

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR MATT HANEY ANNOUNCE PLAN TO EXPAND HOUSING PRIORITY TO CURRENT TREASURE ISLAND RESIDENTS
Date: Thursday, November 07, 2019 10:12:54 AM
Attachments: [11.07.19 Treasure Island Resident Relocation and Transition Benefits.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, November 07, 2019 10:11 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR MATT HANEY ANNOUNCE PLAN TO EXPAND HOUSING PRIORITY TO CURRENT TREASURE ISLAND RESIDENTS

FOR IMMEDIATE RELEASE:

Thursday, November 7, 2019

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

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

**MAYOR LONDON BREED AND SUPERVISOR MATT HANEY
ANNOUNCE PLAN TO EXPAND HOUSING PRIORITY TO
CURRENT TREASURE ISLAND RESIDENTS**

Relocation and transition benefits will be extended to all income-qualified residents currently living on Treasure Island, even if they moved there after the Development Agreement was enacted in 2011

San Francisco, CA — Mayor London N. Breed and Supervisor Matt Haney today announced a plan to expand housing benefits to all current income-qualified Treasure Island residents. This plan would ensure that all current Treasure Island residents have access to relocation and transition benefits. Currently, only those who were living there prior to June 2011 have access to these benefits.

In June 2011, the Treasure Island Development Authority approved a “Development and Disposition Agreement” (DDA) that gave certain benefits to households that had leases on Treasure Island as part of the project Development Agreement. Mayor Breed and Supervisor Haney will move forward a plan to extend those benefits to residents of Treasure Island who

began their leases after June 29, 2011. Many households who are considered “post-DDA” have lived on Treasure Island for eight years, and by the time the last of the Treasure Island residents are relocated, they may have lived there for 20 years or more. Supervisor Haney introduced a resolution urging the Treasure Island Development Authority to implement these changes, which was approved this week by the Board of Supervisors.

“The housing being built on Treasure Island will provide thousands of badly needed new homes in our City, but it’s important that we make sure that residents who live there now have access to these new homes,” said Mayor Breed. “By extending these benefits to all income-qualified Treasure Island residents, we can ensure that as this important project moves forward and this incredible new neighborhood is created, people can take every opportunity to remain on Treasure Island, if they wish to do so.”

“There is a large group of Treasure Island residents who are completely excluded from replacement housing opportunities in the future development,” said Supervisor Matt Haney. “It is our obligation to provide benefits for these residents who are being told to move by no fault of their own. Some people have lived there for eight years now and the development won’t be complete for another 10+ years. It is critical that we make changes to ensure that these residents have priority access to the future development.”

The current Development Agreement gives households that have been on Treasure Island since 2011 the right to several different housing options in response to the development projects that are underway. Households have the choice between:

1. Renting a newly constructed unit in a building and receiving moving assistance when the move into the new unit;
2. Receiving down payment assistance to purchase a newly constructed unit on the Island on the open market; or
3. Receiving an in-lieu payment and moving off the Island.

Mayor Breed and Supervisor Haney’s proposal would expand the arrangement to post-DDA residents who income qualify into affordable housing that is newly constructed on Treasure Island. Post-DDA residents would be prioritized after pre-DDA residents and ahead of members of the public with no connection to the island. The new proposed agreement would include those households on pre-marketing notice lists so they have the opportunity to purchase units before they go to the general market.

Treasure Island is currently in the process of a 20-year development project to create 8,000 units of housing, including over 2,000 units of affordable housing, with the first new building scheduled to open in 2022. Approximately 1,800 residents in more than 600 households currently live on Treasure Island, of which:

- Approximately 250 households live in supportive housing;
- 200 households currently fall under the existing TIDA agreement;
- 150 are considered post-DDA households.

###

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1776 Green Street 2018-011430CUA
Date: Thursday, November 07, 2019 9:48:13 AM
Attachments: [1776 Green Street 2018-011430CUA.pdf](#)

*Jonas P. Ionin,
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From: Ben Libbey <ben@yesinmybackyard.org>
Sent: Wednesday, November 06, 2019 3:59 PM
Cc: May, Christopher (CPC) <christopher.may@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1776 Green Street 2018-011430CUA

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11/6/2019

San Francisco Planning Commission
1 Dr Carlton Goodlett Pl
San Francisco, CA 94102

christopher.may@sfgov.org; commissions.secretary@sfgov.org;
Via Email

Re: 1776 Green Street
2018-011430CUA

Dear San Francisco Planning Commission,

Yes In My Back Yard submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning

ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

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

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

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

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes the construction of a two-story vertical addition and change of use from an automobile repair garage to a residential building with five 3-bedroom units, 10 below-grade off-street parking spaces, and five Class 1 bicycle parking spaces..

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

Yes In My Back Yard is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

Sincerely,

Sonja Trauss
Secretary
Yes In My Back Yard

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 3945 Judah St (2018-000468CUA/AHB/ENV)
Date: Thursday, November 07, 2019 9:40:38 AM
Attachments: [3945 Judah St.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Westside = best side! <westsidebestsidesf@gmail.com>
Sent: Thursday, November 07, 2019 1:24 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>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; BRENDAN QUINLAN <quinlanz@comcast.net>
Subject: Support for 3945 Judah St (2018-000468CUA/AHB/ENV)

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

Dear Planning Commissioners,

Please find attached the formal letter of support from our neighborhood group for 3945 Judah St, a Home-SF proposal which will be heard before you today, November 7th.

In short: please approve it.

Thank you,

Jimmy La
Westside = best side! organizer
Sunset District resident

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS; FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN; AND NOTICE OF FINDING OF NO SIGNIFICANT IMPACT

October 31, 2019

Mayor's Office of Housing and Community Development
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
415-701-5598

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

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development

I. REQUEST FOR RELEASE OF FUNDS

On or about November 19, 2019 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will authorize the San Francisco Housing Authority (SFHA) to submit a request to the U.S. Department of Housing and Urban Development Office of Public Housing for the release of Shelter Plus Care Program Funds, to undertake a project known as Parcel C3.1 Affordable Housing on Treasure Island, in San Francisco, California.

The project would develop a 138-unit building to provide replacement housing for existing units (serving formerly homeless residents) managed by Catholic Charities on Treasure Island, along with affordable units for residents designed to serve Pre-Disposition and Development Agreement (Pre-DDA) residents; that is, for Treasure Island households in residence as of July 2011 when the Treasure Island DDA was executed. This category provides replacement housing and reduces displacement for existing Treasure Island residents. The building would provide a mix of one-, two-, three- and four-bedroom apartments. The building design has units and common amenities arranged around a second-floor courtyard above the ground floor level. The ground floor would include a number of units along with building services, community space, bike and car parking, and various utilities, storage and maintenance rooms. There would be 27 vehicle parking spots for staff and some residents (3 electric vehicle-installed + 24 electric vehicle-ready,) and 138 Class-1 bicycle parking.

This site is located on Parcel C3.1, which is the northeastern portion of Parcel C3, a mostly flat site bounded by Avenue C, 6th Street, Parcel C3.2, Parcel C3.3 (and the adjacent midblock alleys), all yet to be developed. The construction five stories of Type III-A construction located over two story Type I for a portion of the site, and then three stories Type V-A construction located over Type I for the other portion.

II. FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

MOHCD has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR §55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential effect that the activity in the proposed floodplain will have on the human environment for the Parcel C3.1 Affordable Housing Project.

MOHCD has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (i) The parcels cannot cause current City residents to become displaced; they are within City limits in order for grants to be used by MOHCD and the co-sponsors; they are within the Treasure Island Major Phase 1 Redevelopment Area, and within a baseline mapped affordable housing site to meet the affordable housing and phasing requirements of the larger plan area; and; the site is available and can accommodate the 138 affordable housing units proposed by the co-sponsors, with access to public services. (ii) The following alternatives were considered and determined to be impracticable: Alternative 1.a, 1.b, and 1.c, Locate the Project Outside of the Floodplain is impracticable due to limited availability within the required area, small lot sizes, and lack of

current ownership by, or availability to the co-sponsors; Alternative 2, Alternate Action: Locate and Modify the Project Layout within the Floodplain, is impracticable as locating the project within the floodplain with a modified and reduced footprint would fail to provide 138 affordable units within the larger Treasure Island Major Phase 1 Redevelopment Area; and Alternative 3, No Action Alternative is impracticable because it would not include raising the base elevation, as discussed below, and would present continued risk to human life and property, and risks feasibility of full buildout due to increased costs, (iii) the following project mitigation measures are proposed: 1) Project Mitigation Measure 1: Construction above the BFE, and; 2) Project Mitigation Measure 2: FEMA Map Revision. In sum, these two measures would reduce risk to life and property and would not impact the existing use of the site, which currently does not serve as a floodplain in a manner compliant with state and local floodplain protection procedures.

MOHCD has reevaluated the alternatives to building in the floodplain. The project has been modified and proposes mitigation to elevate the site so that structures are located outside of the floodplain. Environmental files that document compliance with steps 1 through 8 of Executive Order 11988 are available for public inspection, review and copying upon request at the times and location delineated in the Section III of this notice for receipt of comments. Based on the analysis of the EA, this activity will have no significant impact on the environment as all impacts are mitigatable and elevating the site above the anticipated BFE would not interfere with future water patterns.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

III. FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be viewed at the MOHCD website at <https://sfmohcd.org/environmental-reviews>.

IV. PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Mayor's Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103, attn.: Eugene Flannery or to Eugene.flannery@sfgov.org. All comments received by 5:00 pm on November 18, 2019 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

V. ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Daniel Adams, in her capacity as Acting Director of the Mayor's Office of Housing and Community Development, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Mayor's Office of Housing and Community Development to use Program funds.

VI. OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Mayor's Office of Housing and Community Development; (b) the Mayor's Office of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the Mayor's Office of Housing and Community Development has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Director, Public and Indian Housing, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Public and Indian Housing, San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

Daniel Adams

Director, Mayor's Office of Housing and Community Development



T 510.836.4200
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richard@lozeaudrury.com

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NOV 04 2019

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

BY E-MAIL AND US MAIL

November 1, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
Vice-President Joel Koppel (joel.koppel@sfgov.org)
Commissioner Frank Fung (frank.fung@sfgov.org)
Commissioner Milicent A Johnson (milicent.johnson@sfgov.org)
Commissioner Kathrin Moore (kathrin.moore@sfgov.org)
Commissioner Dennis Richards (dennis.richards@sfgov.org)
San Francisco Planning Commission
c/o Jonas P. Ionin (jonas.ionin@sfgov.org)
Commissions.secretary@sfgov.org
1650 Mission Street, Suite 400
San Francisco, CA 94103

Christopher May, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: christopher.may@sfgov.org

Re: 1776 Green Street: Case No. 2018-011430CUAVAR.

President Melgar, Honorable Members of the Planning Commission and Mr. May:

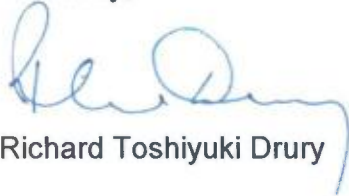
I am writing on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning a proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR. The matter is scheduled for hearing by the Planning Commission and Zoning Administrator on November 7, 2019. We hereby ask that the Planning Commission continue the matter for 30 days to allow for adequate review and comment on the CEQA Categorical Exemption that was issued only two days ago on October 30, 2019.

THoR submitted a comment letter to the Planning Department on May 28, 2019 (attached). The letter raised concerns that the Project involves destroying most of an historic building, requires extensive excavation of soil on a site listed on the City's Maher Map due to almost 100 years of use as an auto repair shop, and other issues. The City has not responded to that letter. Instead, only two days ago, on October 30, 2019, the City issued a Categorical Exemption under CEQA, and then scheduled the Project for hearing before the Planning Commission on November 7, 2019. This provides the neighbors with only one week to review and comment on the Categorical Exemption, which is plainly inadequate given the significant interests at stake and the significant level

1776 Green Street
May 28, 2019
Page 2 of 2

of community concern. THoR therefore requests that the Commission continue consideration of this matter for at least thirty days to allow for a reasonable review and comment period. Thank you for considering this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Toshiyuki Drury". The signature is fluid and cursive, with a large initial "R" and "D".

Richard Toshiyuki Drury



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
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richard@lozeaudrury.com

BY E-MAIL AND OVERNIGHT MAIL

May 28, 2019

Christopher May, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: christopher.may@sfgov.org

RE: 1776 Green Street

Dear Mr. May:

I am writing on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning certain applications filed with the Planning Department to convert the existing automotive garage at 1776 Green Street (built in 1914) to a new residential development consisting of five market rate three-bedroom units with a two-story addition and street level commercial space ("Project").

I. Introduction

THoR is reaching out to the Planning Department early to outline its initial concerns about the proposed Project. The proposed Project would be a relatively large residential development on a quiet street. Specifically, THoR wants to ensure that any new development at 1776 Green Street:

1. Does not require legal work-arounds like variances and conditional use permits but rather is consistent with San Francisco's general plan for open space, setbacks, density, massing and height;
2. Properly handles and disposes of all hazardous materials prior to any demolition or construction work consistent with San Francisco's Health Code Article 22A ("Maher Ordinance");
3. Maintains and protects the existing building's historic character; and,
4. Fully complies with the California Environmental Quality Act ("CEQA").

The developer was required to contact the members of THoR for a “pre-application” meeting.¹ A pre-application meeting is mandatory in this case because it serves as the “first step in the process prior to building permit applications or entitlements.”² The pre-application meeting gives proximate neighbors an opportunity to learn the details of a proposed project from the developer directly.³ In particular, the developer initiates neighbor communication to identify issues and concerns early on in order to address any potential problems with the project prior to submitting an application.

Contrary to ordinance, the developer chose not to contact many of the Project’s neighbors until March 22, 2019, more than six months after it submitted its approval applications to the City, despite the presence of neighbors living directly next door to the subject property. The developer, Local Capital Group, purportedly held a pre-application meeting on July 18, 2018 but included only a select group of residents. Therefore, many of the members of THoR, and other neighbors have had no meaningful dialogue with the developer and the only information they have on the proposed development is what can be gleaned from San Francisco websites. Because the developer excluded its neighbors from the informal, pre-application process, THoR now raises their concerns about the proposed development with the Planning Department before any aspects of the project are finalized.

II. Project Description

It appears on Aug 06, 2018, the Planning Department received four permit applications for a proposed development described as:

“1776 Green Street is an existing auto garage originally constructed in 1914. The proposal is to maintain the existing garage walls and construct 5 new residential units within the existing structure and in a two-story addition. One neighborhood serving commercial space will be provided at the ground floor. The project will enhance provisions of the General Plan by preserving neighborhood character; preserving an existing historic structure; providing 5 new housing units; and adding a locally serving commercial space to enhance the existing adjacent Union Street Commercial District.”

According to the applications, the five residential units will constitute a total of 17,673 sq/ft with 4,803 sq/ft of parking and 963 sq/ft of ground level retail. Reported open space

¹ Projects subject to 311 notification:

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-B Districts subject to Section 313.

² See http://forms.sfplanning.org/Pre-Application_Meeting_Form.pdf.

³ Id.

would be 3,891 sq/ft.⁴ Please let us know if the project description has been modified or updated in any manner.

III. Neighbors' Concerns

THoR's overarching concern is the overall size of the proposed development as compared to the size of existing building and the parcel size itself.

A. Variance from Open-Space Requirements

The developer is requesting a variance in order to provide less rear yard and frontal set-back space than is legally required in San Francisco.⁵ Neighbors understand that front setbacks may not be feasible due to the historic façade's at-sidewalk configuration. However, that limitation only reinforces the need for adequate rear yard open space. It appears the developer may be more interested in maximizing the number of units and each unit's size over providing City-mandated open space.

In order to receive a variance, the developer must show special circumstances that would make it difficult for the project to meet the Planning Department's requirements. More specifically, variances may only be granted when the strict application of the zoning ordinance would deprive a property owner of privileges enjoyed by other property owners in the vicinity under the same zoning classification because of special circumstances applicable to the specific property such as size, shape, topography, location, or surroundings.⁶ Gov. Code §65906; *Eskeland v. City of Del Mar*, 224 Cal.App.4th 936, 946 (2014); see also, *Topanga Ass'n v. County of Los Angeles*, 11 Cal.3d 506, 518 (1974) (written findings required).

For this determination, the San Francisco Zoning Code requires the zoning administrator to make five specific findings, based on the developer's evidence, that a variance is warranted. The findings are:

1. There are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

⁴ The four applications are:

1. Application No. 2018-011430VAR
2. Application No.2018-011430CUA
3. Application No. 2018-011430ENV
4. Application No. 2018-011430PRJ

⁵ See application No. 2018-011430VAR.

⁶ Gov. Code §65906.

2. Based on the exceptional or extraordinary circumstances, the literal enforcement of the Code provisions would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and,
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

The developer has the burden of showing, based on substantial evidence that it cannot comply with the Code.⁷

Given the size of the parcel and existing structure, it is hard to see how the plain and literal interpretation and enforcement of the Code would “result in practical difficulties, unnecessary hardships,” or where denial of the variance “would be inconsistent with the general purpose of the Code.” There does not appear to be anything particularly unusual about the configuration of the building or parcel justifying a deviation from the law. In fact, the most extraordinary aspect of the building is its historic character. The developer should not be granted a variance in order to spoil the only exceptional attribute of 1776 Green Street, especially because this detail was surely obvious at purchase.

B. Conditional Use Permit

The developer is also requesting a conditional use permit, presumably due to the size and density of the proposed development.⁸ Similar to the request for a variance, the developer has chosen to submit plans inconsistent with legal requirements. Developers should endeavor to propose projects that conform to the law rather than presuming developments will receive a work-around from the City. Land use laws are based on important public interest considerations such as safety, affordability, livability, community character and diversity. There is no evidence this project would enhance such considerations. For example, in relation to the proposal the developer must show, among other things that:

⁷ See, *Orinda Ass'n v. Bd. of Supervisors*, 182 Cal.App.3d 1145 (1986) (facts did not justify a variance since property was not substantially different from other parcels in the same zone).

⁸ See application No. 2018-011430CUA.

- Existing housing and neighborhood character would be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
- The City's supply of affordable housing would be preserved and enhanced;
- Landmarks and historic buildings would be preserved;
- Our parks and open space and our access to sunlight and vistas would be protected from development.⁹

For both the variance and conditional use requests, the City must assume the developer examined the Code requirements before purchasing the property and determined he could enjoy a reasonable return on his investment without any Code variances or conditional uses. Therefore, the development should comply with the law so that the City's broader public policy considerations are enforced.

C. On Site Hazardous Waste Considerations

According to the project application, the site contains hazardous materials or waste.¹⁰ Specifically, the project site is located on the Maher map; would involve ground disturbance of at least 275 cubic yards; would be a change from an industrial use to a residential use; and, was a longstanding former auto repair business. All of these factors indicate the need for site assessment and potential remediation. And no wonder, 1776 Green Street was an automotive repair shop for approximately a century, operating for decades when the open dumping of hazardous materials was the norm and governmental regulation of hazard chemicals was nearly non-existent.

Under San Francisco's Health Code Article 22A, the "Maher Ordinance," the San Francisco Department of Public Health regulates hazardous substances in soil and groundwater at properties with industrial use histories. Under the Maher Ordinance, the developer must provide to the City:

1. A site history to show whether there is a record of hazardous substances in the soil or ground water at the site.
2. If there is evidence of contamination, a work plan for a subsurface investigation must be submitted to the Director of Health.
3. If the subsurface investigation report indicates that soil or groundwater samples have hazardous substances present, the developer must submit a site

⁹ http://forms.sfplanning.org/CUA_Application.pdf citing relevant findings necessary for a conditional use.

¹⁰ No. 2018-011430PRJ.

mitigation plan describing handling, management and mitigation of the contamination.

4. A final project report must contain a site mitigation plan and describe implementation and material disposal documentation. The Director then provides a notification that the applicant has completed and complied with Article 22A.

THoR is concerned about dispersal of heavy metals such as lead, solvents, asbestos and other airborne hazardous materials during demolition and project construction. Without proper identification and a City-approved remediation plan, workers, future residents, and neighbors may be exposed to these chemicals through inhalation and dermal contact. We strongly urge the City to ensure full oversight over this process.

D. Historic Resource Value

According to the City's Historic Resource Evaluation, 1776 Green Street is eligible for listing in the California Register of Historical Resources based on its Classic Revival style.¹¹ The building was completed the same year as the Panama-Pacific International Exhibition and was an early automobile-oriented building constructed contemporaneously with the exhibition.¹²

As it sits, the current building holds "a high degree of its [architectural] integrity and continues to convey its individual significance."¹³ In lay terms, it is a unique and charming building that should not be significantly altered in order to squeeze in an overlarge use into its four corners. Instead, the City should approve a size-appropriate and fitting use in order to preserve its architectural integrity and value. Too often developers' promises to maintain a building's aesthetic qualities fall by the wayside once project construction is underway. That must not happen here. The project application acknowledges that the developer wants to change the front façade. Again, this is a unique and historic building, the aesthetics of which should not be altered so that a developer can construct luxury condo units.

¹¹ Historic Resource Evaluation Response at p. 5.

¹² Id. at p. 4.

¹³ San Francisco Planning Department, Historic Resource Evaluation Response, at p. 5 (Dec.5, 2018).

E. California Environmental Quality Act

The California Environmental Quality Act (CEQA) ensures that all development projects in San Francisco avoid or minimize environmental impacts to the extent feasible. To date, the City has not issued any determination or analysis under the act, therefore we take this opportunity to request that the City conduct in-depth analyses on:

1. The historic value of 1776 Green Street including ways project alternatives to ensure the building's architectural integrity is fully maintained;
2. Site contamination and remediation— the project site is located on the Maher map; would involve ground disturbance of at least 275 cubic yards of soil; would be a change from an industrial use to a residential use; and, was a longstanding former auto repair business. The same facts that made the proposed project subject to Health Code Article 22A, also subject it to full CEQA review; and
3. Full compliance with San Francisco's building code and general plan.

Because the Project site includes an historic building, the Project may not be exempted from CEQA review. Pub. Res. Code §21084.1. Also, because the Project is on the City's Maher Map and contains potentially contaminated soil, it may not be exempted from CEQA review. See, *Association for a Cleaner Environment v. Yosemite Comm. College*, 110 Cal.App.4th 629 (2004) (presence of hazardous materials makes CEQA exemption improper). CEQA review must be required to mitigate the proposed Project's impacts related to historic resources and potentially contaminated soil.

IV. Conclusion

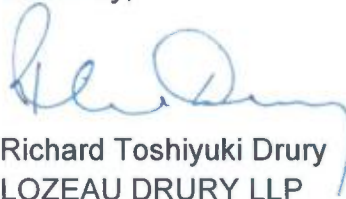
The members of THoR understand that the proposed Project has yet to be finalized and is not currently available for public comment. Nevertheless, we believe that early involvement can be the most efficient and least contentious path for providing meaningful feedback on a proposed development. It is unfortunate the developer in this case chose to bypass that opportunity with most of the affected community. We sincerely hope that this letter opens up a meaningful dialogue between the City and the neighbors who would be directly impacted by construction at 1776 Green Street.

///

1776 Green Street
May 28, 2019
Page 8 of 8

Thank you for your consideration of our comments and concerns. Please do not hesitate to contact me with any questions about this letter.

Sincerely,



Richard Toshiyuki Drury
LOZEAU DRURY LLP

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1776 Green St Project
Date: Wednesday, November 06, 2019 3:08:37 PM
Attachments: [1776 Green St. Salem Mansoir.pdf](#)

*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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From: sdmansoir@gmail.com <sdmansoir@gmail.com>
Sent: Wednesday, November 06, 2019 3:06 PM
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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 1776 Green St Project

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

Honorable Members of the Planning Commission,

Please find attached my letter in opposition of the Project at 1776 Green St.

If you have any questions, please feel free to contact me.

Thank you,

Salem Mansoir
sdmansoir@gmail.com
408.838.0961 cell

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1776 Green Street: Case No. 2018-011430CUAVAR. | Letter of Opposition from Neighbor
Date: Wednesday, November 06, 2019 3:04:23 PM
Attachments: [1776 Green letter Letitia Yang 20191106.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Letitia Yang <letitia.yang@gmail.com>
Sent: Wednesday, November 06, 2019 11:41 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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>
Subject: 1776 Green Street: Case No. 2018-011430CUAVAR. | Letter of Opposition from Neighbor

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BY EMAIL AND OVERNIGHT MAIL

November 6, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
Vice-President Joel Koppel (joel.koppel@sfgov.org)
Commissioner Frank Fung (frank.fung@sfgov.org)
Commissioner Milicent A. Johnson (milicent.johnson@sfgov.org)
Commissioner Kathrin Moore (kathrin.moore@sfgov.org)
Commissioner Dennis Richards (dennis.richards@sfgov.org)
San Francisco Planning Commission
c/o Jonas P. Ionin (jonas.ionin@sfgov.org)
commissions.secretary@sfgov.org
1650 Mission Street, Suite 400
San Francisco, CA 94103

Christopher May, Senior Planner (christopher.may@sfgov.org)
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1776 Green Street: Case No. 2018-011430CUAVAR.

Dear President Melgar, Honorable Members of the Planning Commission and Mr. May,

I live directly across from 1776 Green Street, San Francisco, California and am writing to you regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR. **I am opposed to the project in its current form and have serious concerns**, which I've outlined below.

**1) Privacy & Noise | Communal Roof Deck
Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse**

I urge the Commission to eliminate the Project's communal roof deck and to deny the height variance for the elevator penthouse.

The communal roof deck is unnecessary and excessive. Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, I'm concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator penthouse that would rise 13 feet above the forty-foot elevation. The elevator penthouse looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

2) Public Health and Safety | Hazardous Materials

I'm gravely concerned that the project site is listed on the City's Maher Map of contaminated sites and the State of California's Cortese list of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. Due to this past use, it is highly likely that the site is contaminated with hazardous

chemicals. This is a matter of public health and safety, and I urge the City to require a thorough clean-up of the site to residential standards to safeguard neighborhood residents, future residents of the project, and construction workers. Especially because the Project is a block away from Sherman Elementary (1651 Union Street), a **sensitive receptor**, I urge the Commission to require that extra care must be taken when dealing with the contaminants and pollutants on the project site. I further urge the Commission to require full compliance with the City's Maher Ordinance, and review under the California Environmental Quality Act ("CEQA"). I support the creation of new housing units in San Francisco but want to make sure that there won't be negative environmental or health impacts for my family and community.

3) **Variance for Rear-Yard Setback**

I urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project. This will enhance the livability of this Project and is more appropriate for the neighborhood.

I unfortunately will not be able to attend the November 7th hearing in person. I have business travel that was scheduled well in advance of the notification of the hearing date and was unable to change those plans. In my absence, I hope that this letter will provide you with an understanding of my concerns with the Project.

Thank you for your time and consideration.

Sincerely,

Letitia Yang

[signed letter attached]

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO MOVES FORWARD WITH NEW SYSTEM TO REPLACE PRE-ARRAIGNMENT CASH BAIL
Date: Wednesday, November 06, 2019 2:59:09 PM
Attachments: [11.06.19 Cash Bail Buffin Decision.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, November 06, 2019 12:07 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO MOVES FORWARD WITH NEW SYSTEM TO REPLACE PRE-ARRAIGNMENT CASH BAIL

FOR IMMEDIATE RELEASE:

Wednesday, November 6, 2019

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

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

**SAN FRANCISCO MOVES FORWARD WITH NEW SYSTEM
TO REPLACE PRE-ARRAIGNMENT CASH BAIL**

Board of Supervisors Budget Committee approves \$2.2 million to replace pre-arraignment cash bail system with an expedited assessment of a person's public safety and court appearance risks in order to quickly determine if a person should or should not be released while awaiting arraignment

San Francisco, CA — Mayor London N. Breed, along with Sheriff Vicki Hennessy, City Attorney Dennis Herrera, and Interim District Attorney Suzy Loftus, today announced that starting early next year San Francisco will no longer have a pre-arraignment cash bail system. As part of a recent court settlement, San Francisco, in collaboration with community and criminal justice partners, will implement an expedited system to assess and make recommendations to the Superior Court regarding a person's public safety risk. The new system will facilitate release determinations within 18 hours of a person's arrest.

This expansion of San Francisco's existing pretrial diversion program will eliminate the Superior Court's pre-arraignment bail schedule. A faster system of review upholds public

nd

safety while protecting arrested persons' constitutional rights. On October 22, Mayor Breed introduced a supplemental budget appropriation at the Board of Supervisors to ensure that City departments will have the necessary resources and staffing to implement this new system. The Board of Supervisors Budget and Finance Committee today approved the \$2.2 million budget appropriation. The budget appropriation will go before the full Board of Supervisors on Tuesday, November 12th.

“Everyone should be treated equally under the law—not based on their ability to afford bail,” said Mayor Breed. “Every hour or day that someone is in jail waiting to go before a judge can have a significant negative impact on their life. Not being able to afford bail can mean lost wages and the risk of unemployment, and can pose major difficulties for childcare and even child custody. Our hope is that with this new, expedited system and by funding the San Francisco Pretrial Diversion Project appropriately, we can make our system more just and fair.”

In 2015, two plaintiffs brought a lawsuit against the San Francisco Sheriff claiming that the pre-arraignment bail schedule required by state law deprives defendants of their constitutional right to freedom before appearing in court if they are unable to afford bail. The lawsuit, *Buffin v. City and County of San Francisco*, argued that cash bail without judicial review limited personal liberty primarily based on their ability to pay, and kept poor people detained in prison for a longer amount of time than people who could afford to post bail. In 2016, Sheriff Hennessy and City Attorney Herrera agreed that cash bail was unfair and took the groundbreaking step of declining to defend the constitutionality of the pre-arraignment cash bail system.

In March 2019, a U.S. District Judge found that the bail schedule perpetuates inequity between people who can afford to pay bail and those who cannot. Sheriff Hennessy, the City Attorney's Office, the federal magistrate, and the plaintiffs forged a settlement agreement to cease San Francisco's use of the bail schedule, and developed a proposal to replace it with a more expedient pre-trial assessment program. This change to the bail system is specifically for pre-arraignment bail, meaning before a person goes before a judge. There is still a bail system in place for post-arraignment.

Under the new system, the San Francisco will expedite pre-arraignment release decisions. These decisions are informed by a risk assessment tool, called a Public Safety Assessment (PSA), which evaluates an arrestee's risk factors. The tool was first implemented in San Francisco in 2016 and measures risk factors like whether the current offense is violent, whether the person has prior violent convictions, and whether the person has failed to appear at a pretrial hearing. The PSA is an objective, research-based tool designed to reduce bias in the release determination process.

The Pretrial Diversion Project must convey its release recommendation and other available information to the court within eight hours of booking, beginning at the time the person's identity is confirmed in the jail. If the Court does not make a release determination within 18 hours of booking, then the recommendation of the Public Safety Assessment takes effect, requiring the Sheriff's Department to release or detain the defendant as indicated. Law enforcement may request a 12-hour extension if there are public safety concerns with releasing the individual. People arrested on suspicion of a serious or violent felony will not be entitled to pre-arraignment release without a court decision.

On October 22nd, Mayor Breed introduced a supplemental budget appropriation at the Board of Supervisors to fund the implementation period for the new system of release determinations, and the Budget Committee voted today to approve \$2.2 million in funding. If approved by the full Board of Supervisors, the funding will allow the San Francisco Police Department, Sheriff's Department, the San Francisco Pretrial Diversion Project, and the District Attorney's Office to hire additional staff and fund additional staff time and technology upgrades to implement the new program. The Mayor's Office will work with the City Controller and departments to evaluate the implementation of the program and inform the next budget cycle.

"We worked tirelessly with the plaintiffs and federal court to devise a system that protects the rights of arrested individuals, ensures an expedited review of each case, and protects public safety," said Sheriff Hennessy. "I am pleased that Mayor Breed is moving forward with the next phase to fund this reform."

"One system of justice for the rich and another for everyone else isn't justice at all," said City Attorney Dennis Herrera. "We refused to defend an unconstitutional bail system that allowed the wealthy to pay their way out of jail, even if they posed a danger to the public. This new system takes money out of the equation. Justice is better served when decisions are based on the facts, not on the size of someone's bank account."

"Release decisions should be based on the public safety risk posed and not by how much money someone has in their bank account," said Interim District Attorney Suzy Loftus. "Money bail does not make us safer and moving away from it is simply the right thing to do."

"A fundamental presumption of our criminal justice system is that individuals are innocent until proven guilty. For over four decades, SF Pretrial has protected that right through pretrial diversion and release in collaboration with the Courts and our community and criminal justice partners," said David Mauroff, CEO of the San Francisco Pretrial Diversion Project. "It has been proven that time in jail results in an increased likelihood to commit a crime and hardship, which disproportionately impacts innocent people of color. Public safety is a priority, and a 96% rate of people not picking up a new case while under our supervision is the perfect complement to a speedy and equitable release."

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments on 1776 Green Street Project (2018-011430CUA)
Date: Wednesday, November 06, 2019 2:57:31 PM
Attachments: [2019.11.06.PC ComLtr 1776 Green.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Stacey Osborne <stacey@lozeaudrury.com>
Sent: Wednesday, November 06, 2019 2:38 PM
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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>
Cc: 'Richard Drury' <richard@lozeaudrury.com>
Subject: Comments on 1776 Green Street Project (2018-011430CUA)

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
Honorable Members of the Planning Commission,

Please find attached comments on the 1776 Green Street Project (2018-011430CUA), submitted on behalf of The Hollow Revolution (“THoR”). Hardcopies will be provided at the Planning Commission hearing tomorrow. If you have any questions, please contact our office.

Best Regards,
Stacey

Stacey Osborne
Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
510-836-4200 (Phone)

510-836-4205 (Fax)
stacey@lozeaudrury.com

 Virus-free. www.avg.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3945 Judah Street Proposal: 2018-000468CUA4 Record No.: 2018-000468AHB Block 1809/028
Date: Wednesday, November 06, 2019 10:49:42 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Kyle Stanner <kstanner@gmail.com>
Sent: Tuesday, November 05, 2019 1:19 PM
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>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>
Subject: 3945 Judah Street Proposal: 2018-000468CUA4 Record No.: 2018-000468AHB Block 1809/028

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Ladies and Gentlemen,

I am writing regarding the above proposal in the Sunset District at an old gas station located on Judah Street. I have some concerns regarding the proposed height that will far exceed neighboring buildings and the influx of traffic and vehicles that will surely take up parking space where parking is very limited. I am not opposed to developing this site, and indeed welcome a developer building, however I believe that any building should conform with the existing neighborhood. If we allow the development of a 20 unit apartment building will put undue stress on the infrastructure, encourage other property owners to grant exceptions to zoning and contribute to the manhattanization of our community.

Thanks for your consideration of my concerns.

-Kyle Stanner
Resident, Outer Sunset, 94122.

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 16. 3945 Judah Street OPPOSE
Date: Wednesday, November 06, 2019 10:49:08 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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From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Tuesday, November 05, 2019 2:59 PM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>
Subject: Item 16. 3945 Judah Street OPPOSE

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

Dear Commissioners,

I live in the Outer Sunset, very close to the proposed project at 3945 Judah Street. This is not a good project for San Francisco and provides minimal benefit for all the people who need housing and cannot afford to stay in their home city.

I understand that there has been legislation that gives expedited approvals and up-zoning to this type of project. This project underlines why that expedited approval process is a bad process for San Francisco.

San Francisco needs 100% affordable housing projects. We do not need market rate units. In fact, we should stop building market rate units and offices until we have met the housing need for the residents who cannot afford anything even close to the current market rents.

There is only so much land in San Francisco. When we build market rate housing, that land is no longer available for affordable housing. There needs to be a plan for the city that takes this into account.

Added to this, let's face it - architecturally this is just another big, ugly building. It does not fit into the beach-town quality of the Outer Sunset and is totally out of scale with the surrounding area. It will be an eye-sore forever.

We need to modify the legislation that allowed this to happen and to have a city-wide plan that takes into

account the needs of our underserved residents while allowing a robust neighborhood planning process.

Thank you for your consideration.

Katherine Howard
42nd Avenue,
Outer Sunset.

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1776 Green Street: Case No. 2018-011430CUAVAR
Date: Wednesday, November 06, 2019 10:45:52 AM
Attachments: [1776 Green letter 20191105 KimEllis.pdf](#)

*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

From: Youjeong Kim <ykimellis@yahoo.com>
Sent: Tuesday, November 05, 2019 9:29 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; 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>; May, Christopher (CPC) <christopher.may@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>
Subject: 1776 Green Street: Case No. 2018-011430CUAVAR

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

Dear President Melgar, Honorable Members of the Planning Commission and Mr. May,

We are neighbors directly facing 1776 Green Street, San Francisco, California, writing to you regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR. **We oppose the Project in its current form and have a number of concerns**, specifically:

1) Privacy & Noise | Communal Roof Deck

Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse

We urge the Commission to eliminate the Project's communal roof deck and to deny the height

variance for the elevator penthouse.

- Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, we're concerned that the common roof deck will mostly be used for large parties and gatherings, thereby compromising our privacy as our living space would be in direct sight from the roof deck. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will amplify any noise arising from the roof deck.
- The 13-foot elevator penthouse adversely impacts not only the historic resource but also the plain sight directly from our living space. The plans contemplate an elevator shaft that would rise above 13 feet above the forty-foot elevation limit, which would also look awkwardly out of place and should not be granted. The Project Sponsor is well aware of alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

2) Public Health and Safety | Hazardous Materials

We're parents of young children and Youjeong is a medical doctor who completed all of her medical training at UCSF. We're very concerned that the project site is listed on the City's Maher Map of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. The site is contaminated with hazardous chemicals. This is a matter of public health and safety, and we urge the City to require a thorough clean-up of the site to residential standards to safeguard neighborhood residents, future residents of the project, and construction workers. We urge the Commission to require that extra care must be taken when dealing with the contaminants and pollutants on the project site. We further urge the Commission to require full compliance with the City's Maher Ordinance, and review under the California Environmental Quality Act ("CEQA"). We support the creation of new housing units in San Francisco but want to make sure that there won't be negative environmental or health impacts for our family and community during the excavation and construction and beyond.

3) Variance for Rear-Yard Setback

We urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project. This will enhance the livability of this Project and is more appropriate for the neighborhood. We as owners of our lot would never be allowed to build a structure that takes up the entire lot without leaving space for the rear-yard.

Thank you for your consideration.

Sincerely,

Youjeong Kim & Benjamin Ellis

1773-1775 Green Street
San Francisco, CA 94123

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Academy of Art University - Director's Report on DA
Date: Tuesday, November 05, 2019 2:02:20 PM
Attachments: [Academy Director Report.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Sider, Dan (CPC) <dan.sider@sfgov.org>
Sent: Tuesday, November 05, 2019 12:54 PM
To: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: Academy of Art University - Director's Report on DA

Dear Clerk Calvillo and Secretary Ionin,
Attached please find our office's Director's Report on the Academy of Art University Development Agreement. Would you please kindly distribute to members of the Board and Commission? If you'd like hard copies, please let me know and I can have them delivered. The Report, along with a range of other Academy-related information, is also available at sfplanning.org/academy.
Thank you!
dan

Daniel A. Sider, AICP
Director of Executive Programs
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6697 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Building Permit Application No. 2018.08.16.7612
Date: Tuesday, November 05, 2019 8:59:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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jonas.ionin@sfgov.org
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From: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Sent: Tuesday, November 05, 2019 8:53 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Subject: FW: Building Permit Application No. 2018.08.16.7612

Hi Jonas or Chan or Christine,

Can one of you forward this message to our Commissioners? It is for the 3252 19th St DRP, which is scheduled for Thursday, November 7th?

Thank You,
Rich

Richard Sucre, Principal Planner
Southeast Team & Historic Preservation, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9108 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ryan Fuimaono <ryanfuimaono@gmail.com>
Sent: Monday, November 04, 2019 7:31 PM
To: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: Re: Building Permit Application No. 2018.08.16.7612

Thank you. Here is my comment:

Dear Commissioners,

I am writing in favor of discretionary review to the proposed project in order to preserve the current use of this building and have the proposed project find another vacant restaurant/bar space

in the City.

I live very close to the intended project. The intended business will add considerable more late-night noise pollution to our already noisy block. Lyft and Uber will further congest our streets. This already happens regularly during the weekly private parties that this space hosts currently.

Our neighborhood is over-saturated with bar/restaurants that cater to high-income earners. We must protect the cultural heritage of the Mission's Latino community and preserve types of businesses that employ and serve people from all walks of life; including and especially folks with only a high school degree.

Thank you.

On Wed, Oct 23, 2019 at 2:08 PM Sucre, Richard (CPC) <richard.sucre@sfgov.org> wrote:

Hi Ryan,

You're welcome to send me any comments on the proposal. I will forward all public correspondence received to the Commissioners.

Rich

Richard Sucre, Principal Planner
Southeast Team & Historic Preservation, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9108 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ryan Fuimaono <ryanfuimaono@gmail.com>
Sent: Tuesday, October 22, 2019 6:55 PM
To: Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: re: Building Permit Application No. 2018.08.16.7612

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

Hello There,

I'm writing in response to a notice I received in the mail regarding a building permit application that intends to convert 3252 19th St. into a restaurant/arcade. I'm wondering if there is a way to provide comment / input around this proposal outside of attending the actual hearing on Nov 7th due to work conflicts.

Please advise.

Thanks,
Ryan

Ryan Fuimaono

415.271.3733

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request to move DR Hearing - 3252 19th St
Date: Monday, November 04, 2019 9:47:59 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: Kevin Ortiz <kevinortiz916@gmail.com>
Sent: Monday, November 04, 2019 9:43 AM
To: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>;
Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: Request to move DR Hearing - 3252 19th St

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

Hi John,

I hope this email finds you well.

I am writing to request a delay for our DR hearing this Thursday at the Planning Commission. I will be away for personal reasons so I will be unable to attend the hearing. As the DR requestor, I would ask to move the item to the next available date so I can attend this hearing.

I would also ask that you send this request to all the commissioners. I appreciate your help on this!

All the best,

Kevin Ortiz

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Infrastructure is really tapped..... (SF)
Date: Monday, November 04, 2019 9:43:33 AM
Attachments: [image001.png](#)
[image002.png](#)

*Jonas P. Ionin,
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jonas.ionin@sfgov.org
www.sfplanning.org

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, November 04, 2019 8:47 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Infrastructure is really tapped..... (SF)

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

SFBOS / SF Planning Commissioners

Important to read that line in the facebook interview below and let it sink in....
Without solid investment in new lines and systems for transit and major infrastructure, big companies will soon see greener pastures....

We need to as a city come to the table and solve for the bigger solutions, and make them the priorities.

We need to listen to those not on panels or high commissions, and who offer the city alternatives that make solid connections and solutions, and get those fixes pushed up the ladder quicker. They bring "outside-the-box" solutions to the table and some may save valuable time money and resources.

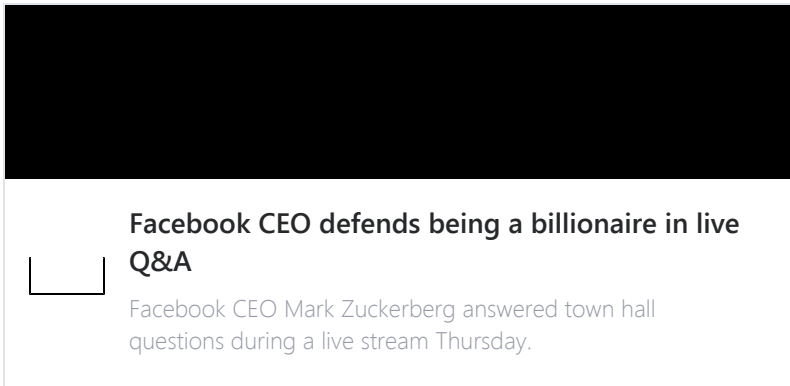
TRANSIT is and should be #1, Housing will follow, but amenities, and public infrastructure must be brought up to speed and be simultaneous to the housing or transit, or we lose in planning...

If Met-Life can and did build Parkmerced, we should be thinking the same type of solution to our extreme housing shortages, maybe Facebook, Google and Apple, should be buying up new buildings and turning them over to the SFCLT? Or possibly larger redevelopments of malls like Stonestown, Serramonte, and Colma, to regionalize and solve for major transportation bi-county ills?

There are solutions, but do we have the wherewithal to solve for the larger problems?

A. Goodman D11

Meanwhile, Facebook CEO Mark Zuckerberg said at a recent live-streamed [company event](#) that housing shortages and traffic concerns were two reasons the company would focus most of its hiring in locations outside the Bay Area. **“The infrastructure here is really tapped,”** he said.



From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ADDS 20 NEW BEDS TO CIVIC CENTER NAVIGATION CENTER
Date: Monday, November 04, 2019 9:39:20 AM
Attachments: [10.31.19 Civic Center Navigation Center Beds.pdf](#)

*Jonas P. Ionin,
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Direct: 415-558-6309|Fax: 415-558-6409

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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Thursday, October 31, 2019 11:43 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ADDS 20 NEW BEDS TO CIVIC CENTER NAVIGATION CENTER

FOR IMMEDIATE RELEASE:

Thursday, October 31, 2019

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

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

**MAYOR LONDON BREED ADDS 20 NEW BEDS TO
CIVIC CENTER NAVIGATION CENTER**

The new beds, which are now open, are part of Mayor Breed's efforts to add 1,000 new shelter beds by the end of 2020

San Francisco, CA — Mayor London N. Breed today announced the opening of 20 new beds at the Civic Center Navigation Center, which brings the total number of Navigation Center beds at Civic Center to 113. 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 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 Civic Center Navigation Center, Mayor Breed has added 366 new shelter beds toward the 1,000 bed goal. There are an additional 224 beds under construction, and 200 beds in the pipeline.

“Everyone deserves a safe place to sleep at night, and we need to keep adding beds so that we can offer shelter to anyone who wants it,” said Mayor Breed. “The new beds at Civic Center Navigation Center get us one step closer to providing the shelter we need in our city, in a location where there are many people currently experiencing homelessness. 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 Civic Center Navigation Center opened in the summer of 2016 with 93 beds. The Navigation Center is operated by the Community Housing Partnership (CHP).

After three years of successful operation, the City has expanded the capacity of the Navigation Center by adding 20 beds. Since its opening, the Civic Center Navigation Center has served 505 people. 52% of clients exiting Navigation Centers from 2016 to October 2019 had positive exits, either to Homeward Bound, permanent housing, or temporary placement.

Navigation Centers are designed to serve San Franciscans who are living unsheltered in the community. Navigation Centers allow people to bring their partners, pets, and belongings with them, lowering barriers to coming inside. In addition to shelter, on-site case managers provide support to connect guests with employment opportunities, health services, public benefits and housing via the Coordinated Entry system.

In San Francisco, there are currently 3,400 shelter beds available 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.

“Expansion in our temporary shelter system, including Navigation Centers like Civic Center, is nothing less than life saving for people living unsheltered,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Mayor Breed’s leadership to expand shelter while also expanding problem solving/diversion and housing exits is a game changer. I’m grateful to our partners at CHP for this expansion and to our non-profit and City partner colleagues who are working tirelessly to reach Mayor Breed’s goal of opening 1,000 new shelter beds by the end of 2020.”

“Community Housing Partnership, in full collaboration with Strada Investment Group and the John Stewart Co., is excited to announce that 20 additional units at the Civic Center Hotel Navigation Center are now fully available to be utilized by people experiencing homelessness,” said Christy Saxton, Chief Operating Officer at the Community Housing Partnership. “This opportunity was made possible through the support of both the Department of Homelessness and Supportive Housing and Mayor Breed. Because of this great partnership we are now able to house up to 113 people every night at the Civic Center which will continue to help San Francisco combat the homeless crisis.”

Mayor Breed recently launched a new behavioral health initiative—UrgentCareSF—which includes a plan to help the approximately 4,000 homeless San Franciscans who have mental illness and substance use disorders. UrgentCareSF is based in clinical expertise, evidence-based programs, data analysis, and the principles of harm reduction and compassion. The four priorities of the program are:

- Building a new system of care coordination, outreach, low-barrier services, and harm

- reduction, including for those who cannot make decisions for themselves.
- Expanding treatment capacity and reducing administrative barriers to eliminate wait times for services.
 - Focusing on the workforce needs that are required in order to provide mental health care and substance use treatment to people.
 - Providing housing options for people exiting treatment services in order to support behavioral health chronic disease management.

UrgentCareSF was designed based on public health data and a comprehensive assessment of the City's mental health system. Each element of the initiative is rooted in data analysis and clinical expertise. For more details, visit <http://sfmayor.org/urgentcaresf>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: ["Aaron Jon Hyland - HPC"](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Mandatory Fairness In Hiring Training
Date: Monday, November 04, 2019 9:37:15 AM

Commissioners,
This is a friendly reminder to submit your Certificates of Completeness to me.

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Eng, Michael (CPC) <Michael.Eng@sfgov.org>
Sent: Thursday, October 31, 2019 2:12 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>
Subject: RE: Mandatory Fairness In Hiring Training

Hi Jonas,

DHR informed me that the Commissioners will be reviewing the Planning Director resumes on November 7th. It's important that the Commissioners complete the 30-minute "Fairness In Hiring" course prior to reviewing resumes.

For ease of access, the Commissioners can take the training via the following link:
https://dhrportal.org/wp-content/uploads/flash_files/HRD039101local/

This will take them directly to the course without logging into eMerge PeopleSoft.

At the completion of the course, they will be prompted to print the "Certificate of Completion". I'll need a copy of the certificate for DHR.

Could you kindly pass this along to the Commissioners?

Please let me know if you have any questions.

Thank you,
-Michael

Michael Eng
Human Resources Manager

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9143 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Sent: Tuesday, October 29, 2019 10:52 AM
To: 'Aaron Hyland' <aaron.hyland.hpc@gmail.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>
Cc: Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Eng, Michael (CPC) <Michael.Eng@sfgov.org>
Subject: FW: Mandatory Fairness In Hiring Training
Importance: High

Commissioners,
I am resending this link, in case you missed it the first time around...

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Ionin, Jonas (CPC)
Sent: Monday, October 07, 2019 10:05 AM
To: 'Aaron Hyland' <aaron.hyland.hpc@gmail.com>; Dennis Richards (dennis.richards@sfgov.org) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <Frank.Fung@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Myrna Melgar <myrna.melgar@sfgov.org>
Cc: Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>
Subject: FW: Mandatory Fairness In Hiring Training
Importance: High

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Eng, Michael (CPC) <Michael.Eng@sfgov.org>
Sent: Monday, August 26, 2019 11:38 AM
To: CTYPLN - Supervisors <CPC.Supervisors@sfgov.org>
Cc: DiSanto, Thomas (CPC) <thomas.disanto@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>
Subject: Mandatory Fairness In Hiring Training

Dear Hiring Manager/Hiring Panelist:

The Mayor's Executive Directive 18-02, *Ensuring a Diverse, Fair, and Inclusive City Workplace*, requires all hiring managers, supervisors, and others who participate on hiring panels to take a new "Fairness In Hiring" online training. Anyone who participates in a hiring or interview panel must take the course this year, and annually thereafter. This includes anyone who makes a final hiring selection (including department heads).

You are receiving this notice because you will be involved on a hiring or interview panel this year, and/or involved in making a final hiring selection. **Please complete the 30-minute "Fairness In Hiring" course before you participate in the next hiring process, and no later than December 31, 2019.**

City employees can access the "Fairness In Hiring" course through the SF Employee Learning Portal, accessible by logging into your SF Employee Gateway account. Attached are directions to access this training. Your completion of this course will be tracked within the People and Pay system.

If you have direct reports who are involved in the hiring process, please let me know so I can enroll them for the training as well.

Non-City employees serving on interview panels must complete this training too. If you plan to have non-city employees involved in the hiring process, please let me know and I will coordinate the training with them.

Please contact me or Tom if you have any questions.

Thank you for your cooperation in ensuring compliance with this important requirement.

Thank you,
-Michael

Michael Eng
Human Resources Manager
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9143 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** ELECTED LEADERS TO JOIN TRANSGENDER COMMUNITY LEADERS TO RAISE TRANS FLAG OVER CITY HALL
Date: Monday, November 04, 2019 9:35:00 AM
Attachments: [11.01.19 Trans Accomplishments and Flag Raising.pdf](#)

*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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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Friday, November 01, 2019 9:25 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** ELECTED LEADERS TO JOIN TRANSGENDER COMMUNITY LEADERS TO RAISE TRANS FLAG OVER CITY HALL

FOR IMMEDIATE RELEASE:

Friday, November 1, 2019

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

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

ELECTED LEADERS TO JOIN TRANSGENDER COMMUNITY LEADERS TO RAISE TRANS FLAG OVER CITY HALL

To kick off Transgender Awareness Month, Mayor London Breed, Senator Scott Wiener, Supervisor Rafael Mandelman, the Office of Transgender Initiatives and the trans community will come together to celebrate successes and commit to combatting the prejudice, discrimination, and violence that affect the transgender community

San Francisco, CA — Mayor London N. Breed today will join with community members to raise the transgender flag at City Hall in honor of the beginning of Trans Awareness Month. Mayor Breed will be joined by Senator Scott Wiener, Supervisor Rafael Mandelman, the Office of Transgender Initiatives, and trans community leaders. Following the flag raising, Mayor Breed and others will provide remarks at the Trans Awareness Month kick-off celebration, outlining San Francisco's major accomplishments on trans policies and programs to date.

Trans Flag Raising

Friday, November 1, 2019
4:00pm

City Hall, Room 200

“In San Francisco, we celebrate our diversity,” said Mayor Breed. “Despite transphobic and bigoted efforts around the country to dismantle the rights of trans people, our trans community will never be erased. We are committed to continuing our investments in the trans community, providing support through policies and program, and maintaining our unyielding commitment to equal rights for all.”

Each year in November, the trans community, allies and organizations across the country come together to celebrate Transgender Awareness Week followed by observing Transgender Day of Remembrance. Last year Mayor Breed and Office of Transgender Initiatives extended the event to declare November as Transgender Awareness Month in San Francisco.

San Francisco’s Office of Transgender Initiatives is a historic trans-led City government office launched to develop innovative policies and programs that support the transgender, gender nonconforming, and LGBTQ communities. The Office was created by then-Mayor Ed Lee and is the first and only municipal office of its kind.

“Here in San Francisco we celebrate Transgender Awareness Month to highlight the way that the community and the City are working together to advance equity for trans and gender nonconforming communities,” said Clair Farley, Director of Office of Transgender Initiatives. “This is also a time to ground ourselves in our observance of Transgender Day of Remembrance, a day where we pay respect to the lives of the predominantly Black transgender women we have lost to anti-trans violence. As transgender people are under attack across the country San Francisco will not rest until everyone in our community is thriving and has a safe place to call home.”

“Itali Marlowe, Elisha Chanel Stanley, Bailey Reeves, and Jordan Cofer are just a few of the beautiful trans souls we’ve lost this year to the epidemic of hateful, tragic murders,” said Senator Wiener. “As our federal government turns its back on and attacks the transgender community, we must recommit to stand with our transgender neighbors. In San Francisco, we will always uplift transgender people, and I remain committed to the fight for safety, dignity, and equality.”

“The trans civil rights movement started in San Francisco at the Compton’s Cafeteria riot,” said Supervisor Mandelman. “This year the City has made historic investments in trans housing with Our Trans Home SF and opened the state’s first shelter for trans youth. These are major milestones but we still have a lot more to do.”

San Francisco has invested over \$2 million annually in transgender programs and services. In the City budget for Fiscal Year 2019-20 and 2020-21, Mayor Breed has increased that funding amount to \$3 million per year. Under Mayor Breed’s leadership and commitment to the community, the Office of Transgender Initiatives has launched the following programs with the community:

Trans Housing Support

Notably, Mayor Breed has funded the Our Trans Home SF program to provide rental subsidies and housing navigation services to low-income trans people. The goal of the trans housing program is to support the community in finding or keeping safe and inclusive housing. The program is spearheaded by St. James Infirmary and will include flexible rental subsidies, housing navigation, and a transitional housing program that will support trans community members on their pathway towards housing stability.

Fellowship for LGBTQ Immigrants

The fellowship is intended to equip LGBTQ immigrants with the skills and training necessary to achieve their career goals. The first of its kind program helps address a critical gap in San Francisco for many LGBTQ immigrants who have very few options to survive financially which can lead to unsafe and non-inclusive work environments. In partnership with the Office of Civic Engagement and Immigrant Affairs (OCEIA) and community organizations, the fellowship will provide paid internship and training to address the unique economic development needs of this community.

Investing in Arts and Culture

San Francisco's trans and gender nonconforming community has a long history within the arts and culture of the city. Under Mayor Breed's leadership the City has increased its investment in vital LGBTQ arts and culture programs including the Transgender Film Festival and the Compton's Transgender Cultural District. The annual San Francisco Transgender Film Festival takes place during Trans Awareness Month, screening films that promote the visibility of trans and gender nonconforming people. The Film Festival will run from November 7 until November 10, 2019. More information about the film festival can be found at <http://sftff.org/>.

Trans Inclusion Across the City

Last November, Mayor Breed issued an Executive Directive to expand gender and self-identifiers on all City forms and applications to support trans community to be recognized and respected. The Executive Directive also requires that all City employees working with the public receive trans inclusion training. The City budget includes funding to hire a Training Officer to track the expansion of gender and self-identifier options on City forms and provide transgender inclusion training.

Trans Policy

The Office also worked with the other City departments to implement an All Gender Bathroom Policy, and to implement Senate Bill (SB) 310 (Name and Dignity Act), SB 179 (Gender Recognition Act), SB 396 (Transgender Work Opportunity Act), Admin Code Chapter 12X (Anti-LGBT State Ban List) and the SOGI Data Collection Ordinance.

The trans flag raising marks the beginning of a month full of events. For a full schedule of Transgender Awareness Month events, please visit: <https://sf.gov/departments/city-administrator/office-transgender-initiatives>.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Request for Continuance for Planning Commission Hearing on 1776 Green Street (Case No. 2018-011430CUAVAR)
Date: Monday, November 04, 2019 9:32:07 AM
Attachments: [2019.11.01.Extension Req 2 1776 Green.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

jonas.ionin@sfgov.org
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From: Stacey Osborne <stacey@lozeaudrury.com>
Sent: Friday, November 01, 2019 1:58 PM
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>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <christopher.may@sfgov.org>
Cc: 'Richard Drury' <richard@lozeaudrury.com>
Subject: Request for Continuance for Planning Commission Hearing on 1776 Green Street (Case No. 2018-011430CUAVAR)

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

Dear President Melgar, Honorable Members of the Planning Commission and Mr. May,

Please find attached a letter from Richard Toshiyuki Drury, submitted on behalf of The Hollow Revolution ("THoR"), regarding the above-referenced matter. Hardcopies will also be sent via U.S. mail. Should you have any questions, please contact our office.

Best Regards,
Stacey

Stacey Osborne
Paralegal
Lozeau | Drury LLP
1939 Harrison Street, Suite 150

Oakland, CA 94612
510-836-4200 (Phone)
510-836-4205 (Fax)
stacey@lozeaudrury.com



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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 \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Affordable Housing & Educator Housing Streamlining Program (File # 191016)
Date: Monday, November 04, 2019 9:30:02 AM
Attachments: [Planning Comm LRT 11-1-2019.docx](#)

*Jonas P. Ionin,
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Direct: 415-558-6309|Fax: 415-558-6409

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From: Anabel Ibanez <aibanez@uesf.org>
Sent: Friday, November 01, 2019 3:02 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Affordable Housing & Educator Housing Streamlining Program (File # 191016)

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

Hello Mr. Ionin,

Please provide a copy to each SF Planning Commissioners of the attached letter regarding the trailing legislation, the Affordable Housing & Educator Housing Streamlining Program (File # 191016). Let me know if you have any questions. Thanks.

Anabel Ibáñez
UESF Political Director

From: [Son, Chanbory \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Fung, Frank \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for November 7, 2019
Date: Friday, November 01, 2019 2:50:49 PM
Attachments: [CPC Hearing Results 2019.docx](#)
[Advance Calendar - 20191107.xlsx](#)
[20191107_cal.docx](#)
[20191107_cal.pdf](#)

Commissioners,
Attached are your Calendars for November 7, 2019.

Chanbory Son, Executive Secretary
Commission Affairs

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6926 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES THE SUCCESSFUL REHABILITATION OF 96 AFFORDABLE HOMES FOR SENIORS AND ADULTS WITH DISABILITIES
Date: Wednesday, October 30, 2019 11:32:01 AM
Attachments: [10.30.19 Ellis Gardens Reopening.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Wednesday, October 30, 2019 11:26 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES THE SUCCESSFUL REHABILITATION OF 96 AFFORDABLE HOMES FOR SENIORS AND ADULTS WITH DISABILITIES

FOR IMMEDIATE RELEASE:

Wednesday, October 30, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES THE SUCCESSFUL
REHABILITATION OF 96 AFFORDABLE HOMES FOR
SENIORS AND ADULTS WITH DISABILITIES**

Former public housing in the Tenderloin at 350 Ellis St. was renovated as part of the Rental Assistance Demonstration program and is now called Ellis Gardens

San Francisco, CA — Mayor London N. Breed, Supervisor Matt Haney, and community leaders today celebrated the grand reopening of 96 units of affordable housing at Ellis Gardens, a former public housing property that was originally built in 1970. The building at 350 Ellis St. in the Tenderloin is one of 28 sites previously owned by the San Francisco Housing Authority that were renovated under the Rental Assistance Demonstration (RAD) program through the U.S. Department of Housing and Urban Development. The RAD program allows for a voluntary, permanent conversion of public housing to privately owned, permanently affordable housing.

“For too long, people living in public housing were left behind—and their homes were allowed to fall into disrepair,” said Mayor Breed. “At Ellis Gardens, and in other RAD sites

across the City, we've been able to improve the conditions of San Francisco's public housing and keep our most vulnerable residents in affordable housing in the neighborhood that they call home. Thanks to the partnership of the Tenderloin Neighborhood Development Corporation and GLIDE Community Housing, we have 96 units of safe, beautiful, and permanently affordable housing right here in the Tenderloin."

Ellis Gardens is a 96-unit building that provides affordable housing for seniors and adults with disabilities with incomes up to 50% of Area Median Income. This project is part of the City's commitment to preserving and revitalizing nearly 3,500 distressed public housing units across San Francisco. To date, more than 3,200 apartments have been converted and renovated under the RAD program. The remaining 300 units will be completed in 2020.

"The renovation and reopening of nearly 100 permanently affordable units in the Tenderloin is an exciting and meaningful development for seniors and people with disabilities in this community," said Supervisor Matt Haney. "As a City we must do everything we can to preserve and build affordable units, and 350 Ellis is a prime example of creative solutions to our housing crisis."

The substantial rehabilitation of Ellis Gardens focused on life safety and accessibility improvements, including upgrades to create four apartments for visually and hearing impaired households. Additional renovations included updating bathrooms and kitchens, installing new flooring throughout the residential units, enlarging the community room and creating office spaces, elevator modernization, installing a new roof and sprinkler system, and replacing the siding and windows.

"With the completion of crucial renovations at 350 Ellis we have transformed nearly every single public housing project we set out to under the RAD program and will complete our efforts next year," said Daniel Adams, Acting Director of the Mayor's Office of Housing and Community Development (MOHCD). "RAD has been integral in ensuring San Francisco remains a city for all and I am thrilled the new Ellis Gardens allows seniors and people with disabilities to continue to live in their homes with greater comfort and dignity."

Tenderloin Neighborhood Development Corporation and GLIDE Community Housing worked together to complete the \$67 million comprehensive rehabilitation funded with tax credit equity, permanent mortgage and City funds. Ellis Gardens is located nearly adjacent to the GLIDE Foundation. GLIDE Community Housing's support services staff provide clients with benefit-related assistance and referrals to ensure housing stability. GLIDE also hosts a variety of community-building activities, knowledge-sharing, and ongoing residential case management.

"At TNDC we believe that when a person has a place to call home, they have the foundation for a better life. The rehabilitation of Ellis Gardens created 96 newly-renovated homes with beautiful indoor and outdoor community spaces for seniors and people with disabilities," said Don Falk, CEO of Tenderloin Neighborhood Development Corporation. "Together with the SF Housing Authority, Mayor's Office of Housing and Community Development and other key partners, this project represents the realization of a community's vision for revitalizing public housing."

Ellis Gardens also includes new garden space in the front and rear of the building, as well as a mural, painted by Precita Eyes Muralists, honoring the Tenderloin's legacy of African-

American jazz, the struggles for LGBTQ rights, local Asian culture, and the neighborhood's low-income residents. The late Michael Palmer, MOHCD's construction lead on the Ellis Gardens renovation, is memorialized in the mural in honor of his nearly 15 years of service to the City and County of San Francisco.

"We at Glide Community Housing are honored to be providing Support Services to the residents of Ellis Gardens. Support Services for these residents means an array of amenities including better access to medical providers, improving their health and wellness, community activities, educational trainings, and art therapy workshops," said Pamela Grayson-Holmon, Executive Director of GLIDE Community Housing Inc. "We also provide harm reduction focused intensive case management services."

"I love that Ellis Gardens is across the street from Boeddeker Park and feels like an extension of the park now that the renovations are complete," said Luis Castillo, a resident of Ellis Gardens.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter of support for the Planning Commission hearing
Date: Monday, October 28, 2019 2:37:20 PM
Attachments: [Letter of support from Fromer& Sanchez 102419.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Amanda Alegado <aalegado@childrenscouncil.org>
Sent: Thursday, October 24, 2019 11:59 AM
To: Gina Fromer <ginafromer@gmail.com>; La Shon Walker <LaShon.A.Walker@fivepoint.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Snyder, Mathew (CPC) <mathew.snyder@sfgov.org>; Rogers-Pharr, Emily (PUC) <ERogersPharr@sfgwater.org>
Subject: RE: Letter of support for the Planning Commission hearing

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

Good morning all:

Attached is the signed letter from the Southeast Community Facility Commission, City and County of San Francisco executed from the Chair and Vice Chair.

Warmest regards,
Amanda Alegado, EA to Gina Fromer

From: Gina Fromer <ginafromer@gmail.com>
Sent: Thursday, October 24, 2019 11:47 AM
To: La Shon Walker <LaShon.A.Walker@fivepoint.com>; Amanda Alegado <aalegado@childrenscouncil.org>
Subject: Re: Letter of support for the Planning Commission hearing

We have the letter and amanda will be sending now.

Unanimous vote of approval. I may not be able to make the meeting this afternoon.

On Thu, Oct 24, 2019 at 10:27 AM La Shon Walker <LaShon.A.Walker@fivepoint.com> wrote:

Amanda, thank you for the conversation this morning. The letter of support should be sent to the following people:

Jonas P. Ionin – Planning Commission Secretary

jonas.ionin@sfgov.org

[415.558.6309](tel:415.558.6309)

Mat Snyder – Planner who is making the presentation to the Commission today.

mathew.snyder@sfgov.org

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From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Why are we continuing to allow cold-blooded developers to weaponize the ADU?
Date: Monday, October 28, 2019 2:36:39 PM
Attachments: [ddcdfkfnficfiell.png](#)
[kfiqghdcfahbnphd.png](#)
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[cgeffcamnljelili.png](#)
[qpilanfnjinhhid.png](#)
[bccikmlpapojcig.png](#)
[cikokmniqijfhecc.png](#)
[helollbaccoqpdna.png](#)
[nbnmebbieokbjia.png](#)

*Jonas P. Ionin,
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From: ROGER DAWSON - CPOST <roger@cpost.com>

Sent: Thursday, October 24, 2019 12:46 PM

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

Subject: Why are we continuing to allow cold-blooded developers to weaponize the ADU?

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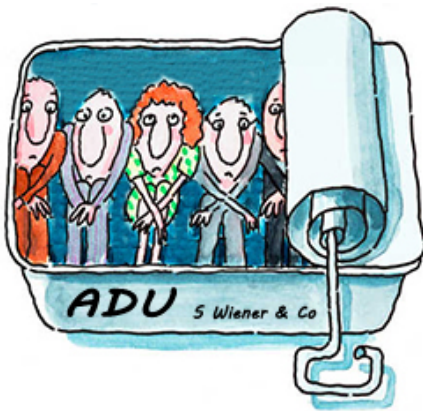
Dear members of the **Board of Supervisors, Planning Commission, Mayor Breed and News Media,**

Why are we continuing to allow greedy cold-blooded developers to weaponize the ADU and attack our low income rent controlled Senior Citizens?



Immediate action is needed now to reform the ADU and to give the Planning Commission the authority to stop this madness.

The help of the Board of Supervisors is desperately needed immediately. There is an existential threat right now to the well being of thousands of us renters in our city brought about by rampant speculation aggravated by Wiener's ill conceived ADU.



With an attitude of "we are far superior to the people we rent to", greedy *Landlord Supremacists* are abusing renters, treating them like cattle in a pen and arrogantly destroying the harmony of our city. I have never seen behavior this abhorrent in my 60+ years of living here. Landlords here in San Francisco have a virtual monopoly (via collusion) on the housing market and they relish and abuse the power it gives them. When did it become OK to allow landlords to disrespect renters so blatantly? Honestly, if we were living at the zoo we'd be better protected and such abuse and harassment would result in arrests. Even one of the Planning Commissioners, at a meeting I attended in March, expressed her anxiety at being a renter here in SF and living with the threat of eviction, another expressed relief that he was able to buy a house.

Three actions should immediately be implemented to restore San Francisco to a peaceful, respectful place for renters to live.

- 1. Give the Planning Commission the necessary and immediate authority that they can consider the well-being of tenants as the most important factor in approving or disapproving ADU projects here in the city.**

2. Add protections to the ADU for current residents of rent controlled buildings:

No amenities relied upon by existing residents shall be infringed for the purpose of adding additional units to include: access, parking, laundry and storage. Additional units shall be properly insulated for sound to minimize disturbing adjacent units. Construction of additional units shall respect the current residents and not disrupt their access, parking or other amenities. Residents shall be protected from the noise, vibration and dust of demolition & construction. Construction shall be completed within a reasonable length of time.

3. Put a stop to Landlord Supremacist's abuse of renters by instituting a \$250,000 fine for any landlord caught harassing tenants, not responding to their needs in a timely manner or otherwise negatively affecting the quality of their life at their residence. We need to change their attitude from one of arrogance to one of walking on eggshells in consideration of their tenant's well being.

A law like #3 would change the landscape to one of landlords who truly care about their tenants. All three actions would give thousands peace of mind and tranquility at home here in The City.

I was one of the first whistle-blowers (a year ago) to bring ADU abuse to the attention of the Supervisors and later the Planning Commission at a hearing on 3/14/19.



As a senior citizen with disabilities and on a fixed income, my rent controlled apartment at 801 Corbett Ave. on Twin Peaks has been my home and my sanctuary for 12 years.



It allows me to live my life in quiet peace, manage my pain and maintain my mobility and independence. If an ADU were allowed in the garage, not only would it take away access to my car so badly needed for my health issues, but the construction noise will be intolerable for me and my fellow residents who live directly on top of the garage. This building has very thin floors and the concrete garage is an echo chamber that will be excruciating if there is continuous construction for two years. **I would not be able to tolerate 2 years of extreme noise/shock/vibration. It would surely be my death sentence as the stress would give me a heart attack.** Noise is a health factor which is just as deadly as pollution, carcinogens and cholesterol.

Because of this and my efforts to prevent the disruption of the lives at my building, I have faced constant retaliation by new owner/speculator Mark Hyatt (aka: MEH Pioneer, LLC) and Joe Peters his ADU developer.



Wealthy Newport Beach (registered Republican) Mark E. Hyatt (aka MEH Pioneer, LLC) is extremely secretive and there are no images of him anywhere. However, his wife "Honeybee" (yes, her real name) loves flaunting their wealth (and CO2 emissions) for the news in Orange County. Mr. Hyatt has never returned any of the dozens of calls made and emails I have sent to him regarding harassment by his

developer Joe Peters, neglected building maintenance issues, or even flooding emergencies. Not even a response regarding a large water damage hole in the fire sprinkler section of our garage ceiling that hasn't been repaired in over 10 months now.



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

The San Mateo County Times - 2013

The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents “suffered displacement, fear, emotional trauma, and the loss of most of their life’s possessions” because of the fire. The building’s owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to “properly inspect, maintain and safeguard the property from a foreseeable unit fire.” KDF founder Mark Hyatt said in a phone interview that he can’t comment on the pending legal action.



Because of my outspoken opposition to the ADU plans that they have here, I have been the victim of an ever increasing amount of harassment by Joe Peters, the developer hired by Mark Hyatt. Joe Peters moved here from NY and has now made it his full time activity to exploit the ADU law for the quick enrichment of out of town speculators. Developer Joe Peters is the worst human being I've ever encountered in my entire life. I have been the victim of an ongoing campaign of abuse that has left me (a senior citizen with disabilities) terrified and a nervous wreck.

- He has followed me with a camera taking pictures of me and then sends me printouts letting me know he is "watching" me. Intentionally inflicting emotional distress upon me.



- He has come to the building late at night knocking on my door, waking me up and taunting me. I have had to call the police to escort him off the property. An intentional infliction of emotional distress upon me.
- In collusion with the owner Mark Hyatt they have conspired to isolate me by having the organization not respond to my requests. When I confronted him about this he just looked at me with a sickly smile and (almost proudly) acknowledged that no one is going to talk or respond to me. My requests go unanswered and the building continues to deteriorate. Again, intentionally inflicting emotional distress upon me.
- Despite my emotional pleading with him, he deliberately removed the security system protecting our cars in the garage. It had been keeping us safe for years preventing burglaries and even helping the police catch some really nasty gang suspects that were doing crime all over the city. As soon as he tore it down we had a rash of burglaries in the garage and no more protection for our vehicles. Again, intentionally inflicting emotional distress upon me and the other tenants.
- He has repeatedly threatened me with eviction in an arrogant and abusive manner. He takes every opportunity to remind me of the eviction power he thinks he has because of his relationship with the owner. Again, intentionally inflicting emotional distress upon me.

I believe he is doing all this because he perceives me as being old and perhaps easily intimidated. He is attacking those of us who are most vulnerable. **Is this Elder Abuse?** Someone needs to investigate this. As I get ready to mail my \$1900 rent, it sickens me that my own money is being used against me, to pay Joe Peters to harass me, maybe to make donations to Trump and to put gas into Mr. Hyatt's enormous, hideous, CO2 belching Cadillac Escalade.

I believe these people have but one priority: to stuff the building's garage with an extra unit or two and then

flip it for what they hope will be a big profit. I don't think they give a rat's a\$\$ about the housing situation here in Our City because I have never seen the building with so many vacant units since they took over. That is the problem that the ADU has created and it must be addressed and these people must be stopped before their actions further erode my health and well being as well as negatively affecting the 30 other tenants who live here.

Something must be done by those of you on the Board of Supervisors and at the Planning Commission so that when this Joe Peters files for an ADU permit representing MEH Pioneer, LLC (aka Mark E. Hyatt) it can be rejected for its substantial negative impact on those of us who call 801 Corbett Ave. home.

Sincerely,

Roger Dawson
801 Corbett, # 15
San Francisco, CA 94131

Cell: (650) 218-5431

-

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

[]

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Pantoja, Gabriela \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 3945 Judah
Date: Monday, October 28, 2019 12:16:22 PM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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From: Jane Natoli <wafoli@gmail.com>
Sent: Sunday, October 27, 2019 8:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for 3945 Judah

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

Hello,

My name is Jane Natoli, a resident of the Westside, and I'm writing to show my support for 3945 Judah Street. It's rare to see opportunities like this on the Westside, but it's exciting to see a thoughtful proposal for 20 new homes replacing a gas station and providing 25% affordable while utilizing HOME-SF. I hope you will move to expeditiously approve this on November 7th so we can provide more examples of great thoughtful additions to our western neighborhoods for current and future San Franciscans.

Thanks!
Jane

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES PROCLAMATION DECLARING A LOCAL EMERGENCY TO PROVIDE EMERGENCY SHELTER FOR KINCADE FIRE EVACUEES
Date: Monday, October 28, 2019 11:08:38 AM
Attachments: [10.27.19 Declaration of Local Emergency.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Sunday, October 27, 2019 8:29 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES PROCLAMATION DECLARING A LOCAL EMERGENCY TO PROVIDE EMERGENCY SHELTER FOR KINCADE FIRE EVACUEES

FOR IMMEDIATE RELEASE:

Sunday, October 27, 2019

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

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

**MAYOR LONDON BREED ISSUES PROCLAMATION
DECLARING A LOCAL EMERGENCY TO PROVIDE
EMERGENCY SHELTER FOR KINCADE FIRE EVACUEES**

With nearly 200,000 people evacuated as a result of the fire, San Francisco will open a temporary disaster shelter to assist people who have been displaced

San Francisco, CA — This evening, Mayor London Breed issued a proclamation declaring a local emergency to provide mutual aid in response to the Kincade Fire in Sonoma County. The fire has burned more than 30,000 acres to date, leading to the evacuation of almost 200,000 people and threatening hundreds of structures. Due to the Kincade Fire, Governor Newsom declared a state of emergency on October 25. As of today, there are over 3,000 local, state and federal personnel, including first responders, assisting with the Kincade Fire alone.

In light of the unprecedented number of evacuees, San Francisco will open a temporary disaster shelter to assist those who have been displaced. The shelter will be located at Cathedral of Saint Mary of the Assumption (St. Mary's Cathedral) at 1111 Gough Street and will be open at 8:00am tomorrow, October 28, 2019. The temporary shelter is scheduled

through Friday to support the statewide shelter system as necessary.

“San Francisco stands with our neighbors to the north and is ready to help in every way we can,” said Mayor Breed. “Our City departments are working in unison to provide shelter and care to those who have been displaced, while first responders continue to fight the fire in Sonoma County.”

The Human Services Agency is working with the American Red Cross to provide shelter for 200 people at St. Mary’s Cathedral. The shelter will be open to serve adults, families, and pets. No proof of documentation is necessary, and all evacuees seeking safe shelter are welcome.

The Department of Public Health will have a team on site to assess the medical and mental health needs of the evacuees. The City is also looking into opening additional locations to shelter evacuees. This shelter will not have any impact on City services.

The proclamation allows the Mayor to deploy resources to respond to emergencies. It must be ratified by the Board of Supervisors within seven days.

The best way to support disaster victims is with a financial donation. Food, clothing and household items are not being accepted at this time. For more information, visit <https://socoemergency.org/home/recover/how-to-help/>.

For media inquiries to the San Francisco Emergency Operation Center call 415-558-2712.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#); [Flores, Veronica \(CPC\)](#)
Subject: FW: 65 Ocean Ave. development
Date: Monday, October 28, 2019 11:06:17 AM
Attachments: [65 Ocean Ave. LOS.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
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From: Theresa Imperial <theresa@bishopsf.org>
Sent: Thursday, October 24, 2019 2:30 PM
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>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: RE: 65 Ocean Ave. development

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

Hello,

Attached is BiSHoP's letter re: 65 Ocean Ave. development. We urge to vote NO on this development.

Thank you.

*Theresa Imperial
Bill Sorro Housing Program
Executive Director*

*Ph: 415-513-5177 Ext. 402
Fax: 1-833-200-6025
Bill Sorro Housing Program
1360 Mission Street #400,*

San Francisco, CA 94103

**** This office is a scent-free space; to avoid getting others sick, please refrain from using perfume/cologne, dryer sheets, or other products with fragrances. Thank you! ****

www.bishopsf.org



From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED HOSTS JOB FAIR FOR RESIDENTS IN VISITACION VALLEY
Date: Monday, October 28, 2019 11:00:56 AM
Attachments: [10.25.19 Visitacion Valley Job Fair.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Sent: Friday, October 25, 2019 9:59 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED HOSTS JOB FAIR FOR RESIDENTS IN VISITACION VALLEY

FOR IMMEDIATE RELEASE:

Friday, October 25, 2019

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

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

**MAYOR LONDON BREED HOSTS JOB FAIR FOR
RESIDENTS IN VISITACION VALLEY**

Visitacion Valley has one of the highest rates of unemployed residents in San Francisco, over 60% higher than the citywide average

San Francisco, CA — Mayor London N. Breed, the Office of Economic and Workforce Development (OEWD), and Family and Child Empowerment Services San Francisco (FACES SF) will host a job fair and hiring event today in Visitacion Valley to bring employment opportunities and resources to a neighborhood with one of the highest unemployment rates in the City. The Visitacion Valley Job Fair and Hiring Event takes place today from 10:00am until 2:00pm at The Village located at 1099 Sunnydale Avenue.

“Even as San Francisco is experiencing a record low unemployment rate, there are still people looking for jobs and careers, especially in neighborhoods that have been underserved as the rest of our City prospered,” said Mayor Breed. “This job fair in Visitacion Valley is part of our efforts to make San Francisco a more equitable city and to ensure that all residents have access to employment opportunities—regardless of their background or where they live. We want to connect people with potential employers, and by bringing the fair to their neighborhood we

hope to reach people who otherwise might not know about the employment and training resources that are available to them.”

Data from the U.S. Census Bureau’s American Community Survey shows that Visitacion Valley, which includes the Sunnydale public housing community, has one of the highest unemployment rates in the City—60% more than the citywide average. This high rate of unemployment illustrates stark employment disparities for the City, as more than 90% of Visitacion Valley residents are people of color. Asian American residents make up the greatest number of people who are unemployed in the neighborhood, and the rate of unemployment for Visitacion Valley’s African American residents is five times that of the City average.

“As we push for more local hiring, not only in construction but in healthcare, hospitality and the tech industry, we need to continue to bring these opportunities to our most vulnerable residents,” said Supervisor Shamann Walton. “This is one of many ways we are looking to close the economic wealth gap in our great city. I’m happy to stand with the Mayor as she continues to support the residents of District 10 and the city of San Francisco by connecting them to employers.”

Over twenty employers are participating in the hiring fair, and some companies, such as Artisan Restaurant Collection, Target, Safeway, SPIN, and Amazon, are interviewing candidates on the spot in preparation for an increased demand for workers during the holiday season. The City and County of San Francisco and other agencies will also be hiring for long-term positions in a variety of industries. Job seekers will have the chance to connect to resources and talk with employers, non-profit service providers, and city agencies. The Department of Human Resources will offer a workshop to teach residents about how to navigate the job application process for openings with the City. The Public Defender’s Office will be on site to discuss their Clean Slate Program, which is designed to help people secure employment after being involved in the criminal justice system by dismissing convictions, sealing arrest records, obtaining a certificate of rehabilitation, ending probation early, and reducing a felony to a misdemeanor.

After Chinatown, Visitacion Valley has the greatest concentration of limited-English proficient (LEP) speakers in San Francisco, including the second-highest concentration of LEP Chinese speakers. Interpreters will provide translation services throughout the job fair for non-English and limited English speakers.

“Housing and job resources are crucial for keeping residents in the City. With one of the lowest median household incomes in San Francisco, Visitacion Valley is a neighborhood that needs more resources to help connect residents to jobs and on a path towards upward mobility,” said Joshua Arce, Director of Workforce at the Office of Economic and Workforce Development. “When we go directly into the neighborhood, we are making sure our residents are aware of the opportunities and resources available to them.”

This job fair is part of Mayor Breed’s efforts to reach underserved neighborhoods and communities. The first Job Fair was held in December 2018 at the Fillmore Heritage Center, and the most recent job fair was held in August 2019 specifically for older adults and people with disabilities. In September, Mayor Breed celebrated the grand opening of a Job Center in the Oceanview, Merced Heights, and Ingleside neighborhoods, which will provide comprehensive services for jobseekers and employers.

“We are excited to have the job fair at our Job Center here in Visitacion Valley,” said FACES SF Executive Director Lawland Long. “It’s important for the needs to be met on this side of town where we have so many limited English speakers and public housing residents. We can’t say we are serving our communities if we aren’t serving all of our communities.”

“Right now I work full time, but sometimes it feels like it’s not enough,” said Amy Fung, Visitacion Valley resident. “Having a job fair where I can talk to employers and City departments about my future goals, interview, and work with the Department of Human Resources to help me apply for my next job is really helpful. I already have the skills; I just need some advice and someone to give me a chance.”

Earlier this year, Mayor Breed introduced her proposed budget for Fiscal Year 2019-20 and 2020-21 in Sunnydale. The finalized City budget included over \$146 million in new funding for the production and preservation of affordable housing. Just last month, Mayor Breed celebrated the groundbreaking of 167 new permanently affordable homes in the Sunnydale neighborhood—part of the Mayor’s HOPE SF initiative with financing from the San Francisco Mayor’s Office of Housing and Community Development, San Francisco Housing Authority and Wells Fargo.

About the 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.

About FACES SF

Family and Child Empowerment Services San Francisco, FACES SF, is a community-based organization that provides critical assistance to low-income families citywide, with a focus in the Haight Ashbury, Western Addition, Visitacion Valley, and Bayview Hunters Point neighborhoods in the following areas: early childhood development, workforce training, school-age enrichment programs, and family support services. For more information, please visit www.facesf.org.

###

From: [Silva, Christine \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)
Subject: CPC Calendars for October 31 - Cancelled
Date: Friday, October 25, 2019 3:14:06 PM
Attachments: [Advance Calendar - 20191031.xlsx](#)
[20191031_can.pdf](#)
[20191031_can.docx](#)

Commissioners,

Please see attached calendars for October 31st which has been cancelled. The Hearing Results doc from yesterday's hearing is forthcoming.

Happy Halloween!

Christine Silva
EPR Project Lead
Permit Center Team

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

From: [Starr, Aaron \(CPC\)](#)
To: mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Fung, Frank \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board of Supervisor's Report
Date: Thursday, October 24, 2019 11:54:58 AM
Attachments: [2019_10_24.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

Aaron Starr, MA
Manager of Legislative Affairs

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