

From: [Starr, Aaron \(CPC\)](#)
To: [richhillissf@gmail.com](#); [mooreurban@aol.com](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Fung, Frank \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board Report
Date: Thursday, September 19, 2019 11:33:48 AM
Attachments: [2019_09_19.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6362 **Fax:** 415-558-6409

Email: aaron.starr@sfgov.org

Web: www.sfplanning.org



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 9/19/19 Item F.10: SPUR's concerns with the Jobs Housing Linkage Fee Increase
Date: Thursday, September 19, 2019 11:03:16 AM
Attachments: [SPUR's concerns with the Jobs Housing Linkage Fee.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Kristy Wang <kwang@spur.org>
Sent: Thursday, September 19, 2019 10:26 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; mooreurban@aol.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; ajohn-baptiste <ajohn-baptiste@spur.org>; Nick Josefowitz <njosefowitz@spur.org>; Sarah Karlinsky <skarlinsky@spur.org>
Subject: 9/19/19 Item F.10: SPUR's concerns with the Jobs Housing Linkage Fee Increase

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

Dear Planning Commissioners:

Please see attached letter for SPUR's concerns regarding the dramatic proposed increase to the Jobs Housing Linkage Fee. While this may be appealing for some reasons, we are concerned about the impact this could have on non-profit organizations, small businesses and other non-tech-oriented businesses that also have to compete for office space in San Francisco. We urge you to approve the increase proposed by Planning staff that is backed by the city's feasibility analysis.

Please let me know if you have any questions.

Best,

Kristy

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

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Tuesday, October 22, 2019
Moscone Center South, San Francisco

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Foster, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: fFW: 95 Hawthorne St. Project Approval
Date: Thursday, September 19, 2019 10:43:13 AM

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From: John Elberling <johne@todco.org>
Sent: Thursday, September 19, 2019 10:36 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: James Reuben <jreuben@reubenlaw.com>; Jon Jacobo <jjacob@todco.org>
Subject: 95 Hawthorne St. Project Approval

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This is our formal objection for the record to approval of this project at this time due to the legally inadequate evaluation of the project's shadow impacts, specifically, on Yerba Buena Gardens, and hence a deficiency in its required environmental review.

The environmental evaluation included in the approval documents fails to show the extent of this shadow impact - there are no diagrams and the total shadow foot hour impact is not stated. It is not clear that all usable open spaces of the Gardens - more than just the Esplanade and East Garden - that are impacted were even identified. We understand the overall shadow impact to be well over 1 million ft hours per year, which is a very substantial total amount.

Omission of all this information denies decision-makers the opportunity to consider appropriate mitigations.

Also, relying on the outdated shadow impact analysis of the TCP EIR is inadequate. That analysis never took into consideration the potential use of the State housing density bonus for building height, since that bonus did not exist at the time of the EIR. And even the Central SOMA Plan EIR did not evaluate such State bonus project shadow impact scenarios on the Gardens.

This is all wrong.

the fact that the Gardens are not RPD properties is no justification for any lower standards for their protection. They are permanent and heavily used public open spaces owned by the City and should receive the same level of protection.

- John Elberling, Manager, Yerba Buena Neighborhood Consortium

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 9/19/19 Item C.6: San Francisco's Next Planning Director
Date: Thursday, September 19, 2019 10:43:38 AM
Attachments: [SF's Next Planning Director.pdf](#)

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From: Kristy Wang <kwang@spur.org>
Sent: Thursday, September 19, 2019 10:26 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Rich Hillis <richhillissf@gmail.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; mooreurban@aol.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; ajohn-baptiste <ajohn-baptiste@spur.org>; Sarah Karlinsky <skarlinsky@spur.org>; Nick Josefowitz <njosefowitz@spur.org>
Subject: 9/19/19 Item C.6: San Francisco's Next Planning Director

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

Dear Planning Commissioners,

Please see attached letter for SPUR's priorities for SF's next Planning Director.

Do not hesitate to reach out if you have any questions.

Best,
Kristy

Kristy Wang, LEED AP
Community Planning Policy Director
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Tuesday, October 22, 2019

Moscone Center South, San Francisco

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Director Desired Qualifications
Date: Thursday, September 19, 2019 9:59:23 AM

*Jonas P. Ionin,
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From: Aaron Hyland <aaron.hyland.hpc@gmail.com>
Sent: Thursday, September 19, 2019 9:57 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>
Subject: Planning Director Desired Qualifications

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Dear President Melgar and esteemed Planning Commissioners:

Unfortunately, I won't be able to attend today's hearing to participate in the discussion of the desired qualifications of our next Planning Director.

First, although I am not speaking on behalf of the entire HPC, as we have not had the opportunity to agendize a discussion, we would welcome the opportunity to participate in the Search and Selection Committee for this very important position. I, personally would welcome the opportunity to be on the committee, if invited. We will agendize this for an upcoming HPC to get input from the other HPC commissioners.

On the qualifications: Recognizing that San Francisco now has 2 commissions that are in need of direct and open communications with the Planning Director, it would be beneficial if the new director comes from a City that has a similar composition. While a Landmarks Advisory Board is more common, serving two separate and distinct commissions is a different model, so having experience with that would be important.

Obviously a preservation knowledgeable director would serve our City better.

I, and I am sure the entire HPC, is looking forward to the process and hope to be included.

Thank you.

--

Aaron Jon Hyland, FAIA
Historic Preservation Commission
2019 Commission President

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Advocating for Improved Adherence to Residential Design Guidelines
Date: Thursday, September 19, 2019 9:39:17 AM
Attachments: [Planning Department Leadership Change 919.docx](#)

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From: Miraloma Park Improvement Club <miralomapark@gmail.com>
Sent: Wednesday, September 18, 2019 4:14 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; rich.hillissf@sfgov.org; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Advocating for Improved Adherence to Residential Design Guidelines

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Dear President Melgar and Commissioners:

It is my understanding that the Planning Commission is currently entertaining community comments regarding desired improvements under the leadership of the new Director of Planning. The attached letter from the Miraloma Park Improvement Club advocates for increased and dedicated adherence, under his or her leadership, to Residential Design Guidelines principles in design review of residential projects. Thank you for your consideration.

Sincerely,

Joan van Rijn
President
Miraloma Park Improvement Club
350 O'Shaughnessy Boulevard
San Francisco, CA 94127
www.miralomapark.org

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 45 Culebra Terrace Re 2018 009534CUA
Date: Thursday, September 19, 2019 9:39:00 AM

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From: david wong <dwong83@hotmail.com>
Sent: Thursday, September 19, 2019 1:09 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fw: 45 Culebra Terrace Re 2018 009534CUA

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From: david wong
Sent: Thursday, September 19, 2019 12:56 AM
To: Claudine.Asbagh@sfgov.org <Claudine.Asbagh@sfgov.org>
Subject: 45 Culebra Terrace Re 2018 009534CUA

Dear Claudine Asbagh,

I am the next door neighbor (55 Culebra Terrace) and do not object to 45 for building a garage.

Best,
David Wong

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From: [Ionin, Jonas \(CPC\)](#)
To: [Sanchez, Diego \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support the Jobs Housing Linkage Fee
Date: Thursday, September 19, 2019 9:36:10 AM

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From: factory 1 design <design@factory1.com>
Sent: Thursday, September 19, 2019 9:35 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillssf@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Haneystaff (BOS) <haneystaff@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>
Subject: Support the Jobs Housing Linkage Fee

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

Dear President Melgar and Planning Commissioners-

The legislation put forth by Supervisor Haney is precisely what we have long needed in San Francisco.

As you have heard from us time and time again, the lack of affordable housing options is killing our city, killing its character and vibrant culture, and literally killing people. We have personally been displaced as have approximately 35 of our friends and neighbors. Two of our friends currently live in vans, parking where they can find safe space - one a single mother who was our neighbor, raising a son, sending him to Waldorf school only to be displaced from her home of 30 years and another friend who was no fault evicted from a single family home in the avenues.

As you well know, there is not only a lack of affordable housing being constructed, but specifically a lack of affordable housing below 50% AMI. The reality is that anything above this AMI is only available to those of moderate to higher incomes. And the only way we can get sufficient affordable

housing at all levels built is by having the available funds.

Currently, sites that could be purchased for affordable development and sites that already purchased are sitting waiting for funds to move forward. Small site acquisitions are triaged, placing desperate neighbors and communities in competition, because the funds are depleted the minute they are available. We have personally advocated for small sites that have been lost as a result of this lack of funding.

Despite this longstanding criminal disparity, office space continues to be built to amass wealth for it's owners and and amass wealth for tenant companies that bleed our city of it resources without any value capture or concern for the citizens that have made this city the place where they all want to seek their fortune.

Supervisor Haney should be commended today by each and every one of you for coming forward to update a linkage fee that should have been done over 20 years ago. Kelly and I are working in Sonoma on a project and won't be there to speak before you, but will be watching online.

We look forward to hearing your unanimous support and thoughtful comments.

Sincerely,

Larisa Pedroncelli and Kelly Hill
Members, United to Save the Mission

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: September 19th Hearing Item No. 6. PDF
Date: Thursday, September 19, 2019 9:32:09 AM
Attachments: [Qualifications for New Director.pdf](#)

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Thursday, September 19, 2019 5:59 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@yahoo.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: September 19th Hearing Item No. 6. PDF

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1347 27th Street CUA 9/19/19 Planning Commission Mtg.
Date: Wednesday, September 18, 2019 3:39:55 PM
Attachments: [image001.png](#)

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Wednesday, September 18, 2019 3:21 PM
To: Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: 1347 27th Street CUA 9/19/19 Planning Commission Mtg.

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Dear Ms. Hicks,
Good afternoon.

Amplifying the comments from my earlier email on this project, I thought I would send the attached to you.

Attached is the map from the Mary Brown Study and I attempted to make a little mark showing the approximate location of this project.

It is within a few blocks of the Study Survey Area perimeter.

Again, consideration should be given to a design for this project that is more within the neighborhood character of the block, as well as the City's own designation in the intro to the RDGs of the Sunset as a District of Mediterranean style homes.

Or possibly the retention of the original facade should be considered.

Thank you and have a good evening.

Sincerely,

Georgia Schuttish

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 MARK COMPLETION OF INNER SUNSET STREET IMPROVEMENTS
Date: Wednesday, September 18, 2019 3:08:40 PM
Attachments: [09.18.19 Inner Sunset Streetscape Improvements.pdf](#)

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From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Wednesday, September 18, 2019 11:19 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR VALLIE BROWN MARK COMPLETION OF INNER SUNSET STREET IMPROVEMENTS

FOR IMMEDIATE RELEASE:

Wednesday, September 18, 2019

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

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

**MAYOR LONDON BREED AND SUPERVISOR VALLIE
BROWN MARK COMPLETION OF INNER SUNSET STREET
IMPROVEMENTS**

Muni Forward and Streetscape Improvement Project bolsters pedestrian safety, enhances transit efficiency and upgrades aging utilities

San Francisco, CA — Mayor London N. Breed today joined District 5 Supervisor Vallie Brown, City representatives, and community members to celebrate the completion of the Inner Sunset Streetscape Improvements and Muni Forward Project, which makes the neighborhood safer and more transit friendly. The project focuses on upgrading public transit and other critical infrastructure along Irving St. from Arguello Blvd. to 19th Ave., and along 9th and 10th Avenues between Irving and Judah streets.

San Francisco Public Works, the San Francisco Municipal Transportation Agency (SFMTA) and the San Francisco Public Utilities Commission (SFPUC) worked together on the project to improve the quality of life in the Inner Sunset neighborhood. Specifically, the project improved Muni N-Judah service, bolstered pedestrian safety in line with the City's Vision

Zero policy, improved accessibility, replaced aging sewer and water lines, strengthened components of the Emergency Firefighting Water System, and beautified the highly visited Inner Sunset neighborhood to make it more livable and inviting.

“With the completion of this streetscape project, we are taking a big step forward in making the Inner Sunset safer and more enjoyable for everyone in this neighborhood,” said Mayor Breed. “This project is a great example designing streets for people, and making it easier and safer to walk, bike, and take transit. In addition to making transit more efficient and improving street and sidewalk safety, we’ve also made significant upgrades to our critical infrastructure along the Inner Sunset corridor, which will serve our City for decades to come.”

The project is part of the SFMTA’s Muni Forward Project and San Francisco Public Works’ streetscape program. Muni Forward is a citywide effort to improve transit service across San Francisco. The streetscape program is an effort to reimagine street design to improve safety for people who walk and bike, while beautifying neighborhood commercial and mixed-use corridors through landscaping, street furniture and gateway elements, such as signs and murals. The street safety improvements advance the City’s Vision Zero initiative, which calls for eliminating traffic-related fatalities by 2024.

“Today, with critical upgrades to its water and sewer infrastructure (including emergency firefighting systems) complete, the Inner Sunset is stronger than ever,” said Supervisor Brown. “We’ve also made extensive upgrades to strengthen pedestrian safety and improve MUNI service, so that residents, merchants and other visitors can get to the neighborhood more safely and easily. I’ve worked hard to minimize the inevitable disruptions of the construction, and my commitment now as the project draws to a close is to keep partnering closely with the Inner Sunset to make the very most of all this new and improved infrastructure.”

“The City’s 10-Year Capital Plan allows us to make smart investments that improve City infrastructure in every neighborhood,” said City Administrator Naomi M. Kelly. “Properly managing the City’s financial resources is essential so we can provide funding to make the repairs our transportation system needs.”

The Inner Sunset Streetscape Improvements and Muni Forward Project features numerous safety enhancements and transit service improvements. Improvements include 95 new curb ramps to increase accessibility, four transit bulb-outs to make transit boarding safer and more efficient, two pedestrian bulb-outs to shorten crossing distances, traffic signal upgrades that give priority to transit over cars, and increased distance between N-Judah stops to enhance efficiency. Additionally, crews repaved the entire stretch with more than 5,000 tons of new asphalt to create a smoother roadway for all users.

“As the transportation lifeline of the Inner Sunset, the N-Judah will benefit from upgraded Transit Signal Priority and the installation of Muni transit bulb-outs,” said Tom Maguire, Interim Director of Transportation, SFMTA.

Additional streetscape improvements include new street trees, drought-tolerant plantings, and added sidewalk seating to serve residents and visitors. The project also includes fiber optic conduit installation, which will help create a network of high-speed internet across the City; and the replacement of aging sewer and water utility lines with larger, modern pipelines to provide more reliable service and minimize disruptions.

The project also strengthens the City's Emergency Firefighting Water System (EFWS) by upsizing 4,000 linear feet of EFWS pipelines to increase the capacity of high-pressure for large-scale firefighting. In addition, the City installed 12 high-pressure fire hydrants that are connected to high-capacity cisterns, tanks and reservoirs throughout the commercial corridor.

"San Francisco Public Works was proud to collaborate with the SFPUC, SFMTA, our elected leaders and neighborhood residents and businesses to deliver key safety improvements and beautification elements that will benefit everyone who visits the Inner Sunset neighborhood," said Public Works Director Mohammed Nuru. "The project serves as a great example of successful government-community partnership."

The streetscape improvement project is part of the Great Streets Program, which was established in 2005. The Great Streets Program seeks to improve neighborhood streets across the City by demonstrating best practices in design and the value of landscaping, lighting, and pedestrian safety.

The many benefits of the Inner Sunset Streetscape Improvements project are emblematic of the state of good repair programs in San Francisco's 10-Year Capital Plan. The Capital Plan documents the planned investments in street resurfacing, curb ramp replacement, sidewalk improvements, Vision Zero, and water and sewer system improvements that deliver greater quality of life and accessibility in all of San Francisco's neighborhoods.

The project was partially funded by the \$248 million Road Repair and Street Safety Bond, which was approved by San Francisco voters in 2011. San Francisco Public Works managed the \$21.3 million project and provided engineering and landscape design services. Mitchell Engineering was the general contractor.

For more information on the Inner Sunset Improvements project, please visit:
www.sfpbpublicworks.org/INNERSUNSETIMPROVEMENTS.

###

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: 2417 Green St PMND appeal
Date: Wednesday, September 18, 2019 3:08:28 PM
Attachments: [2417 Green St PMND Appeal Supplemental Response.pdf](#)

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From: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Sent: Wednesday, September 18, 2019 11:52 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: 2417 Green St PMND appeal

The attached supplemental appeal response is regarding item 19a on tomorrow's agenda. Please distribute the attached to all Planning Commissioners. I will also distribute this to all interested parties.

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
[San Francisco Property Information Map](#)

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: Item 6 -- Planning director Desired Qualifications
Date: Wednesday, September 18, 2019 11:01:36 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Bob Planthold <political_bob@att.net>
Sent: Tuesday, September 17, 2019 9:23 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fw: Item 6 -- Planning director Desired Qualifications

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

Subject: Item 6 -- Planning director Desired Qualifications

Comm'rs.,

I cannot attend the 19 Sept. mtg. in person, due to re-scheduled dental?? surgery.

What I say is a partial?? repeat of what I have said previously , and elsewhere.

The new director needs to:

1] PAY ATTENTION to communications about Planning problems affecting people with disabilities [p.w.d.s].

2] RESPOND to such problems, rather than ignore them.

Over 2 years ago, maybe even THREE, I wrote DIR. John Rahaim,
as a follow-up to a disability-related complaint about communications

problems arising from Planning's

posted flyers.

In my follow-up, I SPECIFICALLY asked what type --if any - training was provided Planning staff about

the needs, laws / ordinances & SF policies pertaining to p.w.d.s

I also specifically openly 'cc'ed it to other Planning staff.

NOBODY responded -- not by any means.

Some months later, I re-sent the original, with a prefatory note that nobody had responded.

Still, nobody responded to that SECOND message.

Such neglect, of a message sent to various staff within Planning, seems deliberate.

Beyond that, Planning staff, including the current staff director?? and ALSO some previous Planning Commissioners and leaders in the past few years,

have ignored a simple way to increase housing for p.w.d.s.

It's a simple formula adjustment I have communicated through various forums, city agencies, and NGOs/ non-profits.

Long-standing HUD guidelines call for?? new?? gov't. funded housing units[other than townhouses] to have a

MINIMUM of 5% of the units be made accessible.

That 5% minimum has become a long-standing MAXIMUM.

Yet, both the federal census and even California's state census indicate

the population who have a disability range from 12% - 18%-- far exceeding the 5% MAXIMUM.

While not all people with a disability have a mobility problem,

still accessible units must also provide safety equipment warnings for those who have sensory disabilities --

whether deafness or blindness.

Similarly, the Planning Department has been slow to address the lack of "visitability" of townhouses.

Though an upstairs floor may not need be accessible, the ground floor could easily be made accessible --

to a living room , kitchen and even a 1/2 bathroom.

Plus, there could be a bonus for having one bedroom in a townhouse be

located on the same ground floor as the kitchen & living room.

Yet, the many NGOs/ non-profits and private developers resist both changes.

As to the 55 MINIMUM that has become a MAXIMUM,

the claim that all units are made to be adaptable to full ADA standards

placates the able-bodied and those who want to minimize construction costs.

Once a non-accessible unit is inhabited by an able-bodied person,

then a person with a disability who is on either the regular wait list
or the disabled waiting list is out-of-luck.

There is no priority override for jumping a p.w.d. to the head of the
regular wait list.

Again, all this has been communicated to and through the Planning
Department over the past few years.

So, in addition to suggesting that the new Planning Director PAY
ATTENTION to and RESPOND to the needs of p.w.d.s,

the same can be said for you Commissioners.

Bob Planthold

--	--

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 *** SFMTA BOARD OF DIRECTORS APPROVES 5TH STREET IMPROVEMENT PROJECT THAT INCLUDES PEDESTRIAN SAFETY IMPROVEMENTS AND PROTECTED BIKE LANES
Date: Wednesday, September 18, 2019 11:00:48 AM
Attachments: [09.17.19 5th Street Safety Project.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Tuesday, September 17, 2019 6:00 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SFMTA BOARD OF DIRECTORS APPROVES 5TH STREET IMPROVEMENT PROJECT THAT INCLUDES PEDESTRIAN SAFETY IMPROVEMENTS AND PROTECTED BIKE LANES

FOR IMMEDIATE RELEASE:

Tuesday, September 17, 2019

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

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

SFMTA BOARD OF DIRECTORS APPROVES 5TH STREET IMPROVEMENT PROJECT THAT INCLUDES PEDESTRIAN SAFETY IMPROVEMENTS AND PROTECTED BIKE LANES

As part of the City's efforts to reach Vision Zero goals and Mayor London Breed's goal of 20 miles of protected bike lanes in the next two years, the SFMTA is re-designing the dangerous 5th, 6th, and 7th Street corridors

San Francisco, CA — The San Francisco Municipal Transportation Agency (SFMTA) Board of Directors today approved the 5th Street Safety Improvement Project, which will bring much needed pedestrian safety improvements and protected bike lanes to the high-injury 5th Street corridor. The project will deliver a number of short-term safety improvements as part of the “quick-build” policy championed by Mayor Breed while longer-term improvements are implemented over time.

75 percent of San Francisco's severe and fatal traffic injuries occur on just 13 percent of our

streets. These streets compose the City's high-injury network. The 5th Street project is part of a larger series of improvements to the 5th, 6th, and 7th Street corridors, all part of the high-injury network. These changes will help ensure the South of Market area is safer for everyone who walks, bikes, takes transit, and drives through the neighborhood

"As it currently exists, 5th Street is simply not designed to keep pedestrians and bicyclists safe. Only 45 percent of people surveyed said they felt safe walking the corridor, only seven percent said they felt safe biking, and only 25 percent said they can find reliable transit. That's simply unacceptable," said Mayor Breed. "This project will protect pedestrians and bicyclists, and our new quick-build policy will allow us to make immediate safety improvements while long-term changes are being made."

The 5th Street Improvement Project spans an important connection from Market Street to Townsend Street. In the near-term, it includes protected bike lanes for the entire corridor, lane reconfigurations to encourage safer vehicle speeds, and new zones for passenger and delivery loading. In addition, longer-term pedestrian safety improvements will include wider sidewalks and raised crosswalks at select alleyways.

"The 5th Street Improvement project is part of a larger, coordinated effort to create a network of safe streets in the South of Market area," said Tom Maguire, Interim SFMTA Director of Transportation. "5th Street is on the city's High-Injury Network, and we are using all the tools available to improve the safety and visibility of some of the most vulnerable road users in a neighborhood with growing residential and commercial development."

"Improving public safety in the district is a priority and reflects the values of our Yerba Buena Street Life Plan that guides our actions," said Cathy Maupin, Executive Director of the Yerba Buena Community Benefits District, which is within the project area. "We're eager to continue to collaborate with the city and the community on opportunities like the 5th Street Improvement Project that make Yerba Buena safer for pedestrians, bikes and other modes of transportation."

Separately, the 6th Street Corridor is currently receiving a number of pedestrian safety treatments as part of the quick-build policy that was championed by Mayor Breed. These include a reduction in traffic lanes between Market and Howard Streets to slow vehicle speeds, painted safety zones to increase pedestrian visibility and slow vehicle turning speeds, and new turning restrictions to reduce the potential for crashes at intersections. These immediate safety-improvements will serve to inform the larger 6th Street Pedestrian Safety Improvement Project, which is scheduled to begin in 2020.

Mayor Breed has called for 20 miles of new protected bike lanes to be completed across the next two years, doubling the City's previous pace. SFMTA is rapidly executing this directive. Last month, the SFMTA completed a new one-mile protected bicycle lane on 7th Street between Townsend and 16th Streets. Using the quick build process, it took fewer than 100 days from the start of design to completing the project, significantly improving bicycle connections between SoMa and Mission Bay.

###

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 *** BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO POWER SAN FRANCISCO'S DOWNTOWN WITH 100 PERCENT RENEWABLE ELECTRICITY
Date: Tuesday, September 17, 2019 3:06:44 PM
Attachments: [09.17.19 Commercial Building Renewable Energy Requirements.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Sent: Tuesday, September 17, 2019 2:45 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO POWER SAN FRANCISCO'S DOWNTOWN WITH 100 PERCENT RENEWABLE ELECTRICITY

FOR IMMEDIATE RELEASE:

Tuesday, September 17, 2019

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

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

**BOARD OF SUPERVISORS VOTES UNANIMOUSLY TO
POWER SAN FRANCISCO'S DOWNTOWN WITH
100 PERCENT RENEWABLE ELECTRICITY**

*Board of Supervisors approves Mayor London Breed's legislation to require large
commercial buildings to use renewable or greenhouse-gas free hydroelectricity*

San Francisco, CA — The Board of Supervisors today voted unanimously to approve Mayor London N. Breed's legislation to transition private commercial buildings of 50,000 square feet and larger to 100 percent renewable electricity. Almost half of San Francisco's citywide emissions come from buildings, and half of those emissions come from the commercial sector. San Francisco has already reduced its greenhouse gas emissions 36 percent below 1990 levels.

The new clean electricity requirement is the first of its kind in the nation. The law will reduce emissions from the City's largest commercial buildings by an additional 21 percent to accelerate San Francisco's drive towards 100 percent renewable electricity by 2030. The legislation was co-sponsored by Supervisors Vallie Brown, Ahsha Safaí, Aaron Peskin, Matt Haney, Rafael Mandelman, and Hillary Ronen.

“We must continue to lead the way in the fight against climate change, and we know that the building sector is a major contributor of climate-changing greenhouse gases,” said Mayor Breed. “Transitioning our large buildings to 100 percent renewable energy is an important step towards making San Francisco an even more sustainable city and continuing the progress we have made with CleanPowerSF.”

The legislation calls for the City’s largest commercial buildings to procure 100 percent renewable electricity from any of the City’s electricity providers by 2022. Then, starting in 2024, additional buildings will be subject to the requirement, eventually encompassing all commercial buildings 50,000 square feet or larger. The requirement is currently phased-in chronologically to ensure adequate renewable electricity is available for procurement:

- 2022 – commercial buildings over 500,000 square feet;
- 2024 – commercial buildings over 250,000 square feet; and,
- 2030 – commercial buildings over 50,000 square feet.

The legislation is part of the Mayor’s vision of an “all-electric City” in which 100 percent renewable electricity replaces the use of fossil fuels in the building and transportation sectors. San Francisco’s emissions primarily come from the transportation and the building sectors, with each sector responsible for 46 and 44 percent of the City’s emissions, respectively. Cross-sector electrification will be necessary to achieve deep greenhouse gas emissions reductions and Mayor Breed’s Global Climate Action Summit commitment for net zero emissions by 2050.

“When we think greenhouses gases, we’re right to think cars but we also need to think buildings,” said Supervisor Vallie Brown. “Thanks to CleanPowerSF, we’re in a great position to generate and deliver the renewable electricity supply we need to zero out our emissions. I’m proud to have been a part of the team that first introduced CleanPowerSF, and to continue that work with this and other key climate legislation today.”

The City’s municipal buildings are already powered by greenhouse gas-free hydroelectricity through Hetch Hetchy Power. To accelerate San Francisco’s transition to an all-electric City, in April 2019 Mayor London Breed also announced that she is directing the Department of the Environment to convene a public-private task force to examine how best to electrify all of San Francisco’s buildings. The task force is expected to produce a decarbonization roadmap for buildings in early 2020. In July, Supervisor Brown announced that she will introduce legislation to eliminate the use of natural gas in all new municipal building projects and major renovations, in order to further decarbonizing City-owned buildings.

“Requiring San Francisco’s largest buildings to be powered by clean electricity is the next step towards an ‘all-electric,’ net zero emissions city,” said Debbie Raphael, Director of the San Francisco Department of the Environment. “I want to thank Mayor Breed for bringing forward this legislation and for her unwavering commitment to a clean energy future for San Francisco. More clean electricity on our grid is how we make that future a reality today.”

Today, all of the City’s major electricity providers, Hetch Hetchy Power, CleanPowerSF, and PG&E, provide 100 percent renewable electricity products. Hetch Hetchy is the City’s oldest provider of clean electricity and is the most affordable. CleanPowerSF, the City’s new clean energy program, also offers SuperGreen, a 100 percent renewable electricity at more cost-

effective price points than PG&E. The San Francisco Public Utilities Commission (SFPUC) operates both CleanPowerSF and Hetch Hetchy Power, and serves 80% of the city's electric load.

“For more than a century, we have provided clean energy to San Francisco, and we are excited about expanding those efforts to meet our City's renewable energy goals,” said SFPUC General Manager Harlan L. Kelly, Jr. “The SFPUC is proud to take part in an effort that will address our climate change concerns while providing our businesses with safe, reliable and affordable power services.”

The Mayor's legislation complements similar building programs like the City's auditing and energy benchmarking program for existing buildings, Better Roofs ordinance, the EV Readiness ordinance, and the Mayor's proposal to expand the number of EV charging stations in San Francisco parking facilities. The San Francisco Department of the Environment, in collaboration with the SFPUC, will administer the new program.

###

From: [Snyder, Mathew \(CPC\)](#)
To: [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); richhilliss@gmail.com
Cc: [CTYPLN - COMMISSION SECRETARY](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [MILJANICH, PETER \(CAT\)](#)
Subject: SoMa CAC Legislation - Ordinance introduced July 30, 2019
Date: Tuesday, September 17, 2019 12:52:54 PM
Attachments: [CS CAC leg - Ord - 07 30 19.pdf](#)

Apologies. In my haste, I forwarded you the previous version of the Ordinance – please see the most recent version introduced on July 30, 2019.

Mat Snyder, Senior Planner
Citywide Planning

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6891 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Snyder, Mathew (CPC)
Sent: Tuesday, September 17, 2019 11:32 AM
To: Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhilliss@gmail.com
Cc: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; MILJANICH, PETER (CAT) <Peter.Miljanich@sfcityatty.org>
Subject: SoMa CAC Legislation - Ordinance

Good Morning Commissioners:

In our Thursday transmittal, you received a packet for the SoMa CAC Ordinance, which is on your agenda for Thursday, September 19, 2019.

Unfortunately, while the Legislative Digest, and a thorough description of the legislation was included, the actual Ordinance was not. It is attached.

Please let me know if you have any questions.

Mat

Mat Snyder, Senior Planner
Citywide Planning

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6891 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Snyder, Mathew \(CPC\)](#)
To: [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); richhilliss@gmail.com
Cc: [CTYPLN - COMMISSION SECRETARY](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [MILJANICH, PETER \(CAT\)](#)
Subject: SoMa CAC Legislation - Ordinance
Date: Tuesday, September 17, 2019 11:32:04 AM
Attachments: [SoMa CAC Ordinance - 181215 - as transmitted.pdf](#)

Good Morning Commissioners:

In our Thursday transmittal, you received a packet for the SoMa CAC Ordinance, which is on your agenda for Thursday, September 19, 2019.

Unfortunately, while the Legislative Digest, and a thorough description of the legislation was included, the actual Ordinance was not. It is attached.

Please let me know if you have any questions.

Mat

Mat Snyder, Senior Planner
Citywide Planning

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6891 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Alexander, Christy \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-009534CUA
Date: Tuesday, September 17, 2019 11:14:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Lorraine Lin <lorraine.lin@gmail.com>
Sent: Tuesday, September 17, 2019 8:28 AM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; richhillissf@gmail.com; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Dennis Budd <dbudd@gastarchitects.com>; Lucas Eastwood <lucas@eastwoodsf.com>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>
Subject: Re: 2018-009534CUA

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

Dear Commissioners,

As an immediate neighbor, I support including a garage as currently proposed for 45 Culebra. This will make the narrow street accessible to Uber and Lyft drivers. Replacing one street parking space for a garage space will allow space for drivers to make U-turns, which is not possible with the current configuration of vehicles parked on the westside of Culebra.

Residents almost always drive in reverse down the street, which most have learned to competently do. However, this is often a problem for visitors, car-share / taxi drivers, and random drivers who accidentally drive up the one-way street. Unfortunately, some still try to make U-turns. I have witnessed multiple times non-residents maneuvering with their wheels on the sidewalk with their cars literally touching buildings & parked cars. I and other residents have had our parked cars smacked (hard enough to file insurance claims) by vehicles backing down the street, usually at the bend in the street.

Overall, I support reducing the number of the cars, easing horrible city traffic & reducing carbon emissions (I'm a bike commuter). However, once again Culebra is a *special situation*.

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

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 \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)
Subject: FW: Support: Jobs Housing Linkage Fee
Date: Tuesday, September 17, 2019 11:14:41 AM
Attachments: [JWJSF-JHLSupportLetter-Planning9-19.pdf](#)

*Jonas P. Ionin,
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From: Tracey Brieger <tracey@jwjsf.org>
Sent: Tuesday, September 17, 2019 10:13 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support: Jobs Housing Linkage Fee

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

Dear Commission Secretary,

Please find attached Jobs with Justice's support letter for the Jobs Housing Linkage Fee (#10 on Regular Calendar agenda for this Thursday).

Sincerely,

Tracey

~~~

Tracey Brieger  
Campaign Director  
Jobs with Justice San Francisco  
209 Golden Gate Avenue  
San Francisco, CA 94102  
Phone: (415) 215-5473  
[www.jwjsf.org](http://www.jwjsf.org)





**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 258 Noe St, The Flore Store, 2018-002060CUA  
**Date:** Tuesday, September 17, 2019 11:14:29 AM  
**Attachments:** [SFFACC Letter of Support, 258 Noe St, The Flore Store.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Jose Pecho <jose@jpinvests.com>  
**Sent:** Tuesday, September 17, 2019 11:07 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** 258noestore@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** 258 Noe St, The Flore Store, 2018-002060CUA

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

September 17, 2019

Jeffrey Horn  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Re: 258 Noe St, The Flore Store, 2018-002060CUA

Dear Mr. Horn:

On behalf of the Board of Directors for the San Francisco Filipino-American Chamber of Commerce, I write this letter in support of the “Conditional Use Authorization” to establish cannabis retail use at 258 Noe St, called The Flore Store (TFS).

The TFS operators have done a tremendous job of leading cannabis policy in the City of San Francisco, explaining their project, the benefits and opportunities they will provide its patients, customers, as well as for and non-profit organizations in the City.

All the hard work and decades long community service, advocacy and cannabis experience of Equity Applicant Terrance Alan and his team will ensure excellent community relations, while upholding City and community policies, with a give-back commitment in supporting local programs and charities.

We 100% support their CUA! Their entire team are tremendous community servants and their efforts in continuing to serve and enhance the City of San Francisco, the Castro, and the LGBTQ Community are noteworthy.

If the City can have more operators and businesses like The Flore Store, we'd all be better for it!

Should you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'JPecho', with a long horizontal flourish extending to the right.

Jose A. Pecho, President  
San Francisco Filipino-American  
Chamber of Commerce (SFFAACC)  
[jose@sffilamchamber.org](mailto:jose@sffilamchamber.org)  
925-286-6607 Mobile

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the San Francisco Filipino American Chamber of Commerce. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**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:** [Alexander, Christy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 45 Culebra Terrace  
**Date:** Monday, September 16, 2019 3:22:44 PM  
**Attachments:** [Reuben, Junius Letter.pdf](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** bhutch819@gmail.com <bhutch819@gmail.com>  
**Sent:** Monday, September 16, 2019 3:06 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 45 Culebra Terrace

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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 ADDS 60 NEW BEDS TO DIVISION CIRCLE NAVIGATION CENTER  
**Date:** Monday, September 16, 2019 12:02:50 PM  
**Attachments:** [09.16.19 Division Circle Navigation Center.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, September 16, 2019 12:02 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ADDS 60 NEW BEDS TO DIVISION CIRCLE NAVIGATION CENTER

**FOR IMMEDIATE RELEASE:**

Monday, September 16, 2019

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

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

**MAYOR LONDON BREED ADDS 60 NEW BEDS TO DIVISION  
CIRCLE NAVIGATION CENTER**

*The new beds build on Mayor Breed's goal of adding 1,000 new shelter beds by the end of  
2020*

**San Francisco, CA** — Mayor London N. Breed today celebrated the addition of 60 new beds at the Division Circle Navigation Center in the Mission, which brings the total number of beds at Division Circle to 186. The new beds will be used to address homelessness in the area, with a particular emphasis for people at the cross-section of homelessness, mental illness, and substance use disorder. Mayor Breed and Vallejo Mayor Bob Sampayan today toured the newly expanded Navigation Center, located at 224 South Van Ness Ave.

Mayor Breed is committed to dramatically expanding shelters and Navigation Centers to provide a safe place for people to be off the street and be connected with long-term services. In October 2018, she announced a goal of opening 1,000 new shelter beds by the end of 2020. With the expansion of Division Circle Navigation Center, Mayor Breed has added 346 new shelter beds toward the 1,000 bed goal. There are an additional 244 beds under construction, and 200 additional beds in the pipeline.

“The new beds at the Division Circle Navigation Center get us one step closer to providing the shelter we need in our City,” said Mayor Breed. “Everyone deserves a safe place to sleep at night and access behavioral health care if they need it. We must continue adding more shelters and housing throughout San Francisco and connecting people to the services that can help get them off the streets and out of homelessness.”

The Division Circle Navigation Center opened in the summer of 2018 with 126 beds. The Navigation Center is operated by the St. Vincent de Paul Society of San Francisco, a non-profit provider that is responsible for case management and partnering with the Department of Homelessness and Supportive Housing (HSH) to provide housing navigation services. The St. Vincent de Paul Society also coordinates with the Department of Public Health and the Human Services Agency, who provide onsite access to physical and behavioral health services, as well as benefits access.

After a year of successful operation, the City has expanded the capacity of the Navigation Center by adding 60 beds, an additional set of restrooms, and new community space with a clinic. Since its opening, the Division Circle Navigation Center has served 1,245 people. Forty-three percent of all people who have exited from all San Francisco Navigation Centers have left to either another shelter program or into housing.

Navigation Centers are designed to serve San Franciscans who are living unsheltered in the community. Unlike traditional shelters, Navigation Centers allow people to bring their partners, pets, and belongings with them. In addition to room and board, case managers provide support to connect them with employment opportunities, health services, public benefits, and housing.

The original construction of the Division Circle Navigation Center was supported by State funds secured by Assemblymember Phil Ting. The Navigation Center is located on land leased from Caltrans that was previously used as a parking lot. As a result of Assembly Bill 857, introduced by Assemblymember Ting, the City is able to use underutilized Caltrans locations like this one for emergency shelter programs at affordable rates.

“Division Circle is a great example of how vital state and local partnerships are in addressing California’s homeless crisis,” said Assemblymember Ting. “This Navigation Center got its start with the help of state funding and state land. Growth and expansion are signs of success, and I’m pleased to see our investments in programs that help people flourish.”

The Department of Homelessness and Supportive Housing (HSH) currently offers temporary shelter to approximately 3,400 people per night through traditional shelters, stabilization beds, Navigation Centers, and Transitional Housing. However, 65% of San Francisco’s homeless population lives unsheltered on the city streets, which clearly demonstrates the need for more shelter beds.

“We are thrilled to be expanding access to the Division Circle Navigation Center today for people suffering on our streets,” said Jeff Kositsky, Director of HSH. “Navigation Centers are a critical tool to provide safety and a step in the journey to exiting homelessness. We thank Mayor Breed for her bold leadership to expand access to shelter in San Francisco, to community leaders and neighbors who supported this expansion and our City partners and St. Vincent de Paul Society for their tireless and compassionate work.”

“As a long standing nonprofit service provider, St. Vincent de Paul is happy to support the Mayor and her initiative to increase beds for those who are unhoused and most vulnerable,” said Shari Wooldridge, Executive Director of the St. Vincent de Paul Society of San Francisco. “Our mission has been to bring back the humanity, dignity and self-respect to any one in need. Today we are able to provide another 60 beds for those who are looking to heal and move in a different direction with their lives.”

Earlier this month, Mayor Breed launched a new behavioral health initiative—Heal Our City—which includes a plan to help the approximately 4,000 homeless San Franciscans who have mental illness and substance use disorders. Of this group, San Francisco’s data shows that 41 percent frequently use urgent and emergent psychiatric services, compared to 15 percent of people experiencing homelessness overall who use these services. This population also suffers greatly from alcohol use disorder. Examining this population through an equity lens, African American people represent 35 percent of these residents, while they make up just five percent of the overall population of San Francisco.

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 230 most vulnerable members of this population, and increase access to behavioral health services by expanding the hours of the City’s Behavioral Health Access Center. Additionally, on Thursday, September 12, Mayor Breed announced the City will open 15 new Hummingbird psychiatric respite beds, with funding provided by Tipping Point Community.

###

**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: 201906214145 CUA at 500 Jones (Infinity Wellness)  
**Date:** Monday, September 16, 2019 11:57:59 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Michael Nulty <sf\_district6@yahoo.com>  
**Sent:** Friday, September 13, 2019 5:47 PM  
**To:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Subject:** 201906214145 CUA at 500 Jones (Infinity Wellness)

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**Alliance for a Better District 6**

**P.O. Box 420782**

**San Francisco, CA 94142-0782**

September 13, 2019

San Francisco Planning Commission

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: 500 Jones Street, Conditional Use Authorization (Infinity Wellness)

Planning Commissioners:

Our first objection to this Conditional Use Authorization is the misleading use of address the X-Press Market uses the address 498 O'Farrell Street and the proposed Infinity Wellness Cannabis Retailer plans



on using the storefront address 500 Jones Street.

Our second objection to the Conditional Use Authorization is seeing another lose of a corner store that serves the needs of the surrounding community. Over a four year period 14 corner stores have closed in the Tenderloin this tread needs to be reversed. Protecting the services for the low-income community and those living in SRO's who are in need a food and other consumer goods daily. The Tenderloin neighborhood, 32% of whose 28,000 residents live in poverty. The Tenderloin has no supermarket, but does have corner stores with 80% of which are runned by immigrant families.

In recent months this square block has advocated for changes to improve the quality of live. The closing of the Niles Cafe Hookah Lounge at (544 Jones ST) and adjunct parklet were Niles allowed customers to smoke hookah and disturb nearby residents; the rerouting of 27 Bryant busline with a bus stop on Jones/O'Farrell Sts.; advocating for a pit stop in front of the senior center on O'Farrell St.; utilizing Shannon Alley at least three times a year for flea markets and block parties, supporting the development of 450 O'Farrell Street Housing project (the development surrounds the building that the proposed Infinity Wellness Cannabis Retailer plans to operate on both O'Farrell and Jones Street).

And lastly we have concerns on how Infinity Wellness will impact nearby tourist businesses and tourism. In addition the Tenderloin is dealing with high injury pedestrian accidents so public safety concerns have become a "state of emergency".

Until we hear responses to our concerns we **can not support** a Conditional Use Authorization.

Sincerely,

Michael Nulty  
Executive Director

**ATTACHED IS A COPY OF THIS LETTER FOR THE PUBLIC RECORD AND FILE**

***Michael Nulty***

P.O. Box 420782  
San Francisco, CA 94142-0782  
(415) 339-8327 - Direct  
(415) 339-8779 - Alliance for a Better District 6

<http://abd6.cfsites.org/>

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA  
**Date:** Monday, September 16, 2019 11:57:10 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Isaac Baime <ijbaime@gmail.com>  
**Sent:** Friday, September 13, 2019 9:52 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>  
**Cc:** 285NoeStore@gmail.com  
**Subject:** Support 258 Noe Street Retail Cannabis Case # 2018-002060CUA

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

Dear SF Planning Department 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.

I want to see 258 Noe Street cannabis retail store open because I have a relative who was addicted to hard drugs and could not get off of them and eventually took his own life a few years back when it was harder to get access to cannabis. I also have a relative who struggled with homosexuality for years causing tons of anxiety. I feel that this project incorporates so many good things and the people involved are serious about keeping the culture of the area alive. Flore in the Castro district represents a place where people can feel comfortable being themselves and a place of community where everyone comes together to feel united. The owners of this store want to uphold these values and incorporate them into this project creating a beautiful thing. This is so much more than a cannabis retail permit and I hope that you can see the full picture of this and the meaning to the whole community.

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

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

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

Sincerely,  
Isaac Baime  
09/14/19

**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: INADEQUACY OF DESCRIPTION OF BASELINE EXISTING SETTING  
**Date:** Monday, September 16, 2019 11:57:06 AM  
**Attachments:** [Comment 11.docx](#)  
[CAC-Comments-From-SaveCCSF final.doc](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** aj <ajahjah@att.net>  
**Sent:** Saturday, September 14, 2019 7:29 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>  
**Cc:** BRCAC (ECN) <brcac@sfgov.org>  
**Subject:** INADEQUACY OF DESCRIPTION OF BASELINE EXISTING SETTING

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Planning Commission:

## **INADEQUACY OF DESCRIPTION OF BASELINE EXISTING SETTING**

I had raised the issue of the inadequacy of the Initial Study/SEIR's description of the Reservoir Project's baseline existing condition at the 9/12/2019 Planning Commission meeting. Here, I wish to expand on my allegation.

In an earlier written comment, I had already written the following:

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:

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.

Chapter 3 is entitled “Environmental Setting, Impacts, and Mitigation Measures.” It states: “Sections 3.B through 3.D each includes descriptions of the environmental setting and regulatory framework.”

In a careful search for descriptions of the environmental setting within Sections 3.B, 3.C, and 3.D, here are the descriptions provided:

#### 3.B.4 Existing Conditions:

*The project site is a 17.6-acre rectangular parcel and encompasses Assessor's Block 3180/Lot 190 in San Francisco's West of Twin Peaks neighborhood. The project location and site characteristics are described in SEIR Section 2.A, Project Overview, p. 2-1, and Section 2.D.2, Project Site, p. 2-7. The existing land use setting is described in Appendix B, Initial Study, Section E.1, Land Use and Land Use Planning, p. B-12.*

#### 3.C.3: Summary of BPS Area Plan PEIR Noise Section:

### Balboa Park Station Area Plan PEIR Setting

*The noise setting for the Balboa Park Station Area Plan (area plan) discussed in the Balboa Park Station Area Plan [Program] Environmental Impact Report (PEIR) differs from the existing setting today primarily in terms of the increase in traffic volumes resulting from overall employment growth in the San Francisco area and number of noise sources that exist in the area. However, there was a decrease in annual enrollment at the adjacent City College Ocean Campus of nearly 25 percent between 2008–2009 and 2017–2018, the most recent year for which data are available.<sup>151</sup> In addition, since the December 2008 certification of the PEIR, development has occurred adjacent to the project site. City College filled the east basin of the reservoir site and raised its grade to match*

surrounding terrain to the east, and constructed the Multi-Use Building.

#### 3.C.4 Environmental Setting:

3.C.4 contains technical information regarding noise. There is no content describing the overall existing setting.

#### 3.D.3 Summary of BPS Area Plan Quality Section:

##### **Balboa Park Station Area Plan PEIR Setting**

*The air quality setting for the Balboa Park Station Area Plan (area plan) discussed in the Balboa Park Station Area Plan Program EIR (area plan PEIR, or PEIR) differs from the existing setting today in terms of air quality conditions, the regulatory environment, and in the level of available information with respect to health risks and hazards. Specifically, at the time of the PEIR, localized concentrations of criteria air pollutants were higher than what are monitored today as many of the regulatory improvements implemented since then have improved air quality conditions. As an example, the PEIR reported that particulate emission standards were regularly exceeded in San Francisco. Since 2007, the effect of regulatory changes has resulted in a reduction in the number of violations of the particulate matter standard despite subsequent strengthening (i.e., more health protective) of the ambient particulate standards.*

#### 3.D.4 Environmental Setting:

3.D.4 Environmental Setting contains information regarding climate and meteorology, and pollutants. There is no content describing the overall existing setting.

### **California Code of Regulations Title 14 Section 15125**

California Code of Regulations Title 14 Section 15125 contains the requirements for a description of the existing Environmental Setting in an EIR:

*§ 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 description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the **most accurate and understandable picture practically possible** of the project's likely near-term and long-term impacts.*

The descriptions of the physical environmental setting in 3.B, 3.C, and 3.D are limited to descriptions involving transportation, noise, and air quality.

Thus, in order for the public and decision-makers to acquire the “most accurate and understandable picture possible of the project’s impacts”, we are left with the SEIR’s 2.A Project Overview contained in Chapter 2, Project Description.

Contrary to § 15125’s requirement for a description of the existing condition “in the vicinity of the project”, SEIR 2.A only provides a description of the project site:

*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 FAILS § 15125’s REQUIREMENT FOR A DESCRIPTION OF THE AFFECTED VICINITY.**

14 CCR 15125 also has another relevant requirement. It has a requirement that an EIR adequately investigate environmental resources that are unique and would be affected:

*§ 15125 (c) Knowledge of the regional setting is critical to the assessment of environmental impacts. Special emphasis should be placed on **environmental resources that are rare or unique to that region and would be affected by the project**. The **EIR must demonstrate** that the significant environmental impacts of the proposed project were **adequately investigated** and discussed and **it must permit the significant effects of the project to be considered in the full environmental context**.*

City College is a universally recognized and unique treasure of the San Francisco Bay Area. It is an Appendix G CEQA Environmental Checklist Environmental Factor in the category of Public Services. And although having been repeatedly brought up by the public throughout the “public engagement process”, the SEIR fails to adequately address impacts on CCSF and other schools in the “full environmental context.”

I have attached a 2015 submission by the Save CCSF Coalition to the City Team (OEWD/Planning) and Reservoir CAC. Excerpt

**Subject:** Input for planning – CCSF must be considered

**Comments:**

CCSF is the central educational, economic, cultural focus of the neighborhood. Any planning and development at the PUC’s west reservoir site cannot be allowed to impact CCSF negatively, whether it’s in relation to the need for parking for students, faculty and staff; or the needs of PAEC.

Current Balboa Reservoir planning is focused on discouraging private auto use by making parking difficult and more expensive. This goal has the side effect of discouraging enrollment and attendance. Such a policy would only result in shifting car usage to other schools where parking is easier, or causing students to drop out!

Planning documents presented to date make inadequate evaluation of cumulative impacts and fail to account for past, present and reasonably foreseeable projects by completely ignoring the PAEC!

**THE DSEIR FAILS TO ADEQUATELY EXAMINE IMPACTS ON CITY COLLEGE AND OTHER SCHOOLS, IN VIOLATION OF § 15125 (c).**

Submitted by:

Alvin Ja



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for 33 Capra Way  
**Date:** Monday, September 16, 2019 11:56:47 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Liz J. Miller <dancewithliz@gmail.com>  
**Sent:** Saturday, September 14, 2019 11:46 AM  
**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.com; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Melanie Stein <melanie@marchcapitalfund.com>  
**Subject:** Support for 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,  
Liz J. Miller  
2019953068  
Volunteer, Northern Neighbors

**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:** Monday, September 16, 2019 11:56:35 AM

---

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)

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

From: Casey Hitchman <[caseyhitchman@yahoo.com](mailto:caseyhitchman@yahoo.com)>  
Sent: Saturday, September 14, 2019 2:52 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Office of Cannabis (ADM) <[officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)>  
Cc: [285NoeStore@gmail.com](mailto: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.

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.

I know about this project because I am friends with Aaron and Denae Silverman. I lost my father to cancer 3 years ago, and in his final year his only relief from pain came from cannabis and I know there are other patients like my Dad who could benefit from this retail store.

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

Sincerely,

Casey Howard

9/14/2019

**From:** [CPC Commissions Secretary](#)  
**To:** [Mandela, Jeffrey \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#); [Mandelman, Jeffrey \(CPC\)](#); [Mandel, Jeffrey \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#); [Mandel, Jeffrey \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#)  
**Subject:** YES, SUPPORT of 258 New  
**Date:** Monday, September 18, 2018 11:53:27 AM

---

Jonas P. Smith,  
Director of Commission Affairs  
Planning Department/City & County of San Francisco  
1600 Mission Street, Suite 405, San Francisco, CA 94103  
Direct: 415-338-6389/Fax: 415-338-6409  
[jonas.smith@sfplanning.org](mailto:jonas.smith@sfplanning.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Greg Howard <[greg\\_howard21@yahoo.com](mailto:greg_howard21@yahoo.com)>  
**Sent:** Saturday, September 15, 2018 4:16 PM  
**To:** CPC Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Horn, Jeffrey (CPC) <[jeffrey.horn@sf.gov](mailto:jeffrey.horn@sf.gov)>; MandelmanStaff, [BOS] <[mandelmanstaff@sf.gov](mailto:mandelmanstaff@sf.gov)>; Board of Supervisors, (BOS) <[boardofsupervisors@sf.gov](mailto:boardofsupervisors@sf.gov)>; Office of Cannabis (ADM) <[officeofcannabis@sf.gov](mailto:officeofcannabis@sf.gov)>  
**Cc:** 258NewStore@gmail.com  
**Subject:** SUPPORT of 258 New Street Retail Cannabis Case # 2018-002060CUA

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

I 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 New Street scheduled for hearing on September 19, 2019. Cannabis retail at 258 New 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 know about this project because I am friends with Aaron and Denise Silverman. I am in full support of this retail store as I personally have a bad back and use various cannabis products to help with my chronic pain.

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

Sincerely,

Greg Howard

9/14/2019

Regards,

Greg Howard  
925-418-6191

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Item No. 18 September 19, 2019 Planning Commission #2019-004691CUA 1347 27th Avenue  
**Date:** Monday, September 16, 2019 11:52:46 AM  
**Attachments:** [image001.png](#)

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*Jonas P. Ioniñ,  
Director of Commission Affairs*

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

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

---

**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Saturday, September 14, 2019 6:57 PM  
**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>  
**Cc:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Johnson, Milicent (CPC) <[mlificent.johnson@sfgov.org](mailto:mlificent.johnson@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [richhillssf@yahoo.com](mailto:richhillssf@yahoo.com); CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Item No. 18 September 19, 2019 Planning Commission #2019-004691CUA 1347 27th Avenue

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Dear Ms. Hicks,

This facade at the project site should be preserved or at least the design of the new 2 unit building should remain in keeping with the predominant San Francisco style of the Sunset and the adjoining buildings on 27th Avenue as is clearly stated on the first page of the City's Residential Design Guidelines which I have included as a screen shot below.

I am commenting on this project even though I do not live in the Sunset. I really try to limit my comments on projects just to Noe Valley. But because I have recently become very sensitive to the importance of the Mediterranean-style homes in San Francisco (and Noe Valley) as outlined in several HREs for Noe Valley and the fact that the Mediterranean style homes were the predominant housing built in Noe Valley in the years between WWI and WWII, I am writing to you and the Commission.

Also I have only recently learned about the Mary Brown Study which is critical in understanding San Francisco vernacular architecture.

Beyond the Marina District, the Sunset is the prime neighborhood for this unique to San Francisco style of residential building. And it really is a unique style of vernacular housing which is found only in San Francisco per the late Ms. Brown's excellent and entertaining Study.

I was quite surprised that there was no mention of the 2013 Mary Brown Study, "Sunset District Residential Builders 1925-1950" in the Cat Ex. I think her entire Study highlights this unique and special style of vernacular housing in San Francisco. Her study explores the residential neighborhood history of the Sunset and this one on 27th Avenue is an example of those homes in her Study.

Please see in particular, pages 26, 27, 45, 46 and 90. But her entire Study pushes for further review of the Sunset District housing as well as a further examination of this style of vernacular architecture.

This house 1347 27th Avenue was built in 1926, one year before Doelger completed his first Barrel-Front Mediterranean Revival house on 39th Avenue in 1927. In the Mary Brown study, the Barrel-Front style of homes are cited as a unique subset of the Mediterranean style only built from the mid-1920s until 1931. As she wrote on page 90 of her Study:

"Barrel front Mediterranean Revival houses are most often the only style found in these early tracts. Occasionally, houses within these tracts alternated between crenelated and shaped roof parapets".

This description seems to describe the existing facade of the house at 1347 27th Avenue, precisely which again, was built one year prior to the first Doelger Sunset District house.

Additionally, the architect of this house Mr. John Carl Hladik was included with the Master Architects in the Planning Department's own study from seven years ago along with Oscar Thayer. That study is entitled "Market Street Masonry Discontiguous District" dated September 19, 2012.

I think these facts I have outlined in this email warrant the Planning Commission and Staff to reconsider the design of this project at the CUA hearing on Thursday, if not the outright preservation of the facade, certainly in order to meet the statement on page one of the RDGs which is below.

Additionally, this proposed design does not meet the criterion for Section 317 xiv in the draft Approval Motion. The proposed design of the facade is not a Mediterranean style home.

I think either a revised design in keeping with the Sunset and this 1300 block of 27th Avenue or the preservation of the existing facade is "necessary and desirable".

Thank you.  
Sincerely,  
Georgia Schuttish  
Noe Valley Resident

## RESIDENTIAL DESIGN GUIDELINES

*Publication date: December 2013*

San Francisco is known for its neighborhoods and the visual quality of its buildings. From the Victorians of the Western Addition to the stucco-clad Mediterranean-style homes in the Sunset neighborhood and contemporary infill homes found throughout the City, the architecture is diverse, yet many neighborhoods are made up of buildings with common rhythms and cohesive elements of architectural expression. These neighborhoods are in large part what make San Francisco an attractive place to live, work, and visit. In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.

The Residential Design Guidelines (Guidelines) articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City. The Guidelines address basic principles of urban design that will result in residential development that maintains cohesive neighborhood identity, preserve historic resources, and enhances the unique setting and character of the City and its residential neighborhoods. The Guidelines also suggest opportunities for residential designs to further San Francisco's goal of environmental sustainability.

Section 311(c)(1) of the Planning Code provides that Residential Design Guidelines shall be used to review plans for all new construction and alterations.

[DOWNLOAD DOCUMENT](#) >

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CONSEQUENCES OF THRESHOLD OF SIGNIFICANCE USED FOR TRANSIT DELAY  
**Date:** Monday, September 16, 2019 11:52:35 AM  
**Attachments:** [Comment 12.docx](#)  
[RESERVOIR-RELATED DELAY.docx](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** aj <ajahjah@att.net>  
**Sent:** Saturday, September 14, 2019 9:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>  
**Cc:** BRCAC (ECN) <brcac@sfgov.org>  
**Subject:** CONSEQUENCES OF THRESHOLD OF SIGNIFICANCE USED FOR TRANSIT DELAY

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## CONSEQUENCES OF THRESHOLD OF SIGNIFICANCE USED FOR TRANSIT DELAY

**The “less-than-significant” determination for Impact TR-4 is invalid. It is invalid because its 4-minute threshold of significance/Performance Standard is arbitrarily high and has been arrived at with neither proper authority nor substantial evidence.**

**Allowance of a 4-minute Reservoir-related Transit Delay threshold of significance would violate the Transit First Policy.**

**Although the SEIR finds potentially significant impact for C-TR- 4, the potential impact is unfairly attributed to City College’s FMP.**

**The actual real-world impact will be from the Reservoir Project; not City College. As such, the Reservoir Project’s true impact to Transit**

**Delay has been covered up by an egregiously liberal 4-minute threshold of significance. As such, the LTS determination for Impact TR-4 should objectively be invalid.**

**City College's future plans are fundamentally renovation projects to replace worn-out facilities. These renovation projects will not, in and of themselves—unlike the Reservoir Project—induce substantially greater demand for education services and resultant travel demand.**

**The SEIR blames the victim in its discussion of Impact C-TR-4.**

I wish to reinforce my earlier analysis of the inappropriateness of using a 4-minute threshold of significance in reaching a “less-than-significant” determination for Impact TR-4.

I have already provided several critiques of various aspects of the SEIR's analyses contained in Section 3.B, Transportation & Circulation.

I have already compared the numbers for “Project-Related Increase in Delay” provided in Table 3.B-18, *Transit Delay Analysis*. I compared the Project-Related Delay to scheduled MUNI running times for the 43 line.

My analysis showed:

---

*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/Genessee 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/Genessee to Balboa Park Station.*

---

I have analyzed the latest MUNI schedule information. I have attached a Table entitled “Reservoir-Related Delay in Relation to Reservoir Area MUNI Characteristics.”

The Table compiles information gathered from official MUNI scheduling documents. The documents are “Rotations” and “Trains” that contain information on headways and timepoints.

The Table shows the percentage contribution of real-world Reservoir-related delay relative to current MUNI timepoint-to-timepoint running times, using the SEIR's 4-minute threshold of significance.

Percentage of increase in travel time over the existing MUNI running times are:

- K Ingleside (between Geneva/San Jose and St. Francis Circle): 23.5% to

30.8%

- 8/ 8BX Bayshore/ Bayshore Express (Geneva/Mission-Unity Plaza) 50.0% to 66.7%
- 29 Sunset (19<sup>th</sup>/Holloway – Ocean/BART) 25.0% to 33.3%
- 43 Masonic (Monterey/Genessee – Geneva BART) 44.4% to 57.1%
- 49 Van Ness (Mission/Ocean – Unity Plaza) 50.0% to 57.1%

**The lowest end of the range of Reservoir-related delay “authorized” by the SEIR is 23.5% increase over the K segment between Balboa Park Station and St. Francis Circle.**

**A threshold of significance that would allow 23.5% to 66.7% increases over existing running times is an egregiously poor threshold. FAIL and FUBAR.**

Submitted by:

Alvin Ja

| LINE | WEEKDAY HEADWAY<br>(minutes) | BPS AREA<br>RUNNING TIME<br>ROUTE SEGMENT<br>(between MUNI<br>timepoints) | RESERVOIR-RELATED TRANSIT<br>DELAY THRESHOLD OF<br>SIGNIFICANCE = 4 minutes |                                        |  |
|------|------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------|--|
|      |                              |                                                                           | Percentage of<br>delay<br>contribution to                                   | Percentage of<br>delay<br>contribution |  |



| SOURCE OF MUNI DATA:<br><br>CURRENT OFFICIAL MUNI RAILWAY<br>ROTATIONS AND TRAINS, effective<br>9/5/2019 |                                  |                   |                                                                                  |                                                       | BPS Area route<br>segment<br>(deemed to be<br>insignificant!)               | to City<br>Charter's<br>MUNI 4-<br>minute late<br>criterion<br><br>(deemed to be<br>insignificant!) |  |
|----------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|----------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| <b>K</b><br>Ingleside                                                                                    | AM<br>PEAK                       | MID-<br>DAY       | PM<br>PEAK                                                                       | <b>KT</b><br>Geneva/San Jose-<br>St. Francis Circle   | 23.5% to<br>30.8%                                                           | 100%                                                                                                |  |
|                                                                                                          | IB:<br>9-12                      | IB<br>& OB:<br>10 | IB:<br>9-10                                                                      | AM: 14<br><br>MID-DAY: 13<br><br>PM: 17               |                                                                             |                                                                                                     |  |
|                                                                                                          | OB:<br>8-10                      |                   | OB:<br>8-10                                                                      | AM: 15<br><br>MID-DAY: 15<br><br>PM: 16               |                                                                             |                                                                                                     |  |
| <b>8/8BX</b><br>Bayshore                                                                                 | AM<br>PEAK                       | MID-<br>DAY       | PM<br>PEAK                                                                       | <b>8/8BX</b><br>Geneva/Mission-<br>Unity Plaza        | (For Inbound<br>only)<br><br>50% to<br>66.7%                                | 100%                                                                                                |  |
|                                                                                                          | IB:<br>6-7                       | IB:<br>7          | IB:<br>6-7                                                                       | AM: 8<br><br>MID-DAY: 6<br><br>PM: 8                  |                                                                             |                                                                                                     |  |
|                                                                                                          | OB:<br>7                         | OB:<br>7-8        | OB:<br>7                                                                         | (not available)<br><br>AM:<br><br>MID-DAY:<br><br>PM: |                                                                             |                                                                                                     |  |
|                                                                                                          |                                  |                   |                                                                                  |                                                       |                                                                             |                                                                                                     |  |
| LINE                                                                                                     | WEEKDAY HEADWAY<br><br>(minutes) |                   | BPS AREA<br>RUNNING TIME<br>FOR ROUTE<br>SEGMENT<br>(between MUNI<br>timepoints) |                                                       | RESERVOIR-RELATED TRANSIT<br>DELAY THRESHOLD OF<br>SIGNIFICANCE = 4 minutes |                                                                                                     |  |
|                                                                                                          |                                  |                   |                                                                                  |                                                       | Percentage of                                                               | Percentage of                                                                                       |  |

|                                 |                        |                              |                  |                                                                  | delay<br>contribution to<br>BPS Area route<br>segment<br>(deemed to be<br>insignificant!) | delay<br>contribution<br>to City<br>Charter's<br>MUNI 4-<br>minute late<br>criterion<br><br>(deemed to be<br>insignificant!) |  |
|---------------------------------|------------------------|------------------------------|------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--|
| <b>29</b><br><br><b>Sunset</b>  | AM<br>PEAK             | MID-<br>DAY                  | PM<br>PEAK       | <b>29</b><br><br><b>19<sup>TH</sup>/Holloway-<br/>Ocean BART</b> | <b>25% to<br/>33.3%</b>                                                                   | <b>100%</b>                                                                                                                  |  |
|                                 | IB:<br><br>9           | IB<br>&<br><br>OB:<br><br>12 | IB:<br><br>10-12 | AM: 12<br><br>MID-DAY: 14<br><br>PM: 15-17                       |                                                                                           |                                                                                                                              |  |
|                                 | OB:<br><br>10          |                              | OB:<br><br>10    | AM: 15-16<br><br>MID-DAY: 15<br><br>PM: 16                       |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
| <b>43</b><br><br><b>Masonic</b> | AM<br>PEAK             | MID-<br>DAY                  | PM<br>PEAK       | <b>43</b><br><br><b>Monterey/<br/>Genessee-<br/>Geneva BART</b>  | <b>44.4% to<br/>57.1%</b>                                                                 | <b>100%</b>                                                                                                                  |  |
|                                 | IB:<br><br>9           | IB<br>&<br><br>OB:<br><br>12 | IB:<br><br>10    | AM: 9<br><br>MID-DAY: 8<br><br>PM: 8                             |                                                                                           |                                                                                                                              |  |
|                                 | OB:<br><br>10          |                              | OB:<br><br>10    | AM: 7-8<br><br>MID-DAY: 7<br><br>PM: 7                           |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
|                                 |                        |                              |                  |                                                                  |                                                                                           |                                                                                                                              |  |
| <b>I</b>                        |                        |                              |                  | <b>I</b>                                                         |                                                                                           |                                                                                                                              |  |
| <b>LINE</b>                     | <b>WEEKDAY HEADWAY</b> |                              |                  | <b>BPS AREA</b>                                                  | <b>RESERVOIR-RELATED TRANSIT</b>                                                          |                                                                                                                              |  |

|                                  | (minutes)     |                    |                | RUNNING TIME<br>ROUTE SEGMENT<br>(between MUNI<br>timepoints) | DELAY THRESHOLD OF<br>SIGNIFICANCE = 4 minutes                                                             |                                                                                                                                               |  |
|----------------------------------|---------------|--------------------|----------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                  |               |                    |                |                                                               | Percentage of<br>delay<br>contribution to<br>BPS Area route<br>segment<br>(deemed to be<br>insignificant!) | Percentage of<br>delay<br>contribution<br>to City<br>Charter's<br>MUNI 4-<br>minute late<br>criterion<br><br>(deemed to be<br>insignificant!) |  |
|                                  |               |                    |                |                                                               |                                                                                                            |                                                                                                                                               |  |
|                                  |               |                    |                |                                                               |                                                                                                            |                                                                                                                                               |  |
| <b>49</b><br><br><b>Van Ness</b> | AM<br>PEAK    | MID-<br>DAY        | PM<br>PEAK     | <b>49</b><br><br><b>Mission/Ocean-<br/>Unity Plaza</b>        | <b>50.0% to<br/>57.1%</b>                                                                                  | <b>100%</b>                                                                                                                                   |  |
|                                  | IB:<br><br>8  | IB<br>&<br><br>OB: | IB:<br><br>8   | AM: 8-9<br><br>MID-DAY: 8<br><br>PM: 9                        |                                                                                                            |                                                                                                                                               |  |
|                                  | OB:<br><br>10 | 9                  | OB:<br><br>7-8 | AM: 8<br><br>MID-DAY: 7<br><br>PM: 8                          |                                                                                                            |                                                                                                                                               |  |
| <b>54</b><br><br><b>Felton</b>   | AM<br>PEAK    | MID-<br>DAY        | PM<br>PEAK     | <b>54</b><br><br><b>Geneva/Mission-<br/>Geneva BART</b>       |                                                                                                            |                                                                                                                                               |  |
|                                  | IB & OB:      |                    |                | AM: 4<br><br>MID-DAY: 4<br><br>PM: 5                          |                                                                                                            |                                                                                                                                               |  |
|                                  | 20 min        |                    |                | AM: 4-5<br><br>MID-DAY: 4                                     |                                                                                                            |                                                                                                                                               |  |

|  |  |       |  |  |  |
|--|--|-------|--|--|--|
|  |  | PM: 5 |  |  |  |
|--|--|-------|--|--|--|

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 45 Culebra Terrace (Case No. 2018-009534CUAVAR), Letters of Support  
**Date:** Monday, September 16, 2019 11:49:42 AM  
**Attachments:** [21-25 Culebra Terrace - PC LOS for 45 Culebra Terr V3 - 082719.pdf](#)  
[FW 2018-009534CUA Redacted.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Shoshana Raphael <shoshana@zfplaw.com>  
**Sent:** Friday, September 13, 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:** Alexander, Christy (CPC) <christy.alexander@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ryan Patterson <ryan@zfplaw.com>  
**Subject:** 45 Culebra Terrace (Case No. 2018-009534CUAVAR), Letters of Support

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

Good afternoon Commissioners,

Attached please find two letters in support of the Project at 45 Culebra Terrace (Case No. 2018-009534CUAVAR), for your consideration.

Best,

Shoshana Raphael  
Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 500 Jones Street, Change of Use/Discretionary Review Concerns  
**Date:** Monday, September 16, 2019 11:49:28 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Tenderloin Tenants <tenderlointenants@yahoo.com>  
**Sent:** Sunday, September 15, 2019 6:50 PM  
**To:** Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Cc:** mashalh@yahoo.com  
**Subject:** 500 Jones Street, Change of Use/Discretionary Review Concerns

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September 15, 2019

San Francisco Planning Commission and Planning Staff

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: 500 Jones Street, Change of Use/Discretionary Review Concerns

Planning Commissioners and Planning Staff:

Tenderloin Tenants and several of our coalition partners have express reservations of the purposed building permit application at 500 Jones St.

There are 247 low income housing apartment complexes which contain 24,039 affordable apartments for rent in San Francisco. Many of these rental apartments are income based housing with 15,216 apartments that set rent based on your income. In San Francisco, HUD housing programs support 7,271

rental assistance apartments through programs like Project-based Section 8.

Under current federal regulation, those who use drugs that are illegal under federal law, including cannabis used medicinally, are ineligible for federal public housing assistance. Landlords are also permitted under federal law to evict residents for using cannabis or other drugs.

Until federal law is changed having a Cannabis Retailer in the heart of the Tenderloin were many have already been displaced defeats keeping everyone housed.

Thank you.

Wilma Gurwork

Tenderloin Tenants

PS. We are writing this letter to policy makers because our all-volunteer group does not have the expertise or funds to formally request a Discretionary Review and pay \$640. We feel the potential harm this project could do far out weights any positive impacts.



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4118 21st street  
**Date:** Monday, September 16, 2019 11:49:13 AM  
**Attachments:** [Screen Shot 2019-09-15 at 6.41.55 PM.png](#)  
[Screen Shot 2019-09-15 at 6.42.05 PM.png](#)  
[Screen Shot 2019-09-15 at 6.41.40 PM.png](#)

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Director of Commission Affairs*

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---

**From:** Carlos Ibarra <ybarcarlos@gmail.com>  
**Sent:** Sunday, September 15, 2019 6:52 PM  
**To:** Tran, Nancy (CPC) <Nancy.H.Tran@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>  
**Cc:** 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>; andrewsmadsen@gmail.com  
**Subject:** Re: 4118 21st street

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

Dear Nancy, Director Washington and Honorable Planning Commissions,

I am Carlo Ibarra and I live at 4124 21st Street. I am the immediate next door neighbor to 4118-21st Street.

As I stated on August 25, 2019, I informed you that a fake letter of support showing my name was forged. I did **NOT** write or sign the letter that you received for 4118 - 21st Street. (I attached a picture of the fake letter with the forged signature.)

Please formally withdraw this misrepresented letter of support using my name and forged signature from the project support letter count. Currently it states 3 and this should be 2.

So you can see the difference in signatures, I've attached my previous emails with

my own signature. **My** letter is in **opposition** of the 4118 - 21st Street project (see below attachments). Please register my letter as such.

I ask that you to kindly confirm the receipt of this email so that I know you've received it. Thank you again for your prompt attention to this very important matter.

Sincerely,  
Carlos Ibarra

On Sun, Aug 25, 2019 at 2:26 PM Carlos Ibarra <[ybarcarlos@gmail.com](mailto:ybarcarlos@gmail.com)> wrote:

Dear Nancy,

I am the owner of 4124 21st Street. I'm writing to you because I found out that someone sent your office a letter with my name on it, and it is not my letter or my signature. This email attached I sent on August 15 is the only letter I have sent to you about the 4118 house. If you got another letter pretending to be mine, it is a fake. My concerns are in this email that I sent you. Please use my email to understand my concerns.

1. Also, I was told that the window would be removed on my property line. That is not reflected in the plans.
2. If the window is going to stay on the property line, no one has asked me to sign anything to allow the window on the property line.

Thank you in advance for your attention to this email.

Sincerely yours,

Carlos Ibarra

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

From: **Carlos Ibarra** <[ybarcarlos@gmail.com](mailto:ybarcarlos@gmail.com)>

Date: Thu, Aug 15, 2019 at 10:42 AM

Subject: 4118 21st street

To: [nancy.tran@sfgov.org](mailto:nancy.tran@sfgov.org) <[nancy.tran@sfgov.org](mailto:nancy.tran@sfgov.org)>

Dear Nancy,

My name is Carlos Ibarra, and I live at 4124 - 21st Street. I am writing because I have some serious concerns about the construction being done on 4118 - 21st Street.

First, I am concerned that the light in front of my house is being shaded by the extra construction on the front of 4118. It is pushed out farther than it was before.

Toward the back of my house, their window on the west side would open right toward my bedroom which invades my privacy. That window was built without my knowledge.

In the backyard, they tore down the existing fence and the concrete foundation and they left a gap. The house is almost on top of me, and I really don't want them to add another floor. My backyard and house are now in a tunnel shaded by this big house. The shade is even making my house feel colder. I am a retired person whose garden will now be shadowed.

Also, there used to be a shared space between our houses where I could get light through my bathroom window. Now that window is mostly obstructed with no light and little air coming through it. That space was used to store garbage cans and for people who needed to get in to make repairs, and now it is gone.

I would like the window removed that looks into my bedroom, and I do not want them to add the extra floor to the top of this house because it will completely overshadow my house.

Thank you for your time and attention.

Sincerely,

Carlos Ibarra



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for September 19, 2019  
**Date:** Friday, September 13, 2019 1:11:27 PM  
**Attachments:** [20190919\\_cal.docx](#)  
[20190919\\_cal.pdf](#)  
[CPC Hearing Results 2019.docx](#)  
[Advance Calendar - 20190919.xlsx](#)

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Commissioners,  
Attached are your Calendars for September 19, 2019.

Commissioner Johnson,  
Please review the previous hearing and materials for 21<sup>st</sup> Street, in case you are able to attend.

Enjoy the weekend,

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

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [CTYPLN - CITY PLANNING EVERYONE](#)  
**Subject:** CPC Results for September 12, 2019  
**Date:** Friday, September 13, 2019 12:17:11 PM

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## CPC Hearing Results 2019

To: Staff  
From: Jonas P. Ionin, Director of Commission Affairs  
Re: Hearing Results

NEXT MOTION/RESOLUTION No: 20520

NEXT DISCRETIONARY REVIEW ACTION No: 0665

DRA = Discretionary Review Action; M = Motion; R = Resolution

September 12, 2019 Regular Hearing Results:

| Action No. | Case No.          |                                   | Planner | Action                                                                                                                    | Vote                                           |
|------------|-------------------|-----------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|            | 2015-006825CUA    | 367 Hamilton Avenue               | Flores  | Continued to November 7, 2019                                                                                             | +4 -0 (Moore, Richards, Melgar absent)         |
| M-20517    | 2019-005613CUA    | 382 21 <sup>st</sup> Avenue       | Phung   | Approved with Conditions                                                                                                  | +4 -0 (Moore, Richards, Melgar absent)         |
|            |                   | Draft Minutes for August 29, 2019 | Ionin   | Adopted                                                                                                                   | +4 -0 (Moore, Richards, Melgar absent)         |
| M-20518    | 2016-004403CUA    | 2222 Broadway                     | Young   | Approved with Conditions as amended                                                                                       | +5 -0 (Richards, Melgar absent)                |
| M-20519    | 2018-011446CUA    | 399 Fremont Street                | Liang   | Approved with Conditions                                                                                                  | +5 -0 (Richards, Melgar absent)                |
| DRA-0662   | 2017-006245DRP    | 50 Seward Street                  | Winslow | Took DR and Approved with conditions:<br>1. Eliminating the ADU and incorporating the square footage into the lower unit. | +4 -1 (Moore against; Richards, Melgar absent) |
| DRA-0663   | 2018-006557DRP-02 | 20 Inverness Drive                | Winslow | Took DR and Approved as amended                                                                                           | +5 -0 (Richards, Melgar absent)                |
| DRA-0664   | 2018-001940DRP-02 | 33 Capra Way                      | Winslow | No DR                                                                                                                     | +5 -0 (Richards, Melgar absent)                |
|            | 2018-007883ENV    | Balboa Reservoir Project          | Poling  | Received public comment                                                                                                   |                                                |

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Balboa Reservoir Project Comments - A.Goodman  
**Date:** Friday, September 13, 2019 11:44:01 AM  
**Attachments:** [Balboa Reservoir - comment memo AGoodman.pdf](#)

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*Jonas P. Ionin,  
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**From:** Aaron Goodman <amgodman@yahoo.com>  
**Sent:** Thursday, September 12, 2019 3:33 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Subject:** Balboa Reservoir Project Comments - A.Goodman

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

Please see the attached memo and image in regards to today's discussion on the Balboa Reservoir.

Thank you

A.Goodman

NOTE: The image attached shows the T-Line Geneva Harney linkage to Brisbane and the future HSR caltrains station, the J-Line along San Jose, the M-Line link to Upper Yards and the Geneva Car Barn, and K-Line that runs on ocean, with blue area indicating east side area of redevelopment proposed for parking and solutions for CCSF to relocate parking to the eastern edge of the site, and build housing above using topography as a solution also to an elevated high-line green-way to Tony Sacco way and re-aligned transit at Balboa Station to improve the linkages at this intermodal hub, this is an approx. only graphic suggested solution for a transit and public infrastructure major transformation similar to prior scope and scale of platforming over the freeway and solving for additional housing and transit improvements to connect D7 and D10 through D11. The future removal of the CCSF bridge, and changes by Caltrains to the off ramp southbound should also be seriously considered as impactful to the

transit and transportation serving this area and project proposal.



**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 33 Capra Way / Case No. 2016-001940DRP-02  
**Date:** Friday, September 13, 2019 11:42:07 AM

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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:** WB SYKES <sykeswb66@gmail.com>  
**Sent:** Thursday, September 12, 2019 2:15 PM  
**To:** Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 33 Capra Way / Case No. 2016-001940DRP-02

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

Re: 33 Capra Way Proposed Development  
Case No. 2016-001940DRP-02

Dear Planning Commissioners,

I was hoping to attend today's hearing at City Hall for the proposed project review and to share my position but write you instead as I am unable to attend due to schedule conflicts.

I am a native San Franciscan, and own a building on Pierce Street around the corner from the proposed project. I am in FULL support of this project, not just because it addresses the need for housing (it adds two units to the existing 1) but because it supports the architectural style and feel for the block and neighborhood. I personally walked this property when it was on the market and have reviewed the plans and design and see that it meets Zoning and General plan requirements, falls in line with similar buildings that have been recently

renovated and expanded, including roof deck additions, and should not be denied but rather allowed to proceed. I have a roof deck on our building and the proposed roof deck causes no issue in the neighborhood but enhances the beauty and function of the project in my opinion. Please keep in mind CA Code 65589.5 when considering your decision.

Respectfully,

William Sykes

3514 Pierce Street

**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, TIPPING POINT & UCSF ANNOUNCE PARTNERSHIP TO EXPAND & STRENGTHEN MENTAL HEALTH SUPPORT  
**Date:** Friday, September 13, 2019 11:41:48 AM  
**Attachments:** [09.12.19 Mental Health Initiative - Tipping Point & UCSF.pdf](#)

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Thursday, September 12, 2019 11:58 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, TIPPING POINT & UCSF ANNOUNCE PARTNERSHIP TO EXPAND & STRENGTHEN MENTAL HEALTH SUPPORT

**FOR IMMEDIATE RELEASE:**

Thursday, September 12, 2019

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

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

**MAYOR LONDON BREED, TIPPING POINT & UCSF  
ANNOUNCE PARTNERSHIP TO EXPAND & STRENGTHEN  
MENTAL HEALTH SUPPORT**

*The City's top academic researchers, philanthropists, and policy and health care leaders today released a research report that includes comprehensive recommendations to support behavioral health in San Francisco*

*Initial action based on report includes funding from Tipping Point to open 15 new Hummingbird behavioral health beds and a plan to pursue a managed alcohol facility for people suffering from alcohol use disorder*

**San Francisco, CA** — Mayor London N. Breed today announced the next step in the City's mental health initiative: a partnership with Tipping Point Community and the University of California, San Francisco (UCSF) to support behavioral health initiatives in San Francisco. Tipping Point, in coordination with the San Francisco Department of Public Health (DPH) and UCSF, released their "Behavioral Health and Homelessness in San Francisco" report, which is the result of a yearlong research project.

As an initial response to the recommendations in the report, Tipping Point will fund 15 new Hummingbird beds, which provide psychiatric respite and a place where clients can be linked to care, services, and treatment. The City will also pursue implementation of a managed alcohol facility to help those suffering from alcohol use disorder.

A key element of the Mayor's recently announced mental health initiative—Heal Our City—includes leveraging partnerships to meet the needs of the City's most vulnerable. Working with State partners as well as philanthropic, academic, and nonprofit organizations will help the City implement policies that are data-driven and based on the most current research and national best practices. The City is proud to work with Tipping Point and UCSF on addressing the behavioral health challenges of the 4,000 people who need care the most.

“The mental health crisis on our streets is too big of an issue for one agency or organization to address on its own,” said Mayor Breed. “As we create and implement policies to help those people who are experiencing homelessness and who suffer from mental health and substance use issues, we need to work together and build on the knowledge and experience of experts in academia, nonprofits, and philanthropic organizations. I want to thank Tipping Point, UCSF, and all the other community-based organizations that contributed to this report, and who will continue to partner with us as we move forward with our mental health initiative.”

“As we recommend reforms to support nearly 4,000 San Franciscans experiencing homelessness, mental illness and substance use disorder, we are grateful for the partnership of Tipping Point and UCSF,” said Director of Mental Health Reform Dr. Anton Nigusse Bland. “This report reinforces many of our own findings, and we look forward to working toward our shared goals in the months to come.”

“Progress on difficult public health problems does not happen in isolation. As with HIV, we know that forging behavioral health solutions for San Francisco's homeless residents will take the concerted effort of many. We need researchers and clinicians, care providers and clients, philanthropists, City leaders, advocates, community partners and the support of the public to reach our goals,” said Dr. Grant Colfax, Director of Health. “Organizations like Tipping Point and UCSF play a key role in accomplishing improvements to the community's health and wellbeing.”

### ***Tipping Point Report***

As part of its Chronic Homelessness Initiative, Tipping Point and the UCSF Department of Psychiatry came together to share expertise and strategies about how to improve outcomes for San Francisco residents experiencing long-term homelessness who also have behavioral health care needs. This project focused on:

- Identifying critical gaps that exist in the current system, including in services and treatment; coordination across agencies and providers; and data availability;
- Access and outcome disparities based on race, ethnicity, LGBTQ status, and other demographics that correlate with disproportionate homelessness;
- Identifying existing and planned efforts to address these gaps; and
- Making recommendations for where philanthropic, private and/or public investment could have an impact, including prioritization based on cost, impact, and urgency.

At the beginning of this project, Tipping Point and its report partner, John Snow, Inc.,

convened an Advisory Committee composed of experts, agency leaders, and key stakeholders connected to the homelessness and behavioral health system in San Francisco. Advisory Committee members included representatives from UCSF, DPH, the Department of Homelessness and Supportive Housing, Hospital Council, Positive Resource Center, and HealthRight360.

The key findings include three general categories:

- Enhancements to data tracking, data sharing, and development of shared outcome goals could promote increased coordination and accountability.
- Although there are many resources available, there are gaps in treatment and bed shortages in some levels of care.
- Outreach, engagement, and effective care transitions are critical to stabilization.

“Improving our behavioral health system is core to our work to reduce chronic homelessness, which disproportionately impacts our Black and LGBTQ+ neighbors,” said Daniel Lurie, CEO and Founder of Tipping Point Community. “These improvements will help more people exit homelessness and access needed supportive services. Through the collective effort and expertise of the Mayor and the Department of Public Health, UCSF, John Snow, Inc., and local service providers, we have developed a road map to do exactly that. It’s going to take all of us—the philanthropic, private, and public sectors—to make the changes we need to build a more comprehensive behavioral health care system for people experiencing homelessness.”

“We’re proud of our 150 year partnership with the City and are pleased to lend our faculty expertise and financial support to this important report, which provides guidance for how to improve the delivery of behavioral health services for the San Franciscans who need it most,” said Dr. Sam Hawgood, Chancellor of UC San Francisco.

### ***Hummingbird Beds***

DPH’s analysis and Tipping Point’s report determine that more mental health beds are needed in order to serve the number of people who need health care services. Hummingbird beds have been successful at providing psychiatric respite and connecting people with the services they need, and the City is investing in expanding the number of Hummingbird beds. With funding from Tipping Point, DPH will work with a community-based organization to open a new Hummingbird site with 15 beds in the community.

Hummingbird Place is a Behavioral Health Respite Center primarily serving homeless individuals who may be thinking about entering into treatment or care settings, but have not yet enrolled in these voluntary services. There is currently a 29-bed facility for adults on the Zuckerberg San Francisco General Hospital campus. The program offers low-threshold entry, which permits participants to stay with partners and keep their companion animals and belongings with them. Hummingbird Place is a Navigation Center model providing services with laundry facility on site, access to shower facilities, food/snacks, recreational activities and pre-engagement level program activities. The program also operates a day drop-in for up to 25 participants and can expand these services to emergency overnight placements for urgent needs. The program admits all qualified San Francisco residents who have ongoing behavioral health needs.

In Fiscal Year 2018-19, Hummingbird Place served over 500 distinct individuals, providing over 7,000 overnight stays and serving about 5,000 day clients. It is a safe place for clients to rest and engage with trained counselors to discuss treatment options, maybe for the first time

not in an emergent setting, and supports breaking the cycle of using urgent and emergent services.

### ***Managed Alcohol Treatment Program***

DPH's analysis determined that 95 percent of the 4,000 most vulnerable individuals in San Francisco suffer from alcohol use disorder. Dr. Nigussie Bland and DPH are exploring ways to address the needs of that population and provide alcohol substance use treatment. The Tipping Point report recommends the creation of a managed alcohol treatment program, which is an innovative and evidence-based solution that the City will pursue implementing moving forward.

### ***Heal Our City***

On Wednesday, September 4, Mayor Breed and DPH announced the launch of a mental health reform initiative, which includes a plan to help the approximately 4,000 homeless San Franciscans who have mental illness and substance use disorders. Of this group, San Francisco's data shows that 41 percent frequently use urgent and emergent psychiatric services, compared to 15 percent of homeless people overall who use these services. This population also suffers greatly from alcohol use disorder and all of them have a history of psychosis. Examining this population through an equity lens, African American people represent 35 percent of these residents, while they make up just five percent of the overall population of San Francisco. 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 230 most vulnerable members of this population, and increase access to behavioral health services by expanding hours of the City's Behavioral Health Access Center.

The full Behavioral Health and Homelessness Report released today by Tipping Point, UCSF and DPH can be found [here](#).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)  
**Subject:** FW: Constituent Message  
**Date:** Friday, September 13, 2019 11:41:34 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

**From:** Countable on behalf of Massimo Cardarelli <reps@countable.us>  
**Sent:** Thursday, September 12, 2019 12:36 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Constituent Message

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

The following message was sent via Countable from one of your constituents.

\*\*\*\*\*

Our city needs more housing for everyone. That is why, as a resident of San Francisco, I am writing to you in support of the proposed mixed-use development at 3333 California Street. I am proud to have lived in San Francisco for the past number of years. But it pains me to live in a city with such expensive housing costs. Our housing crisis stems from a shortage of housing. One proven strategy to address the cost of housing is to build more of it. The proposed 3333 California mixed-use development in Laurel Heights answers these needs by providing 744 new housing units. These units are not just studios - approx. 58 percent of total homes are family friendly: two, three, and four-bedroom homes. The City has set an important goal of producing 5,000 new housing units annually for the next 20-years. The 3333 California project alone can help the city meet almost 20 percent of that important annual goal. The 3333 California project has been guided by strong public policy and is balanced by community input. Throughout the development process, the Prado Group held over one hundred and sixty community meetings, engaged with the community, city leaders, and collaborated with two design-focused community advisory groups. These community leaders all provided helpful suggestions that will improve the project and enhance the neighborhood while providing much needed new housing. Based

on Community and District Supervisor feedback, the development team changed the design multiple times and has now added 186 new, on-site affordable housing units, a quarter of all project housing, for low-income seniors. In the long term, 3333 California represents the types of solutions our city needs. In the short term, it is an opportunity for more families to stay and thrive in our incredible city. I urge you to support this project.

This message was sent by Massimo Cardarelli powered by Countable, from the following page: <http://tellyourreps.com/3333calsf/>

\*\*\*\*\* About Countable \*\*\*\*\*

Countable's mission is to make it easy for people to connect with their Representatives in new ways - like using their smartphones or recording a personal video message. Countable is a great way for your constituents to let you know what they think.

To learn more about us, visit <http://www.countable.us/about/>. We can also be contacted directly at [contact@countable.us](mailto:contact@countable.us). We welcome your feedback and we are eager to work with you to improve communication between you and your constituents.

Countable makes it easy for your constituents to learn about the issues they care about and let you know how they feel. [Learn more](#) or [get in touch](#).

Countable is located at: 540 Howard Street, San Francisco, CA 94105. (530) 426-8253



**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 AHSHA SAFAÍ CELEBRATE GRAND OPENING OF NEW JOB CENTER  
**Date:** Friday, September 13, 2019 11:28:13 AM  
**Attachments:** [09.13.19 OMI Job Center Opening.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  
Direct: 415-558-6309|Fax: 415-558-6409

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Friday, September 13, 2019 11:18 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ CELEBRATE GRAND OPENING OF NEW JOB CENTER

**FOR IMMEDIATE RELEASE:**

Friday, September 13, 2019

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

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

**MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ  
CELEBRATE GRAND OPENING OF NEW JOB CENTER**

*City's newest resource hub will address high unemployment in the Oceanview, Merced Heights, and Ingleside (OMI) neighborhoods*

**San Francisco, CA** — Today Mayor London N. Breed and Supervisor Ahsha Safaí, in partnership with the Office of Economic and Workforce Development (OEWD), and community leaders celebrated the grand opening of a job center to provide workforce services in the Oceanview, Merced Heights, and Ingleside (OMI) neighborhoods. The OMI Job Center will provide comprehensive services for jobseekers and employers in one of the most underserved neighborhoods, which is home to a large share of the City's unemployed residents. The Job Center is located at 200 Broad Street and will be open to the public Monday through Friday from 9:00am to 5:00pm starting on Monday, September 16.

"No matter where you live in San Francisco, everyone should have access to resources to connect with a job and earn a living wage," said Mayor Breed. "This area that has been overlooked for too long and we see the results of that in the unemployment rate. We need to provide people with opportunities to succeed, which is why we're making these investments to

bring employers together with the community to meet people where they live and start the next stages in their careers.”

Data from the most current U.S. Census Bureau’s American Community Survey shows that the OMI neighborhood has one of the highest unemployment rates in the City, a rate that is 40 percent more than the citywide average. This high rate of unemployment disproportionately affects communities of color. African Americans are jobless at twice the rate of other neighborhood residents and Asian residents make up the greatest number of unemployed people in the OMI.

The OMI has the City’s third largest population of unemployed African American residents, after the Bayview/Hunters Point and Western Addition. Many of these residents face systemic barriers to employment, including involvement in the criminal justice system education, age, disabilities, and a lack of access to programming and other wrap-around services. According to the California Employment Development Department (2018), approximately 1,600 residents are unemployed in zip code 94112, which is the highest among all San Francisco zip codes.

“The OMI Job Center, the City’s newest Neighborhood Access Point, will be a hub for job creation, education and employment resources for a neighborhood that has historically been plagued with high rates of unemployment and violence,” said Supervisor Ahsha Safaí. “It is a vital investment that will ultimately change lives and activate this neighborhood in a positive way. I’ve been pushing for this community resource since before I even became Supervisor, and it’s exciting to see the funding we secured in the Board’s addback process come to life.”

“Today’s opening is a true symbol of hope for community residents seeking to be connected to the prosperity of our city,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “As the doors open and services are provided, this community is finally seeing its neighborhood develop in a way that meets the needs of its residents. One with spaces for children to play, small businesses that anchor communities, and job centers that expand economic opportunities with partners that understand the challenges and needs of our communities striving to move beyond the systemic barriers that have held them back.”

San Francisco’s workforce development system is designed to be accessible to diverse job-seekers and employers through OEWD’s [network of Job Centers](#). The OMI Job Center will be the seventh neighborhood employment resource—joining the Bayview, Chinatown, Mission, Tenderloin, Visitacion Valley and Western Addition Jobs Centers, and will be the first new Job Center in over two years.

Each Job Center plays a specialized role within San Francisco’s workforce system, customizing services and facilitating access for residents in opportunity neighborhoods, jobseekers with barriers to employment, underemployed people, and those seeking to enter or advance in a specific industry.

The OMI Job Center at 200 Broad St., also known as the ‘Hub’, will be operated by Inner City Youth (ICY), a program of Bayview based Young Community Developers (YCD), which currently operates the Bayview Job Center. The two nonprofits will partner to provide job readiness workshops, career exploration, job search assistance and connections to employment opportunities for OMI residents and jobseekers across District 11 and neighboring communities. The job center will also assist employers with job promotion, recruitment

assistance, hiring events, and assistance in finding bilingual candidates.

“Inner City Youth continually evolves to meet the changing needs of our community,” said Gwendolyn Brown, ICY Director. “Opening a new center in the OMI and drawing upon our recent partnership with Young Community Developers, provides residents a space to further their education and careers.”

“Our goal is to provide an integrated continuum of services to meet individual needs from ‘Cradle to Career.’ The Hub will provide resources to what we now know is the most historically underserved area of San Francisco,” said Dion-Jay Brookter, YCD Executive Director. “YCD is proud of ICY and its work within the OMI and looks forward to what the future will bring.”

### **Office of Economic and Workforce Development**

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

### **Inner City Youth**

Established in 1997, ICY was founded by Navy Veteran, Michael “Mike” Brown, to serve local teenagers and transitional youth, ages 17 and 24. To help his children academically thrive academically, Mr. Brown arranged tutoring sessions at the family home on Minerva Street. This quickly drew attention from students and residents in the OMI and thus the nonprofit was created. ICY has since grown, offering skills-based training including: web design, music/sound recording, culinary arts and hair design. In 2002 Mr. Brown’s daughter, Gwendolyn Brown, graduate of Mills College, returned to ICY to contribute creative writing skills to Studio 96, a student run music studio. Today, Ms. Brown continues her father’s legacy as Director.

### **Young Community Developers**

Young Community Developers is a community-based organization that provides education and employment training opportunities to residents of San Francisco’s Southeast neighborhoods. For more information, please visit [www.ycdjobs.org](http://www.ycdjobs.org)

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**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Weekly Board Report  
**Date:** Thursday, September 12, 2019 12:11:52 PM  
**Attachments:** [2019\\_09\\_12.pdf](#)  
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Please see attached.

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