative to MUNI schedule for the 43 Masonic at the Balboa Park Station (BPS). [The 4 minute lateness criterion is relative to MUNI schedule for any particular MUNI time point.]

In comparison, the Reservoir late standard as applied for the segment from Monterey/Gennessee to Balboa Park Station allows for a 12 minute delay relative to MUNI schedule.

The Reservoir Project SEIR, apparently without proper authority, appropriates a 4-minute delay standard for the each of the 43's segments (Judson-Ocean and Ocean-Geneva/San Jose) in the BPS Area, thus giving the Project the privilege of contributing 8 minutes of Reservoir-related delay before its delay is considered significant.

### EXAMPLE:

If a 43 is running on time until the Reservoir Project, but the Project-related delay is allowed to be up to 8 minutes, then instead of 7 minutes to get to BPS, it would be considered by SEIR definition to be insignificant if a 43 gets to BPS in 19 minutes—an additional 12 minutes.

This constitutes a **171% increase over the scheduled running time of 7 minutes** between Monterey/Gennessee and Balboa Park Station. Yet the SEIR deems a **171% increase** (from a scheduled 7 minutes to a travel time of 19 minutes to be insignificant.

SOUTHBOUND 43 MASONIC DELAY:					
MUNI STANDARD v. RESERVOIR STANDARD					
		TIME POINT		ON-TIME	ADDITIONAL DELAY TIME
				MUNI on-time	MUNI late standard (4 min) Reservoir Late standard (additional 4 min)
		Monterey/Gennessee		0:00	0:00
Monterey/Genn to Bookstore		<b>4 min running time</b>		+4 r.t.	+4 r.t. +4 MUNI
Running time (r.t.)					+4 Reservoir
<b>ELAPSED TIME:</b>		CCSF Bookstore		<b>0:04</b>	<b>0:08</b>
<b>Monterey/Genn to Bookstore</b>		(City College Terminal)			<b>0:12</b>

Bookstore to BPS		<b>3 min running time</b>		+3 r.t.	+3 r.t.	+3 r.t. + 4 Reservoir
Running time					(4 min standard NOT allowed to be cumulative)	(4 min standard construed to accumulate)
<b>ELAPSED TIME:</b>		Balboa Park Station				
<b>Monterey/Gen</b>		(Geneva/San Jose)		<b>0:07</b>	<b>0:11</b>	<b>0:19</b>
<b>to BPS</b>						

The SEIR justifies its arbitrary and capricious use of a generously defined 4-minute delay standard by citing the MUNI on-time performance standard contained in the City Charter:

*The department uses a quantitative threshold of significance and qualitative criteria to determine whether the project would substantially delay public transit. For individual Muni routes, if the project would result in transit delay greater than equal to four minutes, then it might result in a significant impact.<sup>96</sup>*

Footnote 96:

*96 The threshold uses the adopted the Transit First Policy, City Charter section 8A.103 85 [sic--should be 8A.103 (c)1--aj], percent on-time performance service standard for Muni, with the charter considering vehicles arriving more than four minutes beyond a published schedule time late.*

It is critically important to understand of the meaning and (mis)interpretation of the citation of SF Charter's MUNI 85% on-time performance standard. The critical language in City Charter 8A.103 (c)1 is as follows:

*1. On-time performance: at least 85 percent of vehicles must run on-time, where a vehicle is considered on-time if it is no more than one minute early or **four minutes late as measured against a published schedule that includes time points***

The draft SEIR engages in an egregiously unsupported case of overreach. The SEIR reinterprets the MUNI 4-minute lateness standard to allow the Reservoir Project itself to independently contribute an additional 4 minutes of transit delay before the Project's impact "might" be considered significant.

**The SEIR is inadequate and defective in its use of an egregiously generous definition of acceptable Reservoir-related transit delay. The SEIR's "less-than-**

**significant” determination for Impact TR-4, Transit Delay cannot be considered valid.**

**The Project's self-entitled contribution of an additional 4-minutes of lateness to transit delay is neither permitted or acceptable--by law, legislative intent, or by common sense--in City Charter VIII A. This constitutes a fundamentally arbitrary and capricious arrogation of authority to substantively and substantially worsen transit reliability for the broader public.**

**There is no substantive rationale to justify a 4-minute contribution by the Project to transit delay. There is no substantial evidence--if any evidence at all-- to permit the Reservoir Project to consider its own 4-minute delay standard to be non-significant.**

Submitted by:

Alvin Ja

**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:** [Zushi, Kei \(CPC\)](#); [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3333 California Street - Official Record  
**Date:** Friday, September 06, 2019 10:41:55 AM  
**Attachments:** [20190905132220.pdf](#)  
[20190905132410.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Kathy Devincenzi <krdevincenzi@gmail.com>  
**Sent:** Thursday, September 05, 2019 12:20 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>  
**Subject:** 3333 California Street - Official Record

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

To: San Francisco Planning Commission and Commission Secretary

Please place in the official record the attached September 5, 2019 Letter of Laurel Heights Improvement Association to San Francisco Planning Commission and attached Exhibits FF-LL.

I will bring paper copies to the hearing.

Laurel Heights Improvement Association of SF, Inc.  
By: Kathy Devincenzi, President



**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 MAYOR BREED AND OAKLAND MAYOR SCHAAF FORMALLY KICK OFF BATTLE FOR THE BAY CLEANUP CHALLENGE  
**Date:** Friday, September 06, 2019 10:41:35 AM  
**Attachments:** [09.05.19 Battle for the Bay.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Thursday, September 05, 2019 12:16 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO MAYOR BREED AND OAKLAND MAYOR SCHAAF FORMALLY KICK OFF BATTLE FOR THE BAY CLEANUP CHALLENGE

**FOR IMMEDIATE RELEASE:**

Thursday, September 5, 2019

Media Contacts:

Oakland Mayor's Office, 510-238-7072

San Francisco Mayor's Office of Communications, 415-554-6131

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

**SAN FRANCISCO MAYOR BREED AND OAKLAND MAYOR  
SCHAAF FORMALLY KICK OFF BATTLE FOR THE BAY  
CLEANUP CHALLENGE**

*Volunteer drives launched in both cities as part of Coastal Cleanup Day to improve  
neighborhoods and combat illegal dumping*

**Bay Area, CA** — Game on! Oakland Mayor Libby Schaaf and San Francisco Mayor London Breed met on Treasure Island today to challenge each other and their respective cities to a Battle for the Bay, a friendly volunteer competition to protect the shared Bay by cleaning up coastal areas and neighborhoods in both cities.

The cleanup event will take place at worksites throughout San Francisco and Oakland on September 21 as part of the annual California Coastal Cleanup Day. The challenge is on to protect the treasured Bay by cleaning and greening both cities!

Projects include trash removal, habitat restoration, tree planting, and beautification. The mayors made a joint call to turn the tide on trash and be a part of the global movement to keep our cities and shared waterways clean.

Oakland and San Francisco will compete to make the most impactful cleanups measured by volunteer turnout, amount of debris removed, geographic area cleaned, beautification projects and most unusual object found by a volunteer.

“Battle for the Bay will help protect our cherished Bay and is part of our broader efforts to keep every neighborhood in our City clean, green and beautiful,” Mayor Breed said. “San Francisco is known for being an environmental champion, and we’ll continue working together to keep San Francisco’s diverse communities looking good—not just on this one day, but every day. It’s a matter of need and civic pride.”

“From the streets to the shores, this annual cleanup is an opportunity to shine that thousands of Oaklanders make a huge success every year,” Mayor Schaaf said. “This year we’re building on that success by bringing new support into our neighborhoods where the community faces illegal dumping every day. This is a win-win, because sidewalk trash is just a few steps away from contaminating our natural waterways. By cleaning our neighborhoods we’re also protecting our Bay!”

Mayor Schaaf and Mayor Breed also announced Thursday their convivial wager over which city will win the Battle for the Bay contest. The Mayor whose city has fewer volunteers will travel to the winning Mayor’s city to volunteer at a non-profit of the winning Mayor’s choosing.

The challenge is dubbed The Battle for the Bay in honor of the 30th anniversary of the 1989 “Battle of the Bay” Major League Baseball World Series between the San Francisco Giants and the Oakland A’s. Residents and businesses are invited to show love for Oakland, San Francisco, and the environment, by volunteering to help on Battle for the Bay.

“Every day, somewhere in Oakland, our community is doing something to make our home more beautiful and clean. We’re here to support that work every day, and scale it way up with events like Battle for the Bay,” Oakland Public Works Director Jason Mitchell said. “In Oakland, we’re encouraging every resident to be Oaktown PROUD -- Prevent and Report Oakland’s Unlawful Dumping. With true partnership between our City and our community, our cities’ year-round strategies to clean and beautify neighborhoods and waterways will turn the tide on trash.”

“Public Works is a proud partner of Coastal Cleanup Day,” San Francisco Public Works Director Mohammed Nuru said. “We are ready to sign up volunteers, clean up our neighborhoods and protect our bay. I want to thank our City partners, including the Recreation and Park Department and Port of San Francisco, as well as our steadfast, year-round community partners. I also would like to welcome new volunteers to Battle for the Bay on Coastal Cleanup Day. It requires a true team effort to keep our neighborhoods and our environment looking good.”

The event has drawn major support from sponsors on both sides of the Bay. Sponsors who have committed funding and resources to Battle for the Bay include Recology, Alaska Airlines, Waste Management of Alameda County, Argent Materials, California Waste

Solutions, Andes Construction, Clear Channel, Webcor, the Emerald Fund, the Warriors, and Black and Veatch.

Key partners in the event include the California Coastal Commission, The Oakland Parks and Recreation Foundation, San Francisco Public Works, San Francisco Recreation and Park Department, Port of San Francisco, Caltrans, Golden Gate National Parks Conservancy, the National Park Service, the Presidio Trust and California State Parks.

A press conference Thursday included community speakers from San Francisco's St. Andrew and St. Phillips Missionary Baptist churches and the East Oakland Congress of Neighborhoods, and was supported by mascots Lou Seal from the Giants and Stomper from the A's.

People of all ages and abilities are invited to join the event, which is part of the largest volunteer day in California and the world! On this day, thousands of volunteers remove litter from waterways and shorelines, as well as upstream areas across California, the nation, and in about 100 participating countries. At the Battle for the Bay, volunteers will pick up litter, clean up our neighborhoods and beaches and participate in other beautification projects in Oakland and San Francisco.

Which City can turn out the most volunteers? Collect the most trash? Join your city's team to show your civic pride make a difference! Choose from dozens of volunteer sites in Oakland and San Francisco. Be a part of it!

**To sign up as a site coordinator, find volunteer locations, register as a group, or for more information go to [www.battleforthebay2019.org](http://www.battleforthebay2019.org).**

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way - 2018-001940DRP-02 Planning Commission hearing date  
**Date:** Friday, September 06, 2019 10:40:06 AM

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**From:** Peter Fortune <peter.fortune@gmail.com>  
**Sent:** Thursday, September 05, 2019 5:38 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>; Winslow, David (CPC) <david.winslow@sfgov.org>; Dito, Matthew (CPC) <matthew.dito@sfgov.org>  
**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.

Begin forwarded message:

**From:** Peter Fortune <[peter.fortune@gmail.com](mailto:peter.fortune@gmail.com)>  
**Subject:** 33 Capra Way -2018-001940DRP-02  
**Date:** September 5, 2019 at 5:25:12 PM PDT

Dear Commissioners -

Since 1984 I have owned my home in the Marina, on Pierce Street just over one block from the site of this proposed development at 33 Capra Way. I am quite familiar with this site — I walk past it with my three dogs at least half a dozen times each week, and I also chat with some of the neighbors who live in this block on Capra and nearby on Mallorca.

I STRONGLY OPPOSE this proposed project to build three luxury condominiums on this site, which would entail demolishing the facade, adding two stories and a roof deck, and building further into the mid-block open space.

The comparatively massive scale of this project simply would not fit our neighborhood. The mass of this project would be way out of scale in both height and bulk for buildings in the middle of this and other Marina blocks. This result would violate Section IV of the Residential Design Guidelines.

Worse, if approved, this project could set an extremely poor precedent for the Marina. We don't want or need full-length, four-story, mid-block buildings with roof decks. The classic character of our Marina neighborhood has been fashioned -- for 80-90 years -- with large corner apartments and smaller two-floor bungalows or three-story, two-flat buildings between these corner apartments. This classic pattern provides light and air to numerous windows in the third- and fourth-floor units in the apartments. Though currently non-conforming because many of these windows are at property lines, this pattern permeates the entire Marina and is an integral part of our neighborhood character.

The proposed roof deck not only would exacerbate the out-of-scale height, but also would NOT add any new housing. And ask almost any Marina resident: Roof decks are almost useless due to the weather and winds in the Marina. Thus, a roof deck would be merely a seldom-used amenity for the developer to seek a higher sales price. There could be no reasonable justification for putting a roof deck on this new building.

We have an affordable housing shortage in our City. But these three luxury condominiums would not contribute one iota to solving this problem for those who need affordable housing.

This project could be built with three condominiums without going so high or so deep into the lots. Other than perhaps greed, there is no reason for such an out-of-scale project that would so negatively impact not only the classic Marina character of this block on Capra Way, but also, as a dangerous precedent, the character of so many other Marina blocks.

Please: JUST SAY NO to this project.

Thank you for your consideration.

Peter Fortune  
3579 Pierce Street  
415-385-5177



**From:** [Melgar, Myrna \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Re: AC still down in City Hall  
**Date:** Thursday, September 05, 2019 11:39:32 AM

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Can we move it to the Supervisor chambers? With 3333 California it will be miserable!

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**From:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Sent:** Thursday, September 5, 2019 11:15 AM  
**To:** Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Rich Hillis <richhillissf@gmail.com>  
**Cc:** Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>  
**Subject:** AC still down in City Hall

Please be advised.

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Director of Commission Affairs*

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