

**From:** [CPC-Commissions Secretary](#)  
**To:** [Sue Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Submitted Comments RE:Commission Agenda Item 16 a-c  
**Date:** Thursday, November 21, 2019 8:36:45 AM  
**Attachments:** [Final Submitted Testimony, 11.21.19 copy.pdf](#)  
[AAU Campus Map.pdf](#)  
[AAU The Cannery No Trespassing and Vacant Storefront pdf.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

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**From:** Christopher Martin <zapwharf@comcast.net>  
**Sent:** Thursday, November 21, 2019 8:25 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Submitted Comments RE:Commission Agenda Item 16 a-c

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Dear Mr. Ionin,

I am submitting my comments concerning Planning Commission Agenda Item 16 a-c

(MULTIPLE PROPERTIES OWNED OR LEASED BY THE ACADEMY OF ART UNIVERSITY), which are attached below.

I will make copies of these documents, which I will submit after my testimony today.

Sincerely,

Christopher Martin



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Updates for Academy of Art Staff Report  
**Date:** Thursday, November 21, 2019 7:51:52 AM  
**Attachments:** [2550 VAN NESS AVENUE CHANGE OF USE INTERIM AGREEMENT FINAL.pdf](#)  
[1900 Jackson Comments Final as of 112019.pdf](#)  
[Van Ness Corridor Neighborhood Council Comment Letter.pdf](#)  
[R Thomas Jones Comment Letter.pdf](#)  
[Paul Wermer Comment Letter.pdf](#)  
[Bob Planthold Comment Letter.pdf](#)  
[AAU Response Letter to R Thomas Jones.pdf](#)  
[1849 Washington Sheet A3.2.pdf](#)  
[625 Polk Sheet GG 2.0.pdf](#)  
[1153 Bush Sheet A3.2.pdf](#)  
[2151 Van Ness Sheet GG 2.0.pdf](#)

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**From:** Perry, Andrew (CPC) <[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)>  
**Sent:** Wednesday, November 20, 2019 6:20 PM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Sider, Dan (CPC) <[dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>  
**Subject:** Updates for Academy of Art Staff Report

Hello Commissioners,

On your agenda for tomorrow are the approvals for the Academy of Art University project. In advance of tomorrow's hearing, I wanted to quickly update you on a few matters and provide you with some additional documents for consideration.

1. **2550 Van Ness Avenue Change of Use Interim Agreement.** Attached is a draft interim agreement related to the proposed occupancy of the existing Da Vinci hotel at 2550 Van Ness Avenue, which is proposed for conversion to Group Housing with a Student Housing use characteristic by the Project. This interim agreement was needed due to the slightly offset timing between the occupancy of 2550 Van Ness by the Academy for the start of the academic semester in early January and the actual effective date of the Development Agreement following all approvals by the Commission, Board of Supervisors and the Mayor, which may not take full effect until after the academic semester has begun. This interim agreement allows the Academy to occupy 2550 Van Ness prior to the final effective date of

the Development Agreement without concern that the Department or City will pursue enforcement action relating to the Academy's occupancy of the building. This agreement is contingent upon other actions still occurring, including payment by the LLC Parties of the first installment of the Settlement Payment, final execution of the Settlement Documents, vacation of 1055 Pine Street, and submittal of a change of use application for 2550 Van Ness.

2. **Public Comment.** The staff report provides a summary of the public comment that had been received up until that point. Attached here, I am providing the additional public comment that has been received by the Department. This includes:
  - a. Correspondence from neighbors of 1900 Jackson Street. 41 emails were received after publishing, for a total of 51 emails regarding the proposal for this property; all 51 are provided here. Most commenters are concerned about the proposed Academy signage at 1900 Jackson, though some emails also raise concerns about a perceived doubling of density at the site.
  - b. A letter from the Van Ness Corridor Neighborhood Council.
  - c. Individual emails from: R Thomas Jones, Paul Werner, and Bob Planthold. Additionally, the Department received a letter from the Academy in response to R Thomas Jones' letter, also attached here.
  
3. **Updated Plan Corrections.** Following publication of the staff report, it was noted that five plan sets contained minor errors in the drawings presented, which are being corrected as follows:
  - a. 2550 Van Ness – Sheet GG 4.0, last page of the plan set, shows an extraneous sign proposal that is not being proposed. This page should be deleted from the final set and nothing further attached here.
  - b. 1849 Washington – Sheet A3.2, Washington St. proposed elevation, updated to show complete removal of signage, *and* the sign board and associated lighting over the middle entry door (keynote 6). Updated Sheet A3.2 attached.
  - c. 625 Polk – Sheet GG 2.0, last page of the plan set, provides an updated and correct signage proposal for the building, to include metal, laser-cut signage. Updated Sheet GG 2.0 attached.
  - d. 1153 Bush – Sheet A3.2, front (Bush St.) proposed elevation, updated to show that the only proposed signage is located at the garage door; the proposal does not include additional wall signage above the ground floor windows. Updated Sheet A3.2 attached.
  - e. 2151 Van Ness – Sheet GG 2.0, updated to show correct signage proposal. Updated Sheet GG 2.0 attached.

Thank you,

**Andrew Perry, Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9017 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [suediamondsf@gmail.com](mailto:suediamondsf@gmail.com); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Comments For Hearing Date 11/21: Case Number: 2018-009157CUA  
**Date:** Thursday, November 21, 2019 7:48:08 AM

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**From:** Kevin Colosimo <[kevincolosimo@gmail.com](mailto:kevincolosimo@gmail.com)>  
**Sent:** Wednesday, November 20, 2019 10:59 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Fwd: Comments For Hearing Date 11/21: Case Number: 2018-009157CUA

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

This is for tomorrow's hearing.

Thank you

Kevin

Sent from my iPhone

Begin forwarded message:

**From:** Kevin Colosimo <[kevincolosimo@gmail.com](mailto:kevincolosimo@gmail.com)>  
**Date:** November 20, 2019 at 8:26:52 PM PST  
**To:** [earle@eeweiss.com](mailto:earle@eeweiss.com), [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
**Cc:** Jane Colosimo <[janeycolosimo@gmail.com](mailto:janeycolosimo@gmail.com)>  
**Subject:** **Comments For Hearing Date 11/21: Case Number: 2018-009157CUA**

Date: 11/20/2019

Hearing Date: November 21, 2019  
Case Number: 2018-009157CUA

Property Address: 2175 Hayes Street

To: Earle Weiss ([earle@eweiss.com](mailto:earle@eweiss.com)) and SF Planning Commission Secretary ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

We have owned the property at 218-220 Shrader Street since 2005 and our property borders the west side of the 2175 Hayes Street project.

We generally support the proposed project at 2715 Hayes Street but have some concerns:

1. Our property line/fence is shared with 2715 Hayes Street
2. Potential problem with rodents during construction
3. Noise during construction
4. Potential exposure to asbestos and lead during the construction

**1. Our property line fence is shared with 2715 Hayes Street**

The fence on the East Side of our property line sits on the property line for 2715 Hayes Street. We want to confirm that the New Good Neighbor Two Sided 72" Fence shown on the drawings will be also installed on the West Side of 2175 Hayes Street adjacent to our property line.

**2. Potential problem with rodents during construction**

Due to the length of time 2175 Hayes Street property has been abandoned, the proximity to the Golden Gate Park Panhandle, and the existing ivy growth on the property, we are concerned that the demolition and construction will cause an increase in rodents entering our property. We request and seek rodent mitigation and control around the full perimeter of the job site.

**3. Noise during construction**

Some of our tenants work from home during the day. We are concerned about the level of noise during construction. We request that construction and associated noise not occur between 8pm and 7am and that noise level complies with the S.F., CAL., POLICE CODE § 2901.

**4. Potential exposure to asbestos and lead during the construction**

Due to the age of the building at 2175 Hayes Street we are concerned that the building contains asbestos, lead or other hazardous materials that may be released into the air during demolition. We request that the demolition and construction employ best available dust and hazardous material control measures.

Thank you for your consideration.

Kevin and Jane Colosimo

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2417 Green Street - File No. 2017-002545DP-03 and 2017-002545ENV  
**Date:** Wednesday, November 20, 2019 2:52:51 PM  
**Attachments:** [2019.11.20 LTR to Planning Commission.pdf](#)

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**From:** Julie Du <julie@zfplaw.com>  
**Sent:** Wednesday, November 20, 2019 2:51 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; Ryan Patterson <ryan@zfplaw.com>; Sarah Hoffman <sarah@zfplaw.com>  
**Subject:** 2417 Green Street - File No. 2017-002545DP-03 and 2017-002545ENV

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

Good afternoon President Melgar & Commissioners:

Please find attached Objection to Rescheduling for the abovementioned appeals.

Sincerely,

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

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 701 Hampshire Property - ID 1029652  
**Date:** Wednesday, November 20, 2019 2:48:40 PM

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**From:** Dobner, Nina <ndobner@ea.com>  
**Sent:** Wednesday, November 20, 2019 12:52 PM  
**To:** Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>; richhillissf@gmail.com; Dobner, Nina <ndobner@ea.com>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; planning@rodnevfong.com; Johnson, Christine (CPC) <christine.d.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Dobner, Nina <ndobner@ea.com>  
**Subject:** 701 Hampshire Property - ID 1029652

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Hi, I just wanted to following up on this. Work has started at that property again, a lot of construction noise and I talked to the contractor today that told me he was shoring up the property and laying concrete slabs. (We exchanged phone numbers.)

I'm was hoping this was just the earthquake retrofit, but it is really noisy and the contractor I spoke to this morning told me they were removing the tenants parking and adding rooms. I'm all for making more housing for the city, so I reached out to the owner and asked to see the plans. He rejected any attempt to be friendly, but instead said that I had lied about him in court, and had no interest in an olive branch. Then he filed a complaint about me having an unpermitted unit (which I used to because it came with the property when I bought it 18 years ago, with a protected tenant). I have since got rid of the rental, and torn it out. An inspector even came today and verified that.

I'm not trying to stir up trouble, I just want to live in peace with my neighbor. All I am asking for is to see the current plans, and then to take a look at the plans for the 4-storey building that is apparently going to be coming next. Mark said he would supply these, but he hasn't.

I have literally hundreds of letters in opposition of the 4-storey building, but I was intending to support it this time, as long as the tenants of 701 Hampshire were, too. I texted and left VM for Mark with the same thoughts. I thought things were going well and we had plans to meet in person, but instead he has been filing unwarranted complaints about me. Can you please advise as to what I should do?

THANK YOU

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [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 BREED ANNOUNCES OPENING OF 72 BEHAVIORAL HEALTH BEDS ON TREASURE ISLAND  
**Date:** Wednesday, November 20, 2019 11:19:58 AM  
**Attachments:** [11.20.19 Residential Step-down Beds.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 20, 2019 11:19 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED ANNOUNCES OPENING OF 72 BEHAVIORAL HEALTH BEDS ON TREASURE ISLAND

**FOR IMMEDIATE RELEASE:**

Wednesday, November 20, 2019

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

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

**MAYOR BREED ANNOUNCES OPENING OF 72  
BEHAVIORAL HEALTH BEDS ON TREASURE ISLAND**

*New residential step-down beds provide stable housing for people in substance use outpatient treatment programs who are at risk of homelessness*

**San Francisco, CA** — Mayor London N. Breed and HealthRIGHT 360 today announced the opening of 72 new residential step-down beds on Treasure Island for people who are continuing outpatient substance use treatment and are at risk of homelessness. The beds are part of Mayor Breed's efforts to expand the number of mental health and substance use treatment beds throughout the city and will be operated as part of HealthRIGHT 360's Recovery Residence Program. Residential step-down beds are one type of behavioral health bed in the City's system and provide a safe and stable place for people to live as they continue outpatient treatment for substance use disorders.

“This new facility will help so many people who are on the path to recovery but still need significant support to keep them healthy and housed,” said Mayor Breed. “Participating in substance use outpatient treatment and recovering from addiction is challenging enough on its

own, and people shouldn't also have to worry about where they'll sleep at night or how they'll pay rent. We want people to get better, and by providing a safe place for them to stay, we can help them continue on the road to recovery."

The 72 beds on Treasure Island were funded through a combination of excess Educational Revenue Augmentation Funds in Fiscal Year 2018-19 and 2019-20 and a contract with HealthRIGHT 360 from the California Department of Health Care Services. The residential step-down beds are for people who are transitioning from more intensive substance use residential programs into outpatient services. The beds are in a recently renovated, home-like environment with a spacious backyard. On-site recovery coaches provide residents with mentorship and support, and assist residents with finding and maintaining a job, building social skills, self-esteem, and goal setting.

The Department of Public Health (DPH) contracts with service providers in the City, like HealthRIGHT 360, to operate facilities at various levels of care in the behavioral health system. The City currently funds approximately 2,000 behavioral health beds at multiple levels of care. Since taking office, Mayor Breed has identified funding for more than 200 behavioral health beds, and is committed to adding additional beds to the system of care.

"When people step up and participate in drug treatment, it is crucial that they have a place to live while receiving ongoing care," said Supervisor Matt Haney. "The 72 people who will live in this facility are people who might otherwise have slipped through the cracks and back out onto the streets. We all know that there is a crisis on our streets, and we urgently require a dramatic expansion of mental health and substance use treatment beds and resources. This new residential facility is a reason for celebration, and I am looking forward to partnering with the Mayor to build many more beds through Mental Health SF."

"We couldn't be more excited about our Recovery Residence Program," said Vitka Eisen, President and Chief Executive Office of HealthRIGHT 360. "Providing a safe space specifically for people who are at risk of homelessness helps sustain the strides made in substance use treatment, because where there is risk of homelessness there is risk of return to problematic substance use. Our Recovery Residence Program provides stable living for clients accessing outpatient services and is a common sense approach to healthcare for our community."

Following 90-day residential substance use treatment programs, individuals can continue seeking treatment in outpatient programs. Residential step-down beds help ensure that people who wish to continue treatment can do so without worrying about where they will live during that time.

HealthRIGHT 360's Recovery Residence Program connects residents to treatment at licensed outpatient programs of their choice. No substance use treatment or mental health services take place on the premises; however, the beds provide a safe and stable place for people to live while they continue seeking treatment at outpatient facilities. Clients may stay in residential step-down beds for up to 24 months. HealthRIGHT 360 has a similar residential program called "Recovery Step Down." With the Recovery Step Down program, successful completions of outpatient treatment increased by 88%, from 20% to 37%, and the average length of stay in outpatient treatment increased by an average of 45 days, from 102 days to 147 days. Additionally, the percentage of clients who completed treatment with a job increased by 25%, from 34% to 43%.

“The Department of Public Health helps thousands of San Franciscans find compassionate, high-quality treatment for substance use disorders every year,” said Dr. Grant Colfax, Director of Health. “With the support of Mayor Breed and our partners at HealthRIGHT 360, we are now able to serve even more people. These 72 new beds will provide stable housing for clients who are continuing their recovery in outpatient treatment settings and will play a key role in the ongoing transformation of behavioral health care in our city.”

“The evidence tells us that people with substance use disorder are twice as likely to maintain their outpatient treatment when they are in stable settings,” said Dr. Anton Nigusse Bland, Director of Mental Health Reform. “That’s why beds like these are so important to support clients on the road to recovery. We are recommending adding more such residential step-down beds, more residential treatment, and more housing placements as part of Mayor Breed’s commitment to expand San Francisco’s behavioral health care system.”

Last week, Mayor Breed and Supervisors Hillary Ronen and Matt Haney introduced Mental Health SF at the Board of Supervisors. Mental Health SF is a comprehensive approach to reforming the City’s mental health and substance use treatment system, while providing targeted care to people who are most vulnerable, including those who are homeless and who are suffering from mental illness and/or a substance use disorder. Mental Health SF emphasizes expanding access to treatment, which is aligned with Mayor Breed’s commitment to add new behavioral health beds, including these 72 beds.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 461 29th St., 2008.0023CUA  
**Date:** Wednesday, November 20, 2019 11:10:02 AM  
**Attachments:** [191119 461-29thSt LettertoPlanning.pdf](#)  
[1911119 attchment 461-29thSt toPlanning.pdf](#)

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*Jonas P. Ionin,  
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**From:** mike <mike@garavaglia.com>  
**Sent:** Wednesday, November 20, 2019 11:02 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Marc Norton <nortonsf@ix.netcom.com>  
**Subject:** 461 29th St., 2008.0023CUA

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

Dear Mr. Ionin,  
Please see the forwarded email below and the attached letters. They are part of the official record for the hearing. We will provide copies to the commissioners at that time.

Sincerely,  
Michael Garavaglia, A.I.A. LEED AP BD+C  
President, Garavaglia Architecture, Inc.

582 Market Street, Suite 1800  
San Francisco, CA 94104  
P: 415.391.9633 F: 415.391.9647  
[www.garavaglia.com](http://www.garavaglia.com)

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

From: Marc Norton  
Sent: Nov 20, 2019 6:27 AM  
To: [Concerned29thStreetNeighbors@NoeValley.net](mailto:Concerned29thStreetNeighbors@NoeValley.net)  
Cc: Bridget Hicks , Tom McGrath , Earle Weiss , Andy Levine , "Ozzie Rohm,Noe Neighborhood

Council"

Subject: NEW LETTER from GARAVAGLIA ARCHITECTURE - 461 29th Street

Attached is a **new letter from Michael Garavaglia, Preservation Architect**, concerning the inadequate review by the Planning Department of the Historic Resource Status of the existing home at 461 29th Street. The letter was delivered Tuesday to Bridget Hicks, the Planner overseeing the monster house project at this site. The letter will be delivered to the Planning Commission today.

The current configuration of the home, with its Mission Revival roof form and parapet, has existed since at least 1939. This is documented in the photos in the updated Memorandum also attached to this email.

Mr. Garavaglia wrote to the Planning Department in October, presenting these photos, which were not taken into consideration when an old historic review was conducted in 2008. The Planning Department finally responded to this new information last week, issuing a new CEQA Categorical Exemption Determination. However, in their apparent haste to make this determination in advance of the scheduled Thursday, November 21 hearing, they failed to conduct a new Historic Resource Evaluation, which is normally done to document an exemption determination. In less technical terms, they are just winging it.

***According Mr. Garavaglia, the Planning Department's main error is that they continue to treat the current configuration of the home "as if it were an alteration of an 1880's building, and not as a version of the building that may have achieved significance in its own right," having existed for at least 80 years.***

If the Planning Commission relies on the new exemption determination and allows the current home to be demolished without proper historic review, they will be inviting an appeal.

Marc Norton  
468 - 29th Street  
(415) 648-2535

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [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 BREED AND PRESIDENT YEE ANNOUNCE "CHILD AND YOUTH FRIENDLY CITY" INITIATIVE ON WORLD CHILDREN'S DAY  
**Date:** Wednesday, November 20, 2019 10:26:47 AM  
**Attachments:** [11.20.19 Children Youth Friendly City Initiative.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 20, 2019 10:09 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED AND PRESIDENT YEE ANNOUNCE "CHILD AND YOUTH FRIENDLY CITY" INITIATIVE ON WORLD CHILDREN'S DAY

**FOR IMMEDIATE RELEASE:**  
Wednesday, November 20, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR BREED AND PRESIDENT YEE ANNOUNCE**  
**"CHILD AND YOUTH FRIENDLY CITY" INITIATIVE ON**  
**WORLD CHILDREN'S DAY**

*San Francisco to host a Children and Youth Summit in 2020 and join a growing global movement in designing a sustainable city that is centered on children and youth*

**San Francisco, CA** — Mayor London N. Breed and President Norman Yee today, on World Children's Day, announced the launch of San Francisco's "Child and Youth Friendly City Initiative." As part of a growing global movement, local municipalities around the world are committing to becoming child-friendly cities that center children and youth in decision-making and placemaking. UNICEF offers a framework for local governments to achieve the "Child Friendly City" designation by ensuring that every child has access to quality social services, education, healthcare, and provides guidance for building safe, secure environments based on child-responsive urban planning and design.

By pledging to become a "Child and Youth Friendly City," San Francisco will develop a strategic framework and action plan, including concrete policy goals and outcomes that

include youth engagement in the process. San Francisco's [Our Children, Our Families Council](#), a body that is co-chaired by Mayor Breed and Superintendent of the San Francisco Unified School District (SFUSD), Dr. Vincent Matthews, will lead the implementation of the Initiative.

In addition to the development of a strategic framework and action plan to guide this initiative, Our Children Our Families Council, in partnership with Mayor Breed and President Yee, will host San Francisco's 2020 Children and Youth Summit next year. The Summit will be designed to elevate the voices and needs of children, youth and their families, and will bring City, SFUSD, philanthropy, business and community partners together to highlight and celebrate successful efforts to better serve children, youth and their families in San Francisco. It will also be an opportunity to learn about regional, state and national efforts to address the inequities that our most vulnerable populations experience.

“As we plan for the future of our city and develop policies and programs, we need to make sure we're taking the needs of San Francisco's children into account,” said Mayor Breed. “From my experience growing up in public housing in the Western Addition, I know how important it is to have spaces that are designed for kids, and that provide a safe place for young people to gather. Whether that's the library, playground, or a community center, it's essential that we design and create spaces with kids in mind and make our entire city safer and more welcoming for youth. It's especially important that kids from underserved communities know that San Francisco is their city too, and that they can be themselves and access programs and services that are tailored to them.”

“San Francisco has been at the forefront of children and youth issues. While that work has never stopped, we need to force a culture shift. As our city continues to grow, we have to re-imagine who we are building for—not just designing for the next market boom, but for generations of young people who will establish roots and families here,” states President Norman Yee. “I am excited by what's possible. Becoming a truly Child and Youth Friendly City means safer streets, more interactive spaces for youth to roam, youth participatory planning, and ultimately a universally vibrant city that is designed for everyone.”

“This initiative builds upon Our Children Our Families Council's mission to better coordinate and align systems so that children and their families are at the heart of every policy and decision we make as a city. I'm excited for the opportunity to lead this groundbreaking Initiative that will advance our goals and ensure we create a place that serves our most vulnerable children and youth, putting equity at the center. If we can do better for them, everyone will thrive,” said Dr. Pegah Faed, Director of the Our Children, Our Families Council.

Over the past four years, Our Children Our Families Council has brought together City departments, SFUSD, and community partners to help identify key goals and outcomes to make San Francisco a more livable city for our families, especially those with the most need. These goals include that every child enters kindergarten ready to learn, and that all children and youth are mentally healthy. This new initiative supports those goals and also focuses on the importance of built environment.

World Children's Day is commemorated each year on November 20<sup>th</sup>. This year marks the 30<sup>th</sup> Anniversary of the United Nations General Assembly's adoption of the Convention on the Rights of the Child. Currently, 196 countries have ratified this Convention with the

exception of the United States. Yesterday, the Board of Supervisors unanimously sponsored and adopted a Resolution to commemorate the occasion and reaffirm San Francisco's commitment to the Convention of the Rights of Children.

**Child-Friendly Cities Initiative**

The UNICEF Child Friendly Cities Initiative was launched in 1996 to respond to the challenge of realizing the rights of children in an increasingly urbanized and decentralized world. The initiative works by bringing together local stakeholders and UNICEF to create safe, inclusive and child-responsive cities and communities. UNICEF provides a framework, and is one of many models for developing Child-Friendly Cities. <https://childfriendlycities.org/>

###

**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: 37 SATURN- LETTERS OF NEIGHBOR SUPPORT  
**Date:** Tuesday, November 19, 2019 4:05:24 PM  
**Attachments:** [37 SATURN Letter of Support 11.19.19.pdf](#)

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*Jonas P. Ionin,  
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**From:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Sent:** Tuesday, November 19, 2019 3:03 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Tuan Louv <[tuan@hoodthomas.com](mailto:tuan@hoodthomas.com)>; Mark Thomas <[mark@hoodthomas.com](mailto:mark@hoodthomas.com)>  
**Subject:** RE: 37 SATURN- LETTERS OF NEIGHBOR SUPPORT

Thank you Mark,

**Jeff Horn, Senior Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-6925 | **Email:** [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org) | [San Francisco Property Information Map](#)

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**From:** Mark Thomas <[mark@hoodthomas.com](mailto:mark@hoodthomas.com)>  
**Sent:** Tuesday, November 19, 2019 2:55 PM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Cc:** Tuan Louv <[tuan@hoodthomas.com](mailto:tuan@hoodthomas.com)>  
**Subject:** 37 SATURN- LETTERS OF NEIGHBOR SUPPORT

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Jeff,

I'm attaching 14 letters of neighbor support for the 37 Saturn Street C.U.A. The package contains letters of support from both adjacent neighbors as well as other neighbors on Saturn Street and in Corbett/Corona Heights.

Please forward these letters of support to the Planning Commissioners.

Thanks !

Mark

Mark Thomas, AIA, LEED AP

**Hood Thomas Architects**

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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 \(CPC\)](#); [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 \*\*\* MAYORAL NOMINEE SUE DIAMOND CONFIRMED AS SAN FRANCISCO PLANNING COMMISSIONER  
**Date:** Tuesday, November 19, 2019 3:58:13 PM  
**Attachments:** [11.19.19 Planning Commission Appointment.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, November 19, 2019 3:57 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYORAL NOMINEE SUE DIAMOND CONFIRMED AS SAN FRANCISCO PLANNING COMMISSIONER

**FOR IMMEDIATE RELEASE:**

Tuesday, November 19, 2019

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

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

**MAYORAL NOMINEE SUE DIAMOND CONFIRMED AS  
SAN FRANCISCO PLANNING COMMISSIONER**

*Sue Diamond will bring years of experience working on complex land use and real estate law to Planning Commission*

**San Francisco, CA** — Mayor London N. Breed's nomination to appoint Sue Diamond to the San Francisco Planning Commission was approved today by the Board of Supervisors with a 9-2 vote. Diamond will fill the vacancy left by Richard Hillis, who resigned from his position on the Commission in September. Her first Commission meeting will be on Thursday, November 21st.

Diamond is an attorney with experience in land use and real estate law. She has her own law firm that works primarily with nonprofit organizations on issues at the nexus of real estate and their mission. Her clients have included Jewish Home of San Francisco, Family House, Camp Ramah of Northern California, Blood Centers of the Pacific, Temple Emanu-El, Jewish Community Center of San Francisco, and Brandeis School of San Francisco.

Before starting her own practice, she was a partner at Morgan Lewis & Bockius LLP and at

Brobeck, Phleger & Harrison LLP, where she managed the permitting process for some of the largest and most complex real estate projects in San Francisco and the Bay Area. She has served as Board Member for numerous organizations in San Francisco, including Mercy Housing California, Jewish Community Center of San Francisco, and the Jewish Community Federation of San Francisco. In addition, Diamond taught Land Use Law at Stanford Law School for many years.

“I am glad that the Board voted today to approve my nomination of Sue Diamond to serve on the Planning Commission,” said Mayor Breed. “I nominated her to the position because I believe she will be a great asset on the Commission, especially as we tackle complex planning decisions to make sure our City is livable and resilient for generations to come. She has a wide range of experience in land use and real estate matters, and will bring her 30-plus years as an attorney and strategic advisor to the Commission.”

“I want to thank Mayor Breed for this important opportunity to serve our City on the Planning Commission and to thank the Board of Supervisors for its vote of confidence and trusting me with this significant responsibility,” said Diamond. “I take very seriously my obligation as Planning Commissioner to represent all of San Francisco’s diverse communities and stakeholders, especially as we work to build more housing in all neighborhoods.”

Diamond has a J.D. from Harvard Law School, a Master of City Planning from the Massachusetts Institute of Technology, and a B.S. from Stanford University. She lives in San Francisco.

The San Francisco Planning Commission consists of seven commissioners appointed by the Mayor and the President of the Board of Supervisors, and Commissioners serve four-year terms. The Commission oversees the Planning Department, which plays a central role in guiding the growth and development of the City. The Department works with other City agencies and the community to help balance the needs of residents, businesses, and civic leaders to protect the environment and historical resources, create inspiring and livable urban spaces, cultivate neighborhood resilience, and enforce good land use practices. The Commission is also responsible for the stewardship and maintenance of San Francisco’s General Plan.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Why are we allowing developers to weaponize the ADU?  
**Date:** Tuesday, November 19, 2019 1:28:38 PM  
**Attachments:** [ddcdfkfnficiell.png](#)  
[kfiqghdcfahbnphd.png](#)  
[nifdhhbcikdnchbbq.png](#)  
[cgeffcamnljelili.png](#)  
[qpilanfnjinhhid.png](#)  
[bccikmlpapojcig.png](#)  
[cikokmniqijfhecc.png](#)  
[helollbaccoqpdna.png](#)  
[nbnmebbieokbjia.png](#)

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---

**From:** ROGER DAWSON - CPOST <roger@cpost.com>

**Sent:** Tuesday, November 19, 2019 1:26 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; votedean2019@gmail.com

**Subject:** Why are we allowing developers to weaponize the ADU?

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**Dear Supervisor Mandelman,** (and all members of the Board of Supervisors, Planning Commission and Mayor Breed)

I was encouraged to see two television news stories early this week about your effort's to address pedestrian and bicycle safety here in our city.



*ABC-7 World Day of Remembrance for traffic victims*

In 1995 I was struck by a car while riding my bicycle back to my home in the Tenderloin during a very difficult period of my life. I eventually recovered from that accident and over the decades was able to work my way up from the Tenderloin to an apartment on Twin Peaks.

Now as a senior citizen I thought I had finally found peace and quiet in a small apartment with a parking space in a less crowded part of the city. My accident left me with limited use of my right leg and my car is the only means for me to get around and maintain my independence these days.

Scott Wiener's ADU is threatening to ruin my life by triggering the purchase of my building by a predatory LA developer who wants to eliminate our parking so he can put in an extra unit and make a \$1 million profit when he "flips" it. What was originally envisioned as a means of allowing homeowners to build in-law and granny flats, has instead been widely exploited by greedy out of town developers to increase the value of their apartment buildings for obscene profits at the expense of the residents of San Francisco.

I haven't seen any action on reforming this poorly thought out legislation despite my efforts and those of several Tenants Rights Organizations for over one year now. Pedestrian and bicycle traffic safety are

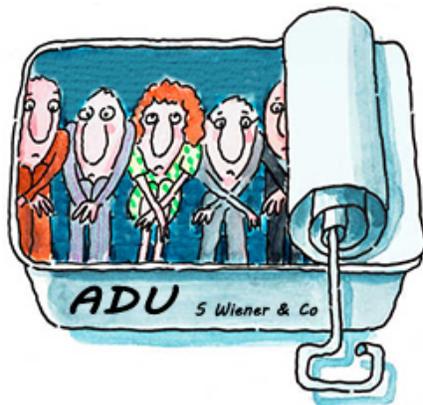
serious concerns, I know this as only a victim can, but over **10 times** as many San Franciscans are suffering because of the ADU and action is needed now to put an end to this abuse.

**The Board of Supervisors needs to implement immediate measures reforming this defective legislation, and concurrently give the Planning Commission the authority to reject ADU applications that negatively impact existing tenants.**

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



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? Rumors abound about developers using their wealth to influence peddle here in our City. 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 vicious 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 has because of his employment by 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

**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 \(CPC\)](#); [Starr, Aaron \(CPC\)](#)  
**Subject:** FW: Support for 100% Affordable/Educator Housing Streamlining legislation -- MidPen Housing  
**Date:** Tuesday, November 19, 2019 12:53:03 PM  
**Attachments:** [19\\_1119 MidPen Letter to Planning Commission FSK.PDF](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Andrew Bielak <[abielak@midpen-housing.org](mailto:abielak@midpen-housing.org)>  
**Sent:** Tuesday, November 19, 2019 12:28 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Lisa Howlett <[lhowlett@midpen-housing.org](mailto:lhowlett@midpen-housing.org)>; Alicia Gaylord <[agaylord@midpen-housing.org](mailto:agaylord@midpen-housing.org)>  
**Subject:** Support for 100% Affordable/Educator Housing Streamlining legislation -- MidPen Housing

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

Good afternoon,

I am writing from MidPen Housing, the non-profit developer of the Francis Scott Key Educator Housing community in the Outer Sunset. We would like to express our support for the Affordable/Educator Housing Streamlining legislation being considered by the Planning Commission on November 21<sup>st</sup>. If this letter could be distributed to the Commissioners, that would be much appreciated.

Best,  
Andrew Bielak

**Andrew Bielak | Associate Director of Housing Development  
MidPen Housing Corporation**

303 Vintage Park Drive, Suite 250, Foster City, CA 94404  
t. 650.235.7675 c. 650.918.8696



**From:** [Jonas\\_Jonas@sf.gov](mailto:Jonas_Jonas@sf.gov)  
**To:** [Edgardo\\_Joselina@sf.gov](mailto:Edgardo_Joselina@sf.gov)  
**Subject:** RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS  
**Date:** Tuesday, November 19, 2019 12:00:29 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

Jonas P. Jonas  
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.jonasp@sf.gov](mailto:jonas.jonasp@sf.gov)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Sent:** Tuesday, November 19, 2019 11:53 AM

**To:** Harris, Sonya (DBI) <[sonya.harris@sf.gov](mailto:sonya.harris@sf.gov)>; Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sf.gov](mailto:dbicustomerservice@sf.gov)>; Hui, Tom (DBI) <[tom.hui@sf.gov](mailto:tom.hui@sf.gov)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sf.gov](mailto:eddie.m.chan@sf.gov)>; Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>; Kwok, Stephen (DBI) <[stephen.kwok@sf.gov](mailto:stephen.kwok@sf.gov)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sf.gov](mailto:mauricio.hernandez@sf.gov)>; Sanchez, Scott (CPC) <[scott.sanchez@sf.gov](mailto:scott.sanchez@sf.gov)>; dzlu@rhnsf.org; president@rhnsf.org; CPC-Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Ionin, Jonas (CPC) <[jonas.jonin@sf.gov](mailto:jonas.jonin@sf.gov)>; Melgar, Myrna (CPC) <[myrna.melgar@sf.gov](mailto:myrna.melgar@sf.gov)>; Koppel, Joel (CPC) <[joel.koppel@sf.gov](mailto:joel.koppel@sf.gov)>; Fung, Frank (CPC) <[frank.fung@sf.gov](mailto:frank.fung@sf.gov)>; richhillisf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sf.gov](mailto:milicent.johnson@sf.gov)>; Moore, Kathrin (CPC) <[kathrin.moore@sf.gov](mailto:kathrin.moore@sf.gov)>; Richards, Dennis (CPC) <[dennis.richards@sf.gov](mailto:dennis.richards@sf.gov)>; Wong, Kelly (CPC) <[kelly.wong@sf.gov](mailto:kelly.wong@sf.gov)>; Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS

**Sonya Harris**

Secretary  
Building Inspection Commission  
(415) 558-6164 (Phone)  
(415) 558-6509 (Fax)

Email: [sonya.harris@sf.gov](mailto:sonya.harris@sf.gov) Web: [www.sfdbi.org](http://www.sfdbi.org)

Sonya

Thank you for taking my telephone call this morning and for discussing the above captioned project at 982 Green Street.

I look forward to hearing back from you or from another staff person, such as Mauricio Hernandez (DBI), who had been so informative earlier in my inquiry, regarding any up-dated info.

The lengthy email chain is below, for reference.

Thank you and best wishes for a very Happy Thanksgiving!

Richard

Richard Cardello  
RHN Board and DZLU Member

415.923.5810  
[richard@cardelldesign.com](mailto:richard@cardelldesign.com)



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

**From:** Richard Cardello  
**Sent:** Sunday, October 20, 2019 9:00 PM

**To:** Harris, Sonya (DBI) <[sonya.harris@sf.gov](mailto:sonya.harris@sf.gov)>; Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sf.gov](mailto:dbicustomerservice@sf.gov)>; Hui, Tom (DBI) <[tom.hui@sf.gov](mailto:tom.hui@sf.gov)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sf.gov](mailto:eddie.m.chan@sf.gov)>; Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>; Kwok, Stephen (DBI) <[stephen.kwok@sf.gov](mailto:stephen.kwok@sf.gov)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sf.gov](mailto:mauricio.hernandez@sf.gov)>; Sanchez, Scott (CPC) <[scott.sanchez@sf.gov](mailto:scott.sanchez@sf.gov)>; dzlu@rhnsf.org; president@rhnsf.org; CPC-Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Ionin, Jonas (CPC) <[jonas.jonin@sf.gov](mailto:jonas.jonin@sf.gov)>; Melgar, Myrna (CPC) <[myrna.melgar@sf.gov](mailto:myrna.melgar@sf.gov)>; Koppel, Joel (CPC) <[joel.koppel@sf.gov](mailto:joel.koppel@sf.gov)>; Fung, Frank (CPC) <[frank.fung@sf.gov](mailto:frank.fung@sf.gov)>; richhillisf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sf.gov](mailto:milicent.johnson@sf.gov)>; Moore, Kathrin (CPC) <[kathrin.moore@sf.gov](mailto:kathrin.moore@sf.gov)>; Richards, Dennis (CPC) <[dennis.richards@sf.gov](mailto:dennis.richards@sf.gov)>; Wong, Kelly (CPC) <[kelly.wong@sf.gov](mailto:kelly.wong@sf.gov)>; Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*\* R A F \*\*\*\*

**Sonya Harris**

Secretary  
Building Inspection Commission  
(415) 558-6164 (Phone)  
(415) 558-6509 (Fax)

Sonya

To date, I do not believe I have received any response from you.  
Please see your email of 09-16-2019 and other prior emails below.

Thank you,  
Richard

Richard Cardello

**From:** Harris, Sonya (DBI) [<mailto:sonya.harris@sf.gov>]  
**Sent:** Monday, September 16, 2019 9:04 AM

**To:** Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>; Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sf.gov](mailto:dbicustomerservice@sf.gov)>; Hui, Tom (DBI) <[tom.hui@sf.gov](mailto:tom.hui@sf.gov)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sf.gov](mailto:eddie.m.chan@sf.gov)>; Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>; Kwok, Stephen (DBI) <[stephen.kwok@sf.gov](mailto:stephen.kwok@sf.gov)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sf.gov](mailto:mauricio.hernandez@sf.gov)>; Sanchez, Scott (CPC) <[scott.sanchez@sf.gov](mailto:scott.sanchez@sf.gov)>; dzlu@rhnsf.org; president@rhnsf.org; CPC-Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Ionin, Jonas (CPC) <[jonas.jonin@sf.gov](mailto:jonas.jonin@sf.gov)>; Melgar, Myrna (CPC) <[myrna.melgar@sf.gov](mailto:myrna.melgar@sf.gov)>; Koppel, Joel (CPC) <[joel.koppel@sf.gov](mailto:joel.koppel@sf.gov)>; Fung, Frank (CPC) <[frank.fung@sf.gov](mailto:frank.fung@sf.gov)>; richhillisf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sf.gov](mailto:milicent.johnson@sf.gov)>; Moore, Kathrin (CPC) <[kathrin.moore@sf.gov](mailto:kathrin.moore@sf.gov)>; Richards, Dennis (CPC) <[dennis.richards@sf.gov](mailto:dennis.richards@sf.gov)>; Wong, Kelly (CPC) <[kelly.wong@sf.gov](mailto:kelly.wong@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*\* R A F \*\*\*\*

Good Morning Mr. Teague,

Sure we will have them contact you and/or Ms. Wong as well.

Thank You.

Sonya

**Sonya Harris**

Secretary  
Building Inspection Commission  
(415) 558-6164 (Phone)  
(415) 558-6509 (Fax)

Email: [sonya.harris@sf.gov](mailto:sonya.harris@sf.gov) Web: [www.sfdbi.org](http://www.sfdbi.org)

**From:** Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>  
**Sent:** Monday, September 16, 2019 8:58 AM

**To:** Harris, Sonya (DBI) <[sonya.harris@sf.gov](mailto:sonya.harris@sf.gov)>; Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sf.gov](mailto:dbicustomerservice@sf.gov)>; Hui, Tom (DBI) <[tom.hui@sf.gov](mailto:tom.hui@sf.gov)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sf.gov](mailto:eddie.m.chan@sf.gov)>; Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>; Kwok, Stephen (DBI) <[stephen.kwok@sf.gov](mailto:stephen.kwok@sf.gov)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sf.gov](mailto:mauricio.hernandez@sf.gov)>; Sanchez, Scott (CPC) <[scott.sanchez@sf.gov](mailto:scott.sanchez@sf.gov)>; dzlu@rhnsf.org; president@rhnsf.org; CPC-Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Ionin, Jonas (CPC) <[jonas.jonin@sf.gov](mailto:jonas.jonin@sf.gov)>; Melgar, Myrna (CPC) <[myrna.melgar@sf.gov](mailto:myrna.melgar@sf.gov)>; Koppel, Joel (CPC) <[joel.koppel@sf.gov](mailto:joel.koppel@sf.gov)>; Fung, Frank (CPC) <[frank.fung@sf.gov](mailto:frank.fung@sf.gov)>; richhillisf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sf.gov](mailto:milicent.johnson@sf.gov)>; Moore, Kathrin (CPC) <[kathrin.moore@sf.gov](mailto:kathrin.moore@sf.gov)>; Richards, Dennis (CPC) <[dennis.richards@sf.gov](mailto:dennis.richards@sf.gov)>; Wong, Kelly (CPC) <[kelly.wong@sf.gov](mailto:kelly.wong@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*\* R A F \*\*\*\*

Sonya,

Will you please have that same DBI staff person contact either me or Kelley Wong at [kelly.wong@sf.gov](mailto:kelly.wong@sf.gov) or 415-558-6393? Thanks.

Corey A. Teague, AICP, LEED AP  
Zoning Administrator

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415.375.9080 | [www.sfdps.org](http://www.sfdps.org)  
[San Francisco Property Information Map](http://www.sfdps.org)

**From:** Harris, Sonya (DBI) <[sonya.harris@sf.gov](mailto:sonya.harris@sf.gov)>  
**Sent:** Friday, September 13, 2019 4:48 PM

**To:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sf.gov](mailto:dbicustomerservice@sf.gov)>; Hui, Tom (DBI) <[tom.hui@sf.gov](mailto:tom.hui@sf.gov)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sf.gov](mailto:eddie.m.chan@sf.gov)>; Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>; Kwok, Stephen (DBI) <[stephen.kwok@sf.gov](mailto:stephen.kwok@sf.gov)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sf.gov](mailto:mauricio.hernandez@sf.gov)>; Sanchez, Scott (CPC) <[scott.sanchez@sf.gov](mailto:scott.sanchez@sf.gov)>; Teague, Corey (CPC) <[corey.teague@sf.gov](mailto:corey.teague@sf.gov)>; dzlu@rhnsf.org; president@rhnsf.org; CPC-Commissions Secretary <[commissions.secretary@sf.gov](mailto:commissions.secretary@sf.gov)>; Ionin, Jonas (CPC) <[jonas.jonin@sf.gov](mailto:jonas.jonin@sf.gov)>; Melgar, Myrna (CPC) <[myrna.melgar@sf.gov](mailto:myrna.melgar@sf.gov)>; Koppel, Joel (CPC) <[joel.koppel@sf.gov](mailto:joel.koppel@sf.gov)>; Fung, Frank (CPC) <[frank.fung@sf.gov](mailto:frank.fung@sf.gov)>; richhillisf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sf.gov](mailto:milicent.johnson@sf.gov)>; Moore, Kathrin (CPC) <[kathrin.moore@sf.gov](mailto:kathrin.moore@sf.gov)>; Richards, Dennis (CPC) <[dennis.richards@sf.gov](mailto:dennis.richards@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*\* R A F \*\*\*\*

Hello Mr. Cardello,

I am confirming receipt of your email, and wanted to let you know that a DBI staff person will be contacting you regarding your inquiry.

Thank You.

Sonya Harris  
Commission Secretary

**Sonya Harris**

Secretary  
Building Inspection Commission  
(415) 558-6164 (Phone)  
(415) 558-6509 (Fax)

Email: [sonya.harris@sfgov.org](mailto:sonya.harris@sfgov.org) Web: [www.sfdbi.org](http://www.sfdbi.org)

---

**From:** Richard Cardello <[richard@cardellobuilding.com](mailto:richard@cardellobuilding.com)>  
**Sent:** Friday, September 13, 2019 2:13 PM

**To:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; DBICUSTOMERSERVICE, DBI (DBI) <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>; Hui, Tom (DBI) <[tom.hui@sfgov.org](mailto:tom.hui@sfgov.org)>  
**Cc:** Chan, Eddie (DBI) <[eddie.m.chan@sfgov.org](mailto:eddie.m.chan@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Kwok, Stephen (DBI) <[stephen.kwok@sfgov.org](mailto:stephen.kwok@sfgov.org)>; Hernandez, Mauricio (DBI) <[mauricio.hernandez@sfgov.org](mailto:mauricio.hernandez@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; [dbi@rhnhf.org](mailto:dbi@rhnhf.org)  
**President@rhnhf.org**; CPC Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionn, Jonas (CPC) <[jonas.ioonn@sfgov.org](mailto:jonas.ioonn@sfgov.org)>; Mlgay, Myrna (CPC) <[myrna.mlgay@sfgov.org](mailto:myrna.mlgay@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [richblksf@gmail.com](mailto:richblksf@gmail.com) Johnson, Milcent (CPC) <[milcent.johnson@sfgov.org](mailto:milcent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Harris, Sonya (DBI) <[sonya.harris@sfgov.org](mailto:sonya.harris@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*D R A F \*\*\*

I am resending my email of 08-23-2019 because I do not seem to find any replies.  
Please advise status.

Thank you,  
Richard Cardello  
T 415.923.5810

---

**From:** Richard Cardello

**Sent:** Friday, August 23, 2019 1:51 AM  
**To:** 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'DBICUSTOMERSERVICE, DBI (DBI)' <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>; 'tom.hui@sfgov.org' <[tom.hui@sfgov.org](mailto:tom.hui@sfgov.org)>  
**Cc:** 'Eddie (DBI)' <[eddie.m.chan@sfgov.org](mailto:eddie.m.chan@sfgov.org)>; 'Tam, Tina (CPC)' <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; 'STEPHEN.KWOK@SFGOV.ORG' <[STEPHEN.KWOK@SFGOV.ORG](mailto:STEPHEN.KWOK@SFGOV.ORG)>; 'mauricio.hernandez@sfgov.org' <[mauricio.hernandez@sfgov.org](mailto:mauricio.hernandez@sfgov.org)>; 'scott.sanchez@sfgov.org' <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; 'corey.teague@sfgov.org' <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; 'dbi@rhnhf.org' <[dbi@rhnhf.org](mailto:dbi@rhnhf.org)>; 'president@rhnhf.org' <[president@rhnhf.org](mailto:president@rhnhf.org)>; 'richblksf@gmail.com' <[richblksf@gmail.com](mailto:richblksf@gmail.com)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374DRM/VAR / SFCP COMP 12728\_ENF // DBI COMP 2017-67761 -- STATUS? \*\*\*D R A F \*\*\*

**JOHN RAHAIM, PLANNING DIRECTOR**  
**DBI Director Tom C. Hui, S.E., C.B.O.**

Director Rahaim and Director Hui

First I want to tell you that I greatly appreciate the time your respective staffs have put into the above captioned project. When I have contacted them over the course of more than a year, they have been pleasant and, I believe, sincerely tried to be helpful.

As a member of Russian Hill Neighbors (RHN) DZLU (Design Zoning and Land Use) Committee, I had been asked to report on 982 Green. This seemed like an appropriate case to follow to better learn how the system works. I had thought my inquiry was pretty straightforward and would be easily answered -- "what is the status of this case and when will the City's mandated corrections be completed?"

I believe this case goes back to 2013 and was referred to Planning's Enforcement Division.

My understanding is the 982 Green Street had done remodel work without the benefit of a permit. Further, since this property is the oldest contributor to the Macondray Lane Historic District, Planning determined that historically incorrect and other infractions must be reversed.

I have corresponded with various staff members since 07-24-2018, mostly by email but also via telephone. Rather than recap everything I had been told (the entire email thread is below) I will share my latest understanding:

**PLANNING COMPLAINT 12728\_ENF**  
Planning advised that they have been waiting (since January 2019) for up-dated drawings and a work time-line from the property owners' architect, Gary Gee. Planning was to impose a \$250 per day penalty; however, the penalty has been suspended and no further action is being taken because the permit remains "on hold by DBI and the case is in DBI's hands"; I was recently advised to contact DBI by Tina Tam at Planning.

**DBI COMPLAINT 2017-67761**  
My most recent contacts with DBI have been with Stephen Kwok (Inspector) and Mauricio Hernandez (Enforcement) both of whom were very generous with their time and were very informative. Mr. Kwok advised that there had been a Director's Hearing in July 2017 and to contact Enforcement. Mr. Hernandez advised that the case has not been abated, that the project continues to incur a DBI penalty of \$48 per month; there was a hearing in January 2018. Since these continuing penalties have not been paid, DBI issued an order to file a lien against the property file; any assessed "minor" penalties may be collected if and when the property is sold at some time in the future. Due to the complexity of the situation and Planning's involvement, it seems unlikely that DBI would refer this to the City Attorney for legal action. DBI can only enforce DBI issues; Planning must pursue correcting any of its own complaints.

I applaud CPC and DBI recent commitments to working together and to hold occasional joint hearings, especially since their separate responsibilities are inevitably intertwined.

This absolutely seems like a case where both departments must communicate and coordinate their efforts to avoid the impasse of each saying it cannot proceed because of the other.

Although this has been very educational and fascinating, I hope the City family can quickly resolve this matter. Otherwise, it appears that infractions clearly identified by the City may continue indefinitely.

Please let me know if any of my above understandings are incorrect.

I look forward to hearing that this issue will proceed to a proper conclusion.  
Please advise.

Thank you,

Richard Cardello  
[richard@cardellobuilding.com](mailto:richard@cardellobuilding.com)  
415-923-5810

---

**From:** Richard Cardello

**Sent:** Monday, August 12, 2019 1:00 PM  
**To:** 'STEPHEN.KWOK@SFGOV.ORG' <[STEPHEN.KWOK@SFGOV.ORG](mailto:STEPHEN.KWOK@SFGOV.ORG)>; 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'DBICUSTOMERSERVICE, DBI (DBI)' <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>  
**Cc:** 'Eddie (DBI)' <[eddie.m.chan@sfgov.org](mailto:eddie.m.chan@sfgov.org)>; 'Tam, Tina (CPC)' <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'DBICUSTOMERSERVICE, DBI (DBI)' <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Mr. Kwok  
I am resending my email to you of 07-24-2019 since I do not seem to find your reply.  
Possibly I missed it.  
Please let me know the status of this property.

Thank you,  
Richard Cardello

---

**From:** Richard Cardello

**Sent:** Wednesday, July 24, 2019 4:45 PM  
**To:** 'STEPHEN.KWOK@SFGOV.ORG' <[STEPHEN.KWOK@SFGOV.ORG](mailto:STEPHEN.KWOK@SFGOV.ORG)>; 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'DBICUSTOMERSERVICE, DBI (DBI)' <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>  
**Cc:** 'Eddie (DBI)' <[eddie.m.chan@sfgov.org](mailto:eddie.m.chan@sfgov.org)>; 'Tam, Tina (CPC)' <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'DBICUSTOMERSERVICE, DBI (DBI)' <[dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)>  
**Subject:** FW: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Stephen Kwok  
415-558-6254  
[stephen.kwok@sfgov.org](mailto:stephen.kwok@sfgov.org)

I am hereby forwarding my email to you per Joseph Ospital, regarding my continued search to learn the current status of the 982 Green Street property. Please refer to the above subject line and the screen shot of the permit history file below for additional information.

Please advise why this permit is on "hold" and how and when this issue will be resolved.  
Thank you in advance for your anticipated prompt and informative response.

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dbiweb.sfgov.org/dbiipits/default.aspx?page=PermitDetails

11/23/2015	FILED	
11/23/2015	FILED	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	11/23/15	11/23/15			11/23/15	YAN BRENDA	415-558-6070	
2	CP-ZOC	11/23/15	12/6/15			12/26/18	KIRBY ALEXANDRA	415-558-6377	
3	CP-NP	8/29/17	9/5/17	8/29/17	8/31/17	10/2/17	KIRBY ALEXANDRA	415-558-6377	Sec. 311 cover letter mailed: 8/29/17 Sec. 311 mailed: 9/5/17 exp: 10/5/17 (Milton)
4	BLDG	12/27/18	1/7/19	1/15/19			OSPITAL JOSEPH	415-558-6133	comments issued, in hold
5	CP-NP						KIRBY ALEXANDRA	415-558-6377	Route to Ali Kirby or Kelly Wong
6	PPC						CHAN EDDIE MAN WAI	415-558-6133	1/15/19: In hold bin pending approval from BLDG.EC. 1/14/19: 2 sets with BLDG.EC. 1/14/19. one set is ready for Gary Gee/Alexandra Owen to pick up on 2nd floor counter to make duplicate copy per Dan Lowrey.EC. 12/27/18: to BLDG, am 12/19/18: R6 to DCP; am 6/14/18: 2 Sets with no application form route to planning Kirby Alexandra per David Jones,EC. 11/23/15: to DCP ; TH
7	CPB							415-558-6070	

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Richard Cardello

**From:** Ospital, Joseph (ADM) [mailto:joseph.ospital@sfgov.org]  
**Sent:** Wednesday, July 24, 2019 12:38 PM  
**To:** Richard Cardello <richard@cardelldesign.com>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Stephen Kwok  
 415-558-6254  
[Stephen.kwok@sfgov.org](mailto:Stephen.kwok@sfgov.org)

**From:** Richard Cardello <richard@cardelldesign.com>  
**Sent:** Wednesday, July 24, 2019 12:01 PM  
**To:** Ospital, Joseph (ADM) <joseph.ospital@sfgov.org>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Thank you for your reply, please supply Mr. Kwok's contact info.

Richard Cardello

**From:** Ospital, Joseph (ADM) [mailto:joseph.ospital@sfgov.org]  
**Sent:** Wednesday, July 24, 2019 11:59 AM  
**To:** Richard Cardello <richard@cardelldesign.com>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Richard,

Please contact Senior Building Inspector Stephen Kwok. I am no longer at DBI.  
 Thank You

Joseph Ospital, CASp  
 Senior Building Inspector  
 Access Compliance Officer  
 Mayors Office on Disability  
 1135 Market Street, 1<sup>st</sup> Floor  
 San Francisco, CA 94103  
 Tel: 415-554-6791  
 Fax: 415-554-6159

**From:** Richard Cardello <richard@cardelldesign.com>  
**Sent:** Wednesday, July 24, 2019 11:50 AM  
**To:** Chan, Eddie (DBI) <eddie.m.chan@sfgov.org>; Ospital, Joseph (ADM) <joseph.ospital@sfgov.org>  
**Cc:** Tam, Tina (CPC) <tina.tam@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; DBICUSTOMERSERVICE, DBI (DBI) <dbicustomerservice@sfgov.org>  
**Subject:** FW: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Joseph Ospital  
 Eddie M. Chan  
 SF DBI  
 415.558.6133

Messrs. Ospital and Chan:

I am contacting you at the suggestion of Tina Tam of SF City Planning regarding my search to learn the current status of the 982 Green Street property. Please refer to the above subject line and the screen shot of the permit history file below for additional information.

As Ms. Tam suggests, please advise why this permit is on "hold" and how and when this issue will be resolved.

Thank you in advance for your anticipated prompt and informative response.

Richard Cardello

**From:** Tam, Tina (CPC) [mailto:tina.tam@sfgov.org]  
**Sent:** Wednesday, July 24, 2019 9:29 AM  
**To:** Richard Cardello <richard@cardelldesign.com>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Gordon-Jonkheer, Elizabeth (CPC) <elizabeth.gordon-jonkheer@sfgov.org>  
**Cc:** Rahaim, John (CPC) <john.rahaim@sfgov.org>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

I haven't heard back from the architect yet (Gary Gee). Here is the print screen of the permit. You may want to reach out to Joseph Ospital at 558-6133 for why the permit review is on hold.

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dbweb.sfgov.org/dbipets/default.aspx?page=PermitDetails

11/23/2015	FILING	
11/23/2015	FILED	

**Contact Details:**  
**Contractor Details:**

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	11/23/15	11/23/15			11/23/15	YAN BRENDA	415-558-6070	
2	CP-ZOC	11/23/15	12/6/15			12/26/18	KIRBY ALEXANDRA	415-558-6377	
3	CP-NP	8/29/17	9/5/17	8/29/17	8/31/17	10/2/17	KIRBY ALEXANDRA	415-558-6377	Sec. 311 cover letter mailed: 8/29/17 Sec. 311 mailed: 9/5/17 exp: 10/5/17 (Milton)
4	BLDG	12/27/18	1/7/19	1/15/19			OSPITAL JOSEPH	415-558-6133	comments issued, in hold
5	CP-NP						KIRBY ALEXANDRA	415-558-6377	Route to Ali Kirby or Kelly Wong
6	PPC						CHAN EDDIE MAN WAI	415-558-6133	1/15/19: In hold bin pending approval from BLDG.EC. 1/14/19: 2 sets with BLDG.EC. 1/14/19. one set is ready for Gary Gee/Alexandra Owen to pick up on 2nd floor counter to make duplicate copy per Dan Lowrey.EC. 12/27/18: to BLDG, am 12/19/18: R6 to DCP; am 6/14/18: 2 Sets with no application form route to planning Kirby Alexandra per David Jones.EC. 11/23/15: to DCP ; TH
7	CPB							415-558-6070	

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Tina Tam  
 Principal Planner  
 Code Enforcement Manager and Internship Coordinator  
 Planning Department, City and County of San Francisco  
 1610 Mission Street, Suite 400, San Francisco, CA 94103  
 Direct: 415-558-4225 Fax: 415-558-6409  
 Email: [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)  
 Web: [www.sfgov.org](http://www.sfgov.org)

**From:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Sent:** Tuesday, July 23, 2019 1:41 PM  
**To:** Tina, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina  
 Thank you for your reply.  
 I look forward to hearing the architect's response to your email, from you once you have received it.  
 Is there a contact person at DBI who can supply more information -- name, title, telephone, email, file (complaint, violation, etc.) number?

Richard  
 Richard Cardello, ASID CID  
 RICHARD CARDELLO INTERIOR DESIGN  
 999 GREEN STREET NO. 903  
 SAN FRANCISCO CA 94133  
 T 415.923.5810  
[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

**From:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Sent:** Tuesday, July 23, 2019 1:01 PM  
**To:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>; Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,  
 I emailed the architect for an update. As far as I can tell, the permit is still with DBI.

Tina Tam  
 Principal Planner  
 Code Enforcement Manager and Internship Coordinator  
 Planning Department, City and County of San Francisco  
 1610 Mission Street, Suite 400, San Francisco, CA 94103  
 Direct: 415-558-4225 Fax: 415-558-6409  
 Email: [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)  
 Web: [www.sfgov.org](http://www.sfgov.org)

**From:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Sent:** Thursday, July 18, 2019 5:59 PM  
**To:** Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** FW: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Claudine, Elizabeth and Tina  
 I am forwarding my email below per Alexandra Kirby's emailed instructions due to her absence. The entire thread dating back to 07-24-2018 is included.  
 Thank you,  
 Richard

Richard Cardello, ASID CID  
 RICHARD CARDELLO INTERIOR DESIGN  
 999 GREEN STREET NO. 903  
 SAN FRANCISCO CA 94133  
 T 415.923.5810  
[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

**From:** Richard Cardello  
**Sent:** Thursday, July 18, 2019 5:50 PM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alex  
 I am back from travelling and don't recall having received your reply to my email to you of 06-14-2019 re: 982 Green Street, so I am resending it in case I missed your reply.

Please advise up-dated status re SF Planning.

If I should be pursuing this directly with DBI, please advise the name, title, email address and telephone number of the proper contact at DBI; please also include any relevant case/complaint/violation number for this case.

Thank you,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

T 415.923.5810

[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)

---

**From:** Richard Cardello  
**Sent:** Friday, June 14, 2019 12:11 AM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alex

Just checking in re: status of 982 Green, and if any changes or developments.  
Thank you,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

T 415.923.5810

[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)

---

**From:** Richard Cardello  
**Sent:** Tuesday, April 16, 2019 9:01 PM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alexandra Kirby

Welcome back!!!  
I hope you enjoyed your time away and I am sure the department is very happy to have your return.

Thank you for your very informative reply.  
Please let me know of any further developments for this Russian Hill property.

Thanks again, with appreciation  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

T 415.923.5810

[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)

---

**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sfgov.org>]  
**Sent:** Tuesday, April 16, 2019 2:52 PM  
**To:** Richard Cardello <[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Dear Mr. Cardello,

I hope this finds you well. Permit No. 201511233374 was approved by Planning on 12/26/2018 following the approval of the Variance in March 2018. The permit is currently with the Department of Building Inspections (DBI) and a revisions request letter was issued in January. The project architect has informed me that they are currently seeking a new engineer, and structural plans are require for the proposal to move forward. We have requested that upon issuance of the permit the project team provide a construction timeline, which will be dependent on them securing a contractor, that they will need to regularly update us on.

In the meantime the property owner has been billed for all related staff time and materials up through late March, for \$2990.78. We do have authority to impose an annual monitoring fee as well, which may be necessary considering the unusually long timeline for this case. While the permit is actively under review with the City no further penalties will accrue, but I will continue to check in with the architect, who has been very responsive, for regular updates on their progress.

Best regards,

Alexandra Kirby  
Senior Planner | Preservation--Northeast Quadrant

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-775-1133 Fax: 415-758-6409  
Email: [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Web: [www.sfgov.org](http://www.sfgov.org)



Planning Information Center (PIC): 415-558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org)  
Property Information Map (PIM): <http://inspectvman.sfgovplanning.org>

---

**From:** Richard Cardello <[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)>  
**Sent:** Monday, April 15, 2019 9:43 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>; Frye, Tim (CPC) <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina and Planning Team

Please advise any up-dates and the status of the fines and construction schedule re: 982 Green Street.

Thank you,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

T 415.923.5810

[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellogdesign.com](mailto:richard@cardellogdesign.com)

---

**From:** Richard Cardello  
**Sent:** Wednesday, February 20, 2019 11:47 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)>; Frye, Tim (CPC) <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina

Thank you for the additional up-date.

RHN (Russian Hill Neighbors) appreciates Planning staff's efforts, especially when helping us to better understand complicated issues. As you likely know, historic preservation is of particular interest to our group.

Please keep us informed of any further developments regarding the 982 Green case.

Thanks, again  
Richard

---

**From:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Sent:** Wednesday, February 20, 2019 3:47 PM  
**To:** Richard Cardello  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC); Frye, Tim (CPC); Rahaim, John (CPC); Kirby, Alexandra (CPC)  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Thanks, Richard.

All didn't indicate to me that she asked for a construction timeline. This isn't something we do on a regular basis. I will certainly follow up with All when she returns to the office in the beginning of April. Hopefully the permit will be issued by DBI by then.

Tina Tam  
Principal Planner  
Code Enforcement Manager and Internship Coordinator  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-3225 Fax: 415-558-6409  
Email: [tina.tam@sf.gov](mailto:tina.tam@sf.gov)  
Web: [www.sfpandm.org](http://www.sfpandm.org)

---

**From:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Sent:** Wednesday, February 20, 2019 2:00 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sf.gov](mailto:elizabeth.gordon-jonckheer@sf.gov)>; Frye, Tim (CPC) <[tim.frye@sf.gov](mailto:tim.frye@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sf.gov](mailto:alexandra.kirby@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina  
Thank you very much for the additional information -- I do appreciate it!!  
Here is a copy of Alexandra's email to me of 12-17-2018, with her reference to a timeline:  
\*\*\*\*\*  
**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sf.gov>]  
**Sent:** Monday, December 17, 2018 10:09 AM  
**To:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

The architect has been unable to provide the required revisions. They have been informed that if not revised plans arrive by the end of this week a daily penalty will begin to accrue at a rate of \$250/day. As I mentioned before we will be requiring a construction timeline.

Best,

Alexandra Kirby  
Senior Planner | Preservation--Northwest Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9133 Fax: 415-558-6409  
Email: [alexandra.kirby@sf.gov](mailto:alexandra.kirby@sf.gov)  
Web: [www.sfpandm.org](http://www.sfpandm.org)  
\*\*\*\*\*

Please let me know if you are able to provide any additional info.

Thanks again,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

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[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardelldesign.com](mailto:richard@cardelldesign.com)

---

**From:** Tam, Tina (CPC) [<mailto:tina.tam@sf.gov>]  
**Sent:** Wednesday, February 20, 2019 1:54 PM  
**To:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sf.gov](mailto:elizabeth.gordon-jonckheer@sf.gov)>; Frye, Tim (CPC) <[tim.frye@sf.gov](mailto:tim.frye@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sf.gov](mailto:alexandra.kirby@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

1. I am not aware of any timeline in Planning, however DBI will likely have one since they issued an order of abatement.
2. According to the Notice of Penalty issued on Feb. 9, 2017, the penalty amount is \$523,750 and ENF T&M Fee is \$4,367. Since the revision permit wasn't filed until August 29, 2017, there may be additional penalty and T&M due.

Tina Tam  
Principal Planner  
Code Enforcement Manager and Internship Coordinator  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-3225 Fax: 415-558-6409  
Email: [tina.tam@sf.gov](mailto:tina.tam@sf.gov)  
Web: [www.sfpandm.org](http://www.sfpandm.org)

---

**From:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Sent:** Tuesday, February 19, 2019 5:58 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sf.gov](mailto:tina.tam@sf.gov)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sf.gov](mailto:elizabeth.gordon-jonckheer@sf.gov)>; Frye, Tim (CPC) <[tim.frye@sf.gov](mailto:tim.frye@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sf.gov](mailto:alexandra.kirby@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina Tam  
Thank you for your response.

1. Please confirm that Planning will still require a time-line when DBI issues its permit.
2. Also, please advise if the penalties are on "hold" until the issuance of the permit or if they are waived.

Thanks again,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
999 GREEN STREET NO. 903  
SAN FRANCISCO CA 94133

T 415.923.5810  
[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardelldesign.com](mailto:richard@cardelldesign.com)

---

**From:** Tam, Tina (CPC) [<mailto:tina.tam@sf.gov>]  
**Sent:** Tuesday, February 19, 2019 3:47 PM  
**To:** Richard Cardello <[richard@cardelldesign.com](mailto:richard@cardelldesign.com)>  
**Cc:** Gordon-Jonckheer, Elizabeth (CPC) <[elizabeth.gordon-jonckheer@sf.gov](mailto:elizabeth.gordon-jonckheer@sf.gov)>; Frye, Tim (CPC) <[tim.frye@sf.gov](mailto:tim.frye@sf.gov)>; Rahaim, John (CPC) <[john.rahaim@sf.gov](mailto:john.rahaim@sf.gov)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sf.gov](mailto:alexandra.kirby@sf.gov)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

If you are referring to BPA No. 2015.11.23.3374 to "Comply with NOV No. 12728," that permit was approved by Planning and is on hold with DBI. See print shot below:

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	11/23/15	11/23/15			11/23/15	YAN BRENDA	415-558-6070	
2	CP-ZOC	11/23/15	12/6/15			12/26/18	KIRBY ALEXANDRA	415-558-6377	
3	CP-NP	8/29/17	9/5/17	8/29/17	8/31/17	10/2/17	KIRBY ALEXANDRA	415-558-6377	Sec. 311 cover letter mailed: 8/29/17 Sec. 311 mailed: 9/5/17 exp: 10/5/17 (Milton)
4	BLDG	12/27/18	1/7/19	1/15/19			OSPITAL JOSEPH	415-558-6133	comments issued, in hold
5	PPC						CHAN EDDIE MAN WAI	415-558-6133	1/15/19: In hold bin pending approval from BLDG; EC. 1/14/19: 2 sets with BLDG; EC. 1/14/19: one set is ready for Gary Gee/Alexandra Owen to pick up on 2nd floor counter to make duplicate copy per Dan Lowrey; EC. 12/27/18: to BLDG; am 12/19/18: R6 to DCP; am 6/14/18: 2 Sets with no application form route to planning Kirby Alexandra per David Jones; EC. 11/23/15: to DCP ; TH.
6	CPB							415-558-6070	

For more information about why the permit is on hold, please contact DBI staff (Josephine Ospital) at 558-6133. As we have approved the permit, we have the complaint case as pending closure at this time.

Tina  
 Tina Tam  
 Principal Planner  
 Code Enforcement Manager and Internship Coordinator  
 Planning Department, City and County of San Francisco  
 1000 Mission Street, Suite 400, San Francisco, CA 94103  
 Direct: 415-558-6325 Fax: 415-558-6409  
 Email: [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)  
 Web: [www.sfgov.org](http://www.sfgov.org)

**From:** Richard Cardello <[richard@cardelodesign.com](mailto:richard@cardelodesign.com)>  
**Sent:** Tuesday, February 19, 2019 1:27 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** Gordon-Jonkheer, Elizabeth (CPC) <[elizabeth.gordon-jonkheer@sfgov.org](mailto:elizabeth.gordon-jonkheer@sfgov.org)>; Frye, Tim (CPC) <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina Tam  
 415-558-6325  
 To follow up on the voice message I just left for you, I am resending my last email to you dated 01-15-2019 to which I do not seem to have a reply regarding 982 Green Street.

- Please advise:
1. Status
  2. Time Line
  3. Penalties

referenced by Alexandra who is currently on sabbatical.  
 The entire chain of emails with more detail is below.

Thank you and I look forward to your response.

Richard  
 cell 415.948.6030  
 Richard Cardello, ASID CID  
 RICHARD CARDELLO INTERIOR DESIGN  
 999 GREEN STREET NO. 903  
 SAN FRANCISCO CA 94133  
 T 415.923.5810  
[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardelodesign.com](mailto:richard@cardelodesign.com)

**From:** Richard Cardello  
**Sent:** Tuesday, January 15, 2019 12:34 PM  
**To:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** 'elizabeth.gordon-jonkheer@sfgov.org' <[elizabeth.gordon-jonkheer@sfgov.org](mailto:elizabeth.gordon-jonkheer@sfgov.org)>; 'tim.frye@sfgov.org' <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>; 'Rahaim, John (CPC)' <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; 'Kirby, Alexandra (CPC)' <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Tina  
 Thank you for your reply.  
 The following is copied from the last email I received from Alexandra on 12-17-2018:  
 (full correspondence below):  
 \*\*\*\*\*  
 Hi Richard,

The architect has been unable to provide the required revisions. They have been informed that if not revised plans arrive by the end of this week a daily penalty will begin to accrue at a rate of \$250/day. As I mentioned before we will be requiring a construction timeline.

Best,  
 Alexandra Kirby  
 Senior Planner | Preservation--Northwest Quadrant  
 \*\*\*\*\*  
 Have the required revisions been received, and if so, when and are they available for public review?  
 Have the daily penalties begun to accrue, and if so, as of what date?  
 Has the department received a construction timeline, and if so, may we have a copy?  
 If any of the answers to the above are "no", what is the department doing to address enforcement?

Thank you so much.  
 Richard

Richard Cardello, ASID CID  
 RICHARD CARDELLO INTERIOR DESIGN  
 999 GREEN STREET NO. 903  
 SAN FRANCISCO CA 94133  
 T 415.923.5810  
[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardelodesign.com](mailto:richard@cardelodesign.com)

**From:** Tam, Tina (CPC) <<mailto:tina.tam@sfgov.org>>  
**Sent:** Tuesday, January 15, 2019 9:46 AM  
**To:** Richard Cardello <[richard@cardelodesign.com](mailto:richard@cardelodesign.com)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

According to Permit Tracking, the permit was approved by Planning on 12/26/2018. We will keep the complaint case open to monitor to status of the permit issuance.

Tina Tam  
Principal Planner  
Code Enforcement Manager and Internship Coordinator  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-4325 Fax: 415-558-4409  
Email: [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)  
Web: [www.sfgov.org](http://www.sfgov.org)

---

**From:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Sent:** Monday, January 14, 2019 9:52 AM  
**To:** Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Subject:** FW: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

**From:** Richard Cardello  
**Sent:** Monday, January 14, 2019 9:49 AM  
**To:** 'Elizabeth Gordon-Jonckheer@sf.gov' <[elizabeth.gordon-jonckheer@sf.gov](mailto:elizabeth.gordon-jonckheer@sf.gov)>; 'tim.frye@sfgov.org' <[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)>; 'tina.tam@sfgov.org' <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; 'tina.tam@sfgov.org' <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>  
**Cc:** 'Tuffy, Eliesh (CPC)' <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>  
**Subject:** RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Elizabeth, Tim and Tina  
I have been following up on the status of 982 Green with Alexandra, who I see is now on sabbatical through 04-01-2019, on behalf of RHN's (Russian Hill Neighbors) DZLU (Design Zoning and Land Use) Committee (email history below).  
Please advise status, etc.

Thank you,  
Richard

Richard Cardello, ASID CID  
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999 GREEN STREET NO. 903  
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[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

---

**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sfgov.org>]  
**Sent:** Monday, January 14, 2019 9:39 AM  
**To:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Subject:** Automatic reply: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Thank you for your email, I will be out of the office on sabbatical through April 1, 2019.

If you need assistance regarding a project in the Northwest Quadrant, please contact Elizabeth Gordon-Jonckheer at [elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org).  
If you need immediate assistance regarding a preservation entitlement (COA, PTA), please contact Preservation Coordinator Tim Frye at [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org).  
If you have questions regarding an enforcement case, please contact Tina Tam at [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org).

Hi Alexandra  
Any up-dates? Status?

Thank you,  
Richard

Richard Cardello, ASID CID  
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999 GREEN STREET NO. 903  
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[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

---

**From:** Richard Cardello  
**Sent:** Monday, December 17, 2018 10:32 AM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alexandra  
Thank you for your email; please let me know of any new developments and status after your Friday deadline for the commencement of penalties.  
It would seem that Planning has been very generous with time allowed for the property owner's team to submit the required materials.

Best wishes for very Happy Holidays,  
Richard

Richard Cardello, ASID CID  
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SAN FRANCISCO CA 94133  
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[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

---

**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sfgov.org>]  
**Sent:** Monday, December 17, 2018 10:09 AM  
**To:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

The architect has been unable to provide the required revisions. They have been informed that if not revised plans arrive by the end of this week a daily penalty will begin to accrue at a rate of \$250/day. As I mentioned before we will be requiring a construction timeline.

Best,

Alexandra Kirby  
Senior Planner | Preservation—Northwest Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-4325 Fax: 415-558-4409  
Email: [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Web: [www.sfgov.org](http://www.sfgov.org)



Planning Information Center (PIC): 415-558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org)  
Property Information Map (PIM): <http://propertymap.sfgov.org>

All

---

**From:** Richard Cardello <[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)>  
**Sent:** Saturday, December 15, 2018 12:13 AM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>  
**Cc:** Tuffy, Eliesh (CPC) <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alex  
In anticipation of our RHN DZLU meeting next week, please let me know if any up-dates.  
Thank you,  
Richard

Richard Cardello, ASID CID  
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[rcardello@cardelldesign.com](mailto:rcardello@cardelldesign.com)

---

**From:** Richard Cardello  
**Sent:** Tuesday, October 23, 2018 10:34 AM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>  
**Cc:** Tuffy, Eliesh (CPC) <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alex

Thank you so much -- I appreciate your prompt response!  
Richard

Richard Cardello  
[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)

**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sfgov.org>]  
**Sent:** Tuesday, October 23, 2018 10:21 AM  
**To:** Richard Cardello <[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)>  
**Cc:** Tuffy, Eliesh (CPC) <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Wong, Kelly (CPC) <[kelly.wong@sfgov.org](mailto:kelly.wong@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Hi Richard,

I cleared a minor design revision with the project architect last week for fencing details (the previously proposed was not Code-compliant) and should be receiving the final revised sheets this week for sign off before the end of the month. You can track the project status on our Property Information Map at <http://propertymap.sfgov.org>. This will require review with the Dept. of Building Inspections, which can take a few months as well prior to the permit being issued. We will keep the enforcement case open until the work is completed per plans.

Thank you,

Alexandra Kirby  
Senior Planner | Preservation--Northwest Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9133 Fax: 415-558-6409  
Email: [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Web: [www.sfgov.org](http://www.sfgov.org)



Planning Information Center (PIC): 415-558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org)  
Property Information Map (PIM): <http://propertymap.sfgov.org>

**From:** Richard Cardello [<mailto:richard@cardellobydesign.com>]  
**Sent:** Tuesday, October 23, 2018 10:14 AM  
**To:** Kirby, Alexandra (CPC); Tuffy, Eliesh (CPC)  
**Cc:** Rahaim, John (CPC)  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

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

Alex  
Just checking in; please advise up-dates/status.

Thanks so much,  
Richard

Richard Cardello  
[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)

**From:** Richard Cardello  
**Sent:** Tuesday, August 7, 2018 12:22 PM  
**To:** Kirby, Alexandra (CPC) <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; Tuffy, Eliesh (CPC) <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alexandra  
Thank you for your reply. I suspect that Planning is quite a busy place these days, and I do appreciate staff's efforts to be responsive to citizen inquires. I look forward to your up-dates as they develop.  
Richard

Richard Cardello, ASID CID  
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[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)

**From:** Kirby, Alexandra (CPC) [<mailto:alexandra.kirby@sfgov.org>]  
**Sent:** Monday, August 6, 2018 3:12 PM  
**To:** Richard Cardello <[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)>; Tuffy, Eliesh (CPC) <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>  
**Cc:** Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Dear Richard,

Apologies for not getting back to you sooner. We are waiting for final revisions from the project architect who has had a recent family emergency in the midst of finalizing the plan revisions required by Planning. I will gladly update you when we have approved the plans, I will be requiring that the project team provide a construction timeline to ensure that the corrective work is completed and our enforcement case will remain open as a monitoring tool for the project.

More soon,

Alexandra Kirby  
Senior Planner | Preservation--Northwest Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9133 Fax: 415-558-6409  
Email: [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Web: [www.sfgov.org](http://www.sfgov.org)



Planning Information Center (PIC): 415-558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org)  
Property Information Map (PIM): <http://propertymap.sfgov.org>

**From:** Richard Cardello [<mailto:richard@cardellobydesign.com>]  
**Sent:** Monday, August 6, 2018 2:29 PM  
**To:** Kirby, Alexandra (CPC); Tuffy, Eliesh (CPC)  
**Cc:** Rahaim, John (CPC)  
**Subject:** RE: RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alexandra Kirby, (415) 575-9133, [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Eliesh Tuffy -- (415) 575-9191, [eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)

Alexandra and Eliesh  
I am resending my email of 07-24-2018 to you both requesting a status up-date on 982 Green Street (see below).

I do not seem to find a reply from either of you; however, it is possible that any reply went astray.

Please respond and advise status.

Thank you,  
Richard

Richard Cardello, ASID CID  
RICHARD CARDELLO INTERIOR DESIGN  
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SAN FRANCISCO CA 94133  
T 415.923.5810

[WWW.CARDELLODESIGN.COM](http://WWW.CARDELLODESIGN.COM)  
[richard@cardellobydesign.com](mailto:richard@cardellobydesign.com)

**From:** Richard Cardello  
**Sent:** Tuesday, July 24, 2018 3:49 PM  
**To:** 'alexandra.kirby@sfgov.org' <[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)>; 'eliesh.tuffy@sfgov.org' <[eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)>  
**Subject:** RHN / DZLU -- 982 GREEN ST (0120/008A) -- AP 2015.11.23.3374 / COMP 12728\_ENF -- STATUS?

Alexandra Kirby, (415) 575-9133, [alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)  
Eliesh Tuffy -- [eliesh.tuffy@sfgov.org](mailto:eliesh.tuffy@sfgov.org)

RE: <http://commissions.sfgov.org/fcpackets/2015-0184740BM.pdf>

Alexandra and Eliesh

I am writing regarding 982 Green Street -- "unpermitted work, work done exceeding scope, illegal expansion, violation", etc. My understanding is that SF Planning and DBI require the project sponsors to complete specified "restoration" work to bring the building back to a more historical configuration. Please advise the current status of this project and anticipated time-line to complete.

Thank you very much,  
Richard Cardello



**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 CITY DEPARTMENTS LAUNCH LOVE OUR CITY HOLIDAY ECO BLITZ  
**Date:** Tuesday, November 19, 2019 11:43:07 AM  
**Attachments:** [11.19.19 Love Our City Holiday Eco Blitz.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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, November 19, 2019 11:41 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND CITY DEPARTMENTS LAUNCH LOVE OUR CITY HOLIDAY ECO BLITZ

**FOR IMMEDIATE RELEASE:**

Tuesday, November 19, 2019

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

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

**MAYOR LONDON BREED AND CITY DEPARTMENTS  
LAUNCH LOVE OUR CITY HOLIDAY ECO BLITZ**

*As the holiday season begins, City agencies and community partners team up to keep busy shopping and dining corridors clean and inviting*

**San Francisco, CA** — Mayor London N. Breed today joined City officials and community partners to launch the inaugural Love Our City Holiday Eco Blitz in downtown San Francisco. San Francisco Public Works and partnering City agencies are collaborating with community and business improvement districts on the Holiday Eco Blitz as part of the City's Love Our City campaign. Leading up to and during the holiday season, the Love Our City team will increase efforts to keep the City's busiest downtown and waterfront corridors clean for residents and visitors.

"I take great pride in San Francisco, and I want to make sure that we all do our part to keep the City clean and beautiful," said Mayor Breed. "We want everyone to have a safe and pleasant experience in our city. The Holiday Eco Blitz will help us keep our busy downtown corridors safe, clean, and welcoming during the holiday season. When we all work together, we can make San Francisco shine even more."

The 2019 Love Our City Holiday Eco Blitz begins today and continues until the end of the year. Crews will be on the job every day of the week focusing on popular commercial corridors and adjacent alleyways, boosting the regularly scheduled cleaning services in those areas.

Mayor Breed kicked off the program at Hallidie Plaza in front of the famed cable car turnaround along with San Francisco Public Works, San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, the City Administrator's Office, San Francisco Recreation and Park Department, San Francisco Police Department, the Port of San Francisco, and the Office of Economic and Workforce Development. They were joined by their nonprofit partners, the Yerba Buena Community Benefit District (CBD), South Beach/Rincon Hill/Mission Bay CBD, East Cut CBD, Fisherman's Wharf CBD, and the Union Square Business Improvement District.

This program builds on the existing partnerships in the year-round Love Our City campaign. Community and business partners worked with Public Works to identify the Holiday Eco Blitz scope of work, which includes sweeping and steam cleaning sidewalks, clearing leaves and litter from catch basins, and removing illegal postings from poles. The program also includes pruning street trees and weeding basins, cleaning public trashcans and street furniture, sprucing up around bus stops, painting over graffiti, power washing roadways, and educating merchants and property owners about their responsibility to keep sidewalks clean.

In addition to the Holiday Eco Blitz, Public Works has been conducting a concentrated early-morning cleanup operation in the nearby Tenderloin and Mid-Market areas over the past several months, bringing a full contingent of crews to wash the streets and sidewalks.

"We know that when the holidays roll around, it's our City's time to shine and the Holiday Eco Blitz will help us do just that," said Public Works Director Mohammed Nuru. "Our cleaning crews already remove more than 20,000 tons of garbage off the sidewalks and streets every year and are serving the City 24/7. Keeping our city looking its best requires a true team effort and that's why I am so grateful to all of our community partners who are participating."

"We are looking forward to welcoming visitors to Union Square over the holiday season and are grateful to Mayor Breed, Public Works and all of the City departments for contributing the extra resources to make the area even cleaner and safer," said Karin Flood, Executive Director of the Union Square Business District.

"The Yerba Buena CBD is excited to participate in the Holiday Eco Blitz. As we do our part each day to keep Yerba Buena's sidewalks clean, partnerships and programs like Eco Blitz have a positive impact in creating an even more inviting place for shoppers, workers and residents to enjoy the holidays in Yerba Buena," said Cathy Maupin, Executive Director of the Yerba Buena Community Benefit District.

"We are looking forward to showing off our polished-up neighborhood to the thousands of visitors, workers, and residents who inhabit our area every day, especially during the holiday season," said Alice Rogers, President of the South Beach/Rincon/Mission Bay Neighborhood Association

"Fisherman's Wharf is thankful for the continued support from all of our City partners and we

are looking forward to the Holiday Eco Blitz,” said Randall Scott, Executive Director of the Fisherman’s Wharf Community Benefit District.

###



Dear Planning Commissioners:

I urge you to reject the proposed settlement with the Academy of Art University. I regret that I cannot attend and speak in person.

San Francisco has a well-documented housing crisis. Item 13 on the 11/21 agenda is a code amendment to help mitigate this problem: 100% AFFORDABLE HOUSING AND EDUCATOR HOUSING STREAMLINING PROGRAM. The proposed settlement does not seem recognize this reality.

AAU has repeatedly, and with full understanding of their actions, converted residential units to student housing, removing SROs and other rent-controlled housing from the city's housing stock over a long period. Yet the proposed settlement effectively rewards AAU for these actions.

The details are clearly laid out in the Nov 12 comment letter from R. Thomas Jones (copy attached). The payments to the city far short of the actual costs of replacing these units. The settlement even falls short of the City's own criteria for compensating for lost housing.

Three other issues that I and others have raised over the past many years past Planning Commission hearings on AAU remain:

- 1) the failure to move away from the sprawl inherent in AAU's site acquisition activities
- 2) the attendant shuttle bus system that drives VMT, congestion and air quality issues (cf. recent published work on diesel engines, PM2.5 and children's health and mental function )
- 3) the reliance on Recreation and Park properties for the AAU's athletic programs, which saves AAU money but deprives San Francisco residents of use of those facilities when used by AAU.

This proposed settlement is a bad deal for San Francisco. I urge you to reject it.

Sincerely yours,  
Paul Wermer

cc:  
Andrew Perry, Planning Staff  
Sue Hestor

--  
Paul Wermer

**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 \(CPC\)](#); [Hicks, Bridget \(CPC\)](#)  
**Subject:** FW: 2008.0023CUA Revised Draft Motion  
**Date:** Tuesday, November 19, 2019 10:28:40 AM  
**Attachments:** [2008.0023CUA Revised Draft Motion \(ID 1144944\).docx](#)  
[image001.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)  
[image002.png](#)

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Commissioners,  
Attached is an updated draft motion for your review. Hardcopies will be distributed at the hearing.

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Sent:** Tuesday, November 19, 2019 10:28 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Son, Chanbory (CPC) <chanbory.son@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>  
**Subject:** 2008.0023CUA Revised Draft Motion

Hi Jonas,

Here is the revised Motion for 461 29<sup>th</sup> Street, 2008.0023CUA, for this week Nov. 21.

[2008.0023CUA Revised Draft Motion.docx](#) ([Desktop](#), [Web](#), [Mobile](#))

Thank you,  
**Bridget Hicks, M.S.**  
Planner II, SW Quadrant, Current Planning Division  
**Direct:** 415-575-9054 | **Fax:** 415-558-6409

**SF Planning  
Department**

[Hours of Operation](#) | [Property Information Map](#)

1650 Mission Street, Suite 400  
San Francisco, CA 94103



**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: 21 Nov. OPPOSE Items 16a, 16 b, 16 c  
**Date:** Tuesday, November 19, 2019 10:25:01 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Bob Planthold <political\_bob@att.net>  
**Sent:** Monday, November 18, 2019 11:59 PM  
**To:** commission.secretary@SFGOV.ORG; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Bob Planthold <political\_bob@att.net>  
**Subject:** 21 Nov. OPPOSE Items 16a, 16 b, 16 c

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

**Subject:** 21 Nov. OPPOSE Items 16a, 16 b, 16 c  
**Date:** Mon, 18 Nov 2019 23:44:37 -0800  
**From:** Bob Planthold <[political\\_bob@att.net](mailto:political_bob@att.net)>  
**To:** [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org), [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
**CC:** Bob Planthold <[political\\_bob@att.net](mailto:political_bob@att.net)>

First, I associate myself with the analysis and comments from

both Professor Thomas Jones, from CalPoly SLO, and attorney Sue Hestor.

My own comments focus on this draft settlement's avoidance of responding to

the lack of proper and required access for people with disabilities.

Retrofit of existing bldgs. which have public accommodations is conveniently ignored.

This draft settlement, like an earlier counterpart of legislation before the

Bldg. Inspection Commission [ Item 8 on the 20 Nov. agenda ],

has not been brought to the attention of the Mayor's own Disability Council.

Such neglect, or failure, to include people with disabilities in a matter that

delays, if not lessens, making required accessibility improvements violates the

disability mantra:

Not FOR us WITHOUT us.

Maybe such involvement of the Mayor's Disability Council is not in itself a process you recognize,

but certainly the long-overdue accessibility retrofit now being ignored

in this draft settlement seems a way to let the Academy of Art and the City Attorney

off easily from responsiveness to both federal and state laws requiring access.

People with disabilities have LONG been ignored and NOT represented by the City Attorney.

Too often the only encounter with the City Attorney is to have that office fight people with disabilities

with multiple delaying tactics to wear out our privately funded attorneys

so as to wear down us and our funds,

resulting in far less change than is warranted.

Plumb your memory for the various previous press conferences where

the City Attorney has announced lawsuits on behalf of various other

disadvantaged & marginalized groups who legitimately claim discrimination.

Members of the LGBT communities, transgender persons, immigrants, low-wage workers, women,

African-Americans, Hispanic-Americans, and Asian-Americans all have, THANKFULLY,

benefited from advocacy from / by the City Attorney.

Not so for people with disabilities.

Name three significant lawsuits filed by the City Attorney, on behalf of p.w.d.s.

The point here is that the office of the City Attorney

avoids positively responding to, let alone helping p.w.d.s.

That neglect shows up in what ISN'T in this draft settlement.

Such neglect is neither professional nor appropriate.

Yet, back to the draft settlement,

it also violates the Fair Housing Act, and

quite possibly the Unruh Civil Rights Act.

To approve this, simply because a lot of work has gone into it

is an admission of neglect of responding to the needs and rights of people with disabilities.

Please just say NO! to the settlement,

NO to Items 16a, 16b, and 16c.

Bob Planthold

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myra \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 461 29th Street ADU #2008.0023CUA  
**Date:** Tuesday, November 19, 2019 10:24:36 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Tuesday, November 19, 2019 9:00 AM  
**To:** Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>  
**Cc:** Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: 461 29th Street ADU #2008.0023CUA

Good morning, Marcelle.

I included Bridget Hicks in this email so I guess it is up to her as the Planner for this project and the Commission whether this is an issue that should be pursued at the CUA hearing on Thursday.

It just seems that in these RH-2 or RH-3 projects that are brand new construction particularly if it is a speculative project as this one on 29th seems to be and where the future tenure of the non-ADU units is unknown or unclear that the addition of an ADU raises a question about its occupancy/ownership that is different from when an ADU is added to an existing building that is already occupied, particularly if it is a rental building. I really appreciate the time you spent answering my questions and we'll see if the Commission thinks this is a question they need to deal with for this particular project. Thank you.

Have a good day and take care.

Sincerely,  
Georgia

On Nov 19, 2019, at 7:42 AM, Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)> wrote:

Hi Georgia,

We think that would be the assumption that the ADU would be attached to another unit. Planning does not oversee the mechanics of subdivision, that is the Bureau of Street Use and Mapping, Public Works.

This is the same prohibition against subdivision if the ADU is added to an existing building versus incorporated into a project with new construction.

A new Condition of Approval to monitor this specific

project should be discussed with the planner.

Thanks!  
Marcelle

Marcelle Boudreaux  
Principal Planner  
SF Planning Department  
Direct office line: 415-575-9140

---

**From:** SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
**Sent:** Monday, November 18, 2019 2:52 PM  
**To:** Boudreaux, Marcelle (CPC)  
**Cc:** Kwiatkowska, Natalia (CPC); Hicks, Bridget (CPC);  
CPC-Commissions Secretary; Ionin, Jonas (CPC)  
**Subject:** Re: 461 29th Street ADU #2008.0023CUA

Dear Marcelle,

Sorry to be a little dense, so that means the ADU must be "sold" with one or both of the other units?

There is nothing to trigger it being added to the market as a rental in this two unit project as can be assumed is likely to happen when an ADU is added to an existing building (storage space, etc) other than what the "owner" here decides to do or not do with the unit?

Although I just read the Code and saw §207 (c) (4) (I) the "Monitoring Program" for the ADU program.

Do you think it would be helpful if a reminder to report for this particular project on 29th Street be in the Approval Motion as a further Condition of Approval and not just assumed?

I am guessing there haven't been all that many of these where the ADU is part of a new project, and certainly not so many apparently imposed by the Commission, so it is harder to know the outcome.

Thanks much,

Georgia

Sent from my iPad

> On Nov 18, 2019, at 1:31 PM, Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)> wrote:

>

> Hi Georgia;

>

> This proposed ADU is ineligible for subdivision into a separate fee parcel - regardless of what happens with the other units.

>

> Per Planning Code Section 207(c)(4) subsection (E) Restrictions on subdivisions:

> Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an Accessory Dwelling Unit authorized under this Section 207(c)(4) shall not be subdivided in a manner that would allow for the ADU to be sold or separately financed pursuant to any condominium plan, housing cooperative, or similar form of separate ownership; . . .

>

> I hope that helps.

>

>

> Respectfully,  
> Marcelle W Boudreaux, Principal Planner  
> Flex Team and Historic Preservation, Current Planning Division  
>  
> San Francisco Planning Department  
> 1650 Mission Street, Suite 400 San Francisco, CA 94103  
> Direct: 415.575.9140 | [www.sfplanning.org](http://www.sfplanning.org)  
> San Francisco Property Information Map  
>  
>  
>  
> -----Original Message-----  
> From: SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>  
> Sent: Monday, November 18, 2019 1:03 PM  
> To: Boudreaux, Marcelle (CPC) <[marcelle.boudreaux@sfgov.org](mailto:marcelle.boudreaux@sfgov.org)>; Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>  
> Cc: Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
> Subject: 461 29th Street ADU #2008.0023CUA  
>  
>  
> This message is from outside the City email system. Do not open links or attachments from untrusted sources.  
>  
>  
>  
> Dear Ms.Boudreaux, Ms.Kwiatkowska and Ms.Hicks, Good afternoon.  
> This RH-2 project will be at the Commission this coming Thursday.  
> After the Demo, it will have two units plus a two-level ADU that was added since the first Commission hearing in August.  
> According to the Project Sponsor the tenure of the two main units has not been determined.(Condos, TIC, the whole building sold, etc) My question concerns the ADU.  
> Can the ADU be sold or is it required to be a rental unit regardless of what happens with the two main units?  
> Thank you.  
> Sincerely,  
> Georgia Schuttish  
>  
> Sent from my iPad

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Academy of Art University - Clarification Letter to Public Comment  
**Date:** Tuesday, November 19, 2019 10:15:18 AM  
**Attachments:** [AAU Response Letter to R. Thomas Jones copy.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** James Abrams <jabrams@jabramslaw.com>  
**Sent:** Tuesday, November 19, 2019 9:38 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>  
**Cc:** rthomasjonesaia@gmail.com; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Caitlin Calloway\* <CCalloway@gibsondunn.com>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; SMITH, JESSE (CAT) <Jesse.Smith@sfcityatty.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>  
**Subject:** Academy of Art University - Clarification Letter to Public Comment

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

Dear President Melgar and Planning Commissioners,

Please accept this letter as a project sponsor response to a public comment letter sent to you by R Thomas Jones on November 12, 2019.

Upon review of Mr. Jones' letter, and in advance of the upcoming hearing on the above-described matters coming before the Commission on November 21, 2019, sponsor respectfully wishes to make a few clarifications regarding the terms of the proposed Development Agreement and Settlement Agreement between the Academy of Art University.

Respectfully submitted,  
Jim

Jim Abrams

J. Abrams Law, P.C.  
One Maritime Plaza Suite 1900  
San Francisco, California 94111

[jabrams@jabramslaw.com](mailto:jabrams@jabramslaw.com)

415 999 4402

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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: Letter of Support [11/21 PC hearing 2222 Bush]  
**Date:** Monday, November 18, 2019 2:49:44 PM  
**Attachments:** [Letter of Support for Liberty Cannabis.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Ajello, Laura (CPC) <laura.ajello@sfgov.org>  
**Sent:** Monday, November 18, 2019 2:45 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** FW: Letter of Support [11/21 PC hearing 2222 Bush]

Hi Jonas, please forward this message from the Japantown Merchants Association to the Commission members.

Thanks,  
Laura

---

**From:** Richard Hashimoto <[rich.hashimoto@gmail.com](mailto:rich.hashimoto@gmail.com)>  
**Sent:** Tuesday, November 12, 2019 2:10 PM  
**To:** Ajello, Laura (CPC) <[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)>  
**Cc:** Timothy Omi <[timothy.omi@libertycannabissf.com](mailto:timothy.omi@libertycannabissf.com)>  
**Subject:** Letter of Support

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

Dear Laura,

Would you please be kind enough to **forward our letter of support to the commissioners** just before the hearing.

Thank you,  
Richard Hashimoto

President  
Japantown Merchants Association

**From:** [Westhoff, Alex \(CPC\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Robertson, Brandi \(CPC\)](#); [Silva, Christine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Cc:** [Sucre, Richard \(CPC\)](#)  
**Subject:** RE: Item for 12/19/19 CPC Calendar  
**Date:** Monday, November 18, 2019 11:55:46 AM

---

Great. Thank you.

---

**From:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Sent:** Monday, November 18, 2019 11:55 AM  
**To:** Westhoff, Alex (CPC) <[alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)>; Feliciano, Josephine (CPC) <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>; Robertson, Brandi (CPC) <[brandi.robertson@sfgov.org](mailto:brandi.robertson@sfgov.org)>; Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>; Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>  
**Subject:** RE: Item for 12/19/19 CPC Calendar

Done.

*Jonas P. Ionin,  
Director of Commission Affairs*

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

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**From:** Westhoff, Alex (CPC) <[alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)>  
**Sent:** Monday, November 18, 2019 10:48 AM  
**To:** Feliciano, Josephine (CPC) <[josephine.feliciano@sfgov.org](mailto:josephine.feliciano@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Robertson, Brandi (CPC) <[brandi.robertson@sfgov.org](mailto:brandi.robertson@sfgov.org)>; Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>; Son, Chanbory (CPC) <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>  
**Subject:** RE: Item for 12/19/19 CPC Calendar

Hello,

Checking back on this as I do not see it on this 12/19 Planning Commission calendar. Please confirm if it can be agendized.

Thanks,

Alex

---

**From:** Westhoff, Alex (CPC)  
**Sent:** Wednesday, November 6, 2019 5:26 PM  
**To:** Feliciano, Josephine (CPC) <[Josephine.Feliciano@sfgov.org](mailto:Josephine.Feliciano@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Robertson, Brandi (CPC) <[brandi.robertson@sfgov.org](mailto:brandi.robertson@sfgov.org)>; Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>; Son, Chanbory (CPC) <[Chanbory.Son@sfgov.org](mailto:Chanbory.Son@sfgov.org)>  
**Cc:** Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>  
**Subject:** Item for 12/19/19 CPC Calendar

Hello all,

Could I have an item placed on the 12/19/19 Planning Commission calendar (regular)?

40 12 <sup>th</sup> St.	2019-006086CUA	Conditional Use Authorization for change of use from an existing vacant warehouse/storage area to a storefront cannabis retail sales.	Westhoff
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Thank you.

**Alex Westhoff, AICP**  
**Senior Planner | Current Planning and Preservation**  
**Southeast Quadrant**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9120 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)  
Email: [alex.westhoff@sfgov.org](mailto:alex.westhoff@sfgov.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Nov. 21st # 2008.0023CUA 461 29th Street  
**Date:** Monday, November 18, 2019 11:54:54 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Monday, November 18, 2019 11:57 AM  
**To:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Subject:** Re: Nov. 21st # 2008.0023CUA 461 29th Street

Dear Ms. Hicks,

Good morning and I really appreciate your speedy reply.

I guess I am confused about the ADU requirements.

On the plans however it seems like it would be good if Unit #1 was labeled as the ADU since this is RH-2, particularly so for the Addenda (Structural plans) that will guide the Building Inspectors who will ultimately grant the CFC.

It is concerning that the tenure of all the units is so unclear as the project comes before the Commission for approval so many months later and particularly since I thought an ADU could not be sold as a unit/condo.

I guess I will have to re-read the legislation.

Unfortunately I cannot be there on Thursday, so I would really appreciate it if you could please send me a copy of the revised Draft Motion with the findings when it is available.

Thank you so much for your time and have a good day.

Sincerely,  
Georgia

Sent from my iPad

On Nov 18, 2019, at 11:13 AM, Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)> wrote:

Hi Mrs. Schuttish,

Please see responses in line.

Please let me know if you have any other questions.

Thank you,

**Bridget Hicks, M.S.**

Planner II, SW Quadrant, Current Planning Division

**Direct:** 415-575-9054 | **Fax:** 415-558-6409

<image002.png>

**SF Planning**

**Department**

[Hours of Operation](#) | [Property Information Map](#)

1650 Mission Street, Suite 400  
San Francisco, CA 94103

<image003.png>

<image004.png>

<image005.png>

<image006.png>

<image007.png>

<image008.png>

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**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

**Sent:** Sunday, November 17, 2019 3:38 PM

**To:** Hicks, Bridget (CPC) <[Bridget.Hicks@sfgov.org](mailto:Bridget.Hicks@sfgov.org)>

**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC)

<[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Richards,

Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Koppel, Joel (CPC)

<[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>;

Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>

**Subject:** Nov. 21st # 2008.0023CUA 461 29th Street

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

Dear Ms. Hicks,

Good afternoon.

I have several questions about this project which is scheduled to be heard on Thursday, 11/21/2019 that I hope they can be answered at the hearing because I think they should get an airing in front of the Commission, as they involve some of the policies that the Commission has been trying to implement.

I am a little confused about this project and the new design.

I just saw the revision on the Agenda for next week. I did comment on the project previously as I thought the units were an inefficient use of space and did not protect relative affordability as I wrote in a letter to the Commission and Mr. Townes dated August 12th.

Here are the questions for this version of the project:

1. What is the tenure of the units in this project? *I asked the sponsor, architect Earle Weiss, these questions this morning and these are the answers I was given.*  
*The sponsor has not decided if the units will be rental or ownership units, or whether they will be condos. They have not decided if they will be sold together or separately.*
2. Will they all be rental or condo? *See above.*
3. Or will the building be sold intact as 3 units or as a 2-unit TIC? *See above.*
4. How will the 2-level ADU designated Unit #1 be put on the market? *Is this the ADU? Will it be sold with the 2 bedroom unit designated Unit #2 or will it be with the the larger unit designated Unit #3 on the top two floors (the one that has the elevator because unless I am mistaken the elevator will not stop on the floor with Unit #2 but seems to be a private elevator from the garage for the top two floor Unit #3)? Or is Unit #2 the ADU?* *The ADU will be Unit 1 (basement and 1<sup>st</sup> floor). They have not decided how it will be sold. You are correct, the elevator is for the private use of the top floor unit.*
5. Will there be a Condition of Approval that the ADU must be rented and the Department/Commission will receive an update on occupancy of the ADU? *There is no requirement that the ADU must be rented. The Planning Department/ Commission will not receive an update on the occupancy of the ADU.*
6. Has the Draft Motion been revised to reflect the change in plans? I did not see it with the Agenda for Thursday. *I am working on updating the draft motion, it will be ready for the hearing.*
7. I have lost track of the various ADU legislation on both the State and Local level but isn't an ADU limited in square footage to 1,200 square feet? *This limit only applies to*

ministerial permits.

8. If one of these units is an ADU why does there need to be three spaces for cars in the garage since this project is located less than a block from the 24 Divis bus on Noe and 29th and about 2 blocks from the J-Church on Day and Church? **This was elected by the sponsor in response to neighbors' concerns of parking on street. No vehicular parking is required per the Planning Code.**

Thank you for your help with these questions.

Sincerely,

Georgia Schuttish

Noe Valley Resident

**From:** [CPC-Commissions Secretary](#)  
**To:** [Poling, Jeanie \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: RESERVOIR PROJECT'S AB 900 REDUCTION OF TRIP GENERATION: ELIMINATION OF CITY COLLEGE TRIPS  
**Date:** Monday, November 18, 2019 11:19:10 AM  
**Attachments:** [ai--AB 900.docx](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

---

**From:** aj <ajahjah@att.net>  
**Sent:** Saturday, November 16, 2019 7:57 PM  
**To:** BRCAC (ECN) <brcac@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hood, Donna (PUC) <DHood@sfgwater.org>; Clerk of the Board Alberto Quintanilla <clerk@sfcta.org>  
**Cc:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Maybaum, Erica (BOS) <erica.maybaum@sfgov.org>  
**Subject:** RESERVOIR PROJECT'S AB 900 REDUCTION OF TRIP GENERATION: ELIMINATION OF CITY COLLEGE TRIPS

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PUC, Planning Commission, SFCTA, BOS:

## **RESERVOIR PROJECT'S AB 900 REDUCTION OF TRIP GENERATION: ELIMINATION OF CITY COLLEGE TRIPS**

The Balboa Reservoir Project is being fast-tracked via AB 900 which short-circuits normal CEQA legal challenges. From the 11/15/2019 SF Chron article: "... any lawsuit under the California Environmental Quality Act goes directly to an appeals court and must be resolved within 270 days. That compressed timeframe means AB900 can be a developer's best friend, said land-use attorney Tim Tosta."

As an AB 900 "Environmental Leadership Development Project", the Reservoir Project is required to fulfill the following provision of Public Resources Code 21180:

- “...achieves a 15-percent greater standard for transportation efficiency than for comparable projects.”
- “Transportation efficiency” means the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or recreational use project divided by the total number of employees, visitors, and customers.

The Reservoir Project fulfills the 15% improved transportation efficiency requirement at the expense of City College stakeholders. The Reservoir Project shows no consideration for the impact of the elimination of existing parking on student enrollment and attendance.

The Reservoir Project’s AB 900 Environmental Leadership Development Project Application presents the following:

*Specifically, trip reductions due to the removal of existing uses are associated with the infill nature of the site and would therefore be applicable to the Project and Project Variant only and would not be applicable to the comparable project.*

#### *Elimination of Existing Parking*

*The project site is currently occupied by a surface parking lot with 1,007 vehicle parking spaces. Both driveway counts and parking inventory and occupancy data were collected when City College was in session. The site was estimated to generate a total of 644 daily vehicle trips. Because the Proposed Project would replace 750 of the 1,007 public parking spaces (74%), the existing activity was reduced by 74% to account for the existing trips that would continue to access parking on the site. This level of activity (167 vehicle trips) represents a 5.1% reduction in daily vehicle trips when compared with the Proposed Project’s comparable project. This existing activity (644 vehicle trips) represents an 11.4% reduction in daily vehicle trips when compared with the Project Variant’s comparable project.*

#### **TRIP GENERATION COMPARISON SUMMARY**

*To compare the overall trip generation of the Project and the Project Variant to the comparable projects, the trip generation estimates for the Project and the Project Variant were adjusted to account for existing uses and the TDM program. As shown in the following tables both the Project and the Project Variant would result in a decrease in vehicle trip generation compared to the respective comparable projects. Table 2, Project shows that the Project would generate 1,044 fewer daily vehicle trips. This equates to a 30.3 percent decrease in daily vehicle trips. The development of the Project would also decrease trips to the City College as a result of the decrease in vehicle trips. When taking into account this decrease in trips, the Project would decrease an additional 167 trips, for a total of 1,211 fewer daily trips.*

*The development of the Project Variant would also decrease trips to the City College as a result of the decrease in vehicle trips. When taking into account this decrease in trips, the Project Variant would decrease an additional 644 trips, for a total of 1,998 fewer daily trips.*

### **LESS IS MORE; UP IS DOWN**

Less for City College is More for the Reservoir Project. According to the Reservoir Project’s AB 900 Application, City College currently generates 644 daily vehicle trips. The Reservoir Project projects itself to generate 2,397 daily vehicle trips for the 1,100-unit option. It projects itself to generate 3,107 trips for the 1,550-unit option.

Using the Reservoir Project’s own figures:

- For the 1,100-unit option: From the existing 644 City College vehicle trips to 2,397 Reservoir Project trips is an increase of **1,753** (272%) vehicle trips.
- For the 1,550-unit option: From the existing 644 City College vehicle trips to 3,107 Reservoir trips is an increase of **2,463** (382%) vehicle trips.

The change of use from City College to the Reservoir Project projects **net generation of 1,753 daily vehicle trips** (for 1,100 unit option) and **2,463 trips** (for 1,550 unit option). But in the topsy-turvy Red Queen world of the Reservoir Project, these **net increases** are interpreted instead as vehicle trip **decreases** of 1,044 (for 1100 unit option) and 1,354 (for 1,550 unit option)!

How is this possible?! How can an **increase of 1,753 trips** transform into a **decrease of 1,044 trips** (for 1,100 unit option)? How can an **increase of 2,463 trips** transform into a **decrease of 1,354**?

It's possible when the Red Queen makes the rules in Alice's Wonderland.

It's possible because the authorities are not comparing the Reservoir Project with the existing condition.

The "decrease" in vehicle trips is in comparison to an unsourced, unnamed "comparable development, which represents a baseline case."

The actual baseline condition of 644 daily vehicle trips by City College students IS NOT USED AS THE BASELINE.

The baseline "comparable development" used in the AB 900 Application appears to be nothing but a straw man development that allows the Reservoir Project to achieve the 15% transportation efficiency requirement of AB 900.

--aj 11/16/2019

**From:** [CPC-Commissions Secretary](#)  
**To:** [Poling, Jeanie \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Balboa Reservoir AB900--SCH #2018102028  
**Date:** Monday, November 18, 2019 11:18:46 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** aj <ajahjah@att.net>  
**Sent:** Sunday, November 17, 2019 3:48 PM  
**To:** state.clearinghouse@opr.ca.gov  
**Cc:** Hood, Donna (PUC) <DHood@sfgwater.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; BRCAC (ECN) <brcac@sfgov.org>; CPC.BalboaReservoir <CPC.BalboaReservoir@sfgov.org>  
**Subject:** Balboa Reservoir AB900--SCH #2018102028

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## State Clearinghouse:

The SF Chronicle came out with a story on AB 900 entitled "SF housing developers' secret weapon? Little-known state law to speed challenges" on 11/15/2019. The article caused me to look into AB900.

AB 900 is enacted in PRC Div 13, Ch. 6.5 "Jobs and Economic Improvement Through Leadership Act of 2011", Sections 21178-21189 [https://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=6.5.&article=](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=13.&title=&part=&chapter=6.5.&article=)

The Reservoir Project's AB900 Application was submitted by Jeanie Poling of SF Planning to State Clearinghouse on 6/25/2019. There was a Public Review Period of about one month until 7/28/2019.

The public review period is long past. As far as I know, there had been no notification to the Balboa Reservoir CAC and to community stakeholders regarding the AB900

application at any time between 6/25 and 7/28/2019. This did not allow for any review until after the deadline.

Furthermore, in looking at looking at PRC 21178, it appears to me that the Reservoir Project does not fulfill the legislative intent of the Act.

The Act is targeted for projects that "would replace old and outmoded facilities." This would fit City College projects. However, the Reservoir Project is not replacing "old and outmoded facilities." The Reservoir Project is a new--not a replacement--project.

*21178 (c) There are large projects under consideration in various regions of the state that would **replace old and outmoded facilities with new job-creating facilities to meet those regions' needs** while also establishing new, cutting-edge environmental benefits to those regions.*

The Balboa Reservoir Project Application fails the legislative intent of AB 900 and should be disapproved for Environmental Leadership Development Project status.

Submitted by:

Alvin Ja,  
San Francisco

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

**From:** ajahjah <[ajahjah@att.net](mailto:ajahjah@att.net)>

**To:**

**Sent:** Saturday, November 16, 2019, 11:02:47 PM PST

**Subject:** Reservoir Project's AB 900 Environmental Leadership Development Project Application

PUC, Planning Commission, SFCTA, BOS:

#### **RESERVOIR PROJECT'S AB 900 REDUCTION OF TRIP GENERATION:**

##### **ELIMINATION OF CITY COLLEGE TRIPS**

The Balboa Reservoir Project is being fast-tracked via AB 900 which short-circuits normal CEQA legal challenges. From the 11/15/2019 SF Chron article: "... any lawsuit under the California Environmental Quality Act goes directly to an appeals court and must be resolved within 270 days. That compressed timeframe means AB900 can be a developer's best friend, said land-use attorney Tim Tosta."

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--aj 11/16/2019

**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 PLAN FOR NEW AFFORDABLE HOUSING DEVELOPMENT ON CITY-OWNED PROPERTY  
**Date:** Monday, November 18, 2019 11:14:18 AM  
**Attachments:** [11.18.19 C40 100% Affordable Housing Development.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 18, 2019 9:26 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES PLAN FOR NEW AFFORDABLE HOUSING DEVELOPMENT ON CITY-OWNED PROPERTY

**FOR IMMEDIATE RELEASE:**

Monday, November 18, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES PLAN FOR NEW AFFORDABLE HOUSING DEVELOPMENT ON CITY-OWNED PROPERTY**

*Mayor Breed introduced an Exclusive Negotiation Agreement and resolution to allow The Kelsey and Mercy Housing to build a 102-unit 100% affordable housing development on City-owned property*

**San Francisco, CA** — Mayor London N. Breed today announced plans to lease City-owned property to The Kelsey and Mercy Housing for the development of 102 affordable housing units in the Civic Center neighborhood, across the street from City Hall. Mayor Breed introduced a resolution and an Exclusive Negotiation Agreement (ENA) at the Board of Supervisors on October 29th to allow for the lease of the land at 240 Van Ness Ave. and 155 and 165 Grove St. Supervisor Matt Haney co-sponsored the resolution.

“We need more housing in San Francisco for people to rent below market rate and, once built, this development will provide 102 new affordable homes right here in the heart of the city just across from City Hall,” said Mayor Breed. “Not only will this building add much-needed

affordable housing to the neighborhood, but it will also help us meet our climate goals, with bicycle parking, easy access to transit, and green space.”

The housing development proposal has been underway since 2017, as part of the [C40 Cities “Reinventing Cities”](#) competition. The competition sought proposals from international teams to transform challenging and unused municipal parcels in cities around the world to meet city priorities and the latest in sustainable building design. In San Francisco, the Department of Real Estate, Department of Environment, and the Planning Department led the search for a building proposal for the Grove St. and Van Ness Ave. properties.

The proposed housing development would have 102 rental units that would be 100% affordable up to 120% of Area Median Income (AMI). Thirty units will be for people with 80% of AMI. Twenty-one units would be set aside for people with disabilities, at both 50% and 13% AMI, which would add substantially to the City’s number of new units that are tailored specifically to this community. The building would have 90 studios, five one-bedroom apartments, four two-bedroom apartments, and two live-work units facing Van Ness for street-front activation.

The building will be designed to meet the City’s energy and sustainability targets, with wood and low-carbon concrete construction materials. The building will be fully electric and energy efficient, and will be able to offset 100% of its consumption with renewable electricity production systems. There will be extensive green areas and vertical planting to promote on-site biodiversity and natural cooling. The basement of the building will have electric vehicle charging stations and bike parking.

The City received three proposals for the use of the property in the Civic Center, and each proposal was reviewed by a team of ten international experts. The proposals were judged on three main criteria: carbon impact, resilience and sustainability, and architecture and social impact. The panel of experts selected the proposal put forth by The Kelsey and Common CoLiving, supported by Mercy Housing and the architectural firm WRNS.

The Kelsey creates mixed ability, mixed income housing communities where people of all abilities and backgrounds live, play, and serve together. They work to unlock new capital for disability and affordable housing; leverage existing public, private, and nonprofit partners; and create housing models that are sustainable and replicable.

“The Kelsey has been engaging San Francisco residents for the last two years on the very real need for housing for adults with developmental and other disabilities,” said Micaela Connery, Founder and CEO of The Kelsey. “Less than 12% of that population owns or rents their own home. We’re excited about the opportunity at Civic Center to put a housing project together fulfilling that need while achieving goals in affordability, accessibility, and inclusivity.”

“We are really excited to be working with The Kelsey and the City on such a groundbreaking project,” said Doug Shoemaker, CEO of Mercy Housing. “The vision for this community is unlike any other effort that we have seen to create real inclusion—income as well as ability—in new housing.”

If the Board of Supervisors approves the leasing of the City-owned property, the housing development will likely begin construction in late 2022, with full occupancy expected in early 2025. The C40 local competition required respondents to propose projects that did not require

city funds. The Kelsey and Mercy Housing pledged to fund the project through philanthropic sponsors, and possibly state and federal funds.

“We are so grateful to the City and County of San Francisco, The Kelsey, Mercy Housing and all the other partners for the opportunity to see this project demonstrate a replicable and scalable model, which allow individuals with intellectual and development disabilities the opportunity to have affordable and accessible housing completely integrated into the mainstream life of a larger development,” said Eric Zigman, Executive Director of Golden Gate Regional Center. “Golden Gate Regional Center serves over 10,000 individuals with disabilities, and our deepest desire is that The Kelsey and Mercy Housing project ‘light the way’ to a future where those with disabilities have a viable option to remain in their home communities and demonstrate their contributions and talents here in San Francisco.”

“The C40 Reinventing Cities competition recognizes global projects that feature low-carbon solutions and makes it possible for cities to turn these bold ideas into reality,” said David Miller, Director of International Diplomacy and Regional Director of North America at C40 Cities. “Through the integration of sustainable building materials, green mobility solutions, urban agriculture, inclusive green jobs, and an innovative co-housing model, San Francisco’s Kelsey Civic Center project is an amazing zero-carbon development that simultaneously addresses the impacts of climate change and two defining local issues: housing availability and social inclusion.”

###

**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: Planning Director Selection- Racial & Social Equity Questions  
**Date:** Friday, November 15, 2019 3:41:52 PM

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**From:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>  
**Sent:** Friday, November 15, 2019 3:34 PM  
**To:** Oscar Grande <[ogrande@missionhousing.org](mailto:ogrande@missionhousing.org)>  
**Cc:** Norma Garcia <[ngarcia@medasf.org](mailto:ngarcia@medasf.org)>; Angelica Cabande <[acabande@somcan.org](mailto:acabande@somcan.org)>; Raquel R. Redondiez <[amihan33@gmail.com](mailto:amihan33@gmail.com)>; majeid crawford <[majeidcrawford@gmail.com](mailto:majeidcrawford@gmail.com)>; [jonjacobosf@gmail.com](mailto:jonjacobosf@gmail.com); Marilyn Duran <[mduran@podersf.org](mailto:mduran@podersf.org)>; Erick Arguello <[erick@calle24sf.org](mailto:erick@calle24sf.org)>; [jfriedenbach@cohsf.org](mailto:jfriedenbach@cohsf.org); Shaw San <[shawsan@cpasf.org](mailto:shawsan@cpasf.org)>; [genfujioka@gmail.com](mailto:genfujioka@gmail.com); Chris Durazo <[chrisdurazo@gmail.com](mailto:chrisdurazo@gmail.com)>; Peter Papadopoulos <[ppapadopoulos@medasf.org](mailto:ppapadopoulos@medasf.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Re: Planning Director Selection- Racial & Social Equity Questions

Thank you all very much for this input which will be shared with the rest of the commission for use in our process.

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**From:** Oscar Grande <[ogrande@missionhousing.org](mailto:ogrande@missionhousing.org)>  
**Sent:** Friday, November 15, 2019 12:00:40 PM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>  
**Cc:** Norma Garcia <[ngarcia@medasf.org](mailto:ngarcia@medasf.org)>; Angelica Cabande <[acabande@somcan.org](mailto:acabande@somcan.org)>; Raquel R. Redondiez <[amihan33@gmail.com](mailto:amihan33@gmail.com)>; majeid crawford <[majeidcrawford@gmail.com](mailto:majeidcrawford@gmail.com)>; [jonjacobosf@gmail.com](mailto:jonjacobosf@gmail.com) <[jonjacobosf@gmail.com](mailto:jonjacobosf@gmail.com)>; Marilyn Duran <[mduran@podersf.org](mailto:mduran@podersf.org)>; Erick Arguello <[erick@calle24sf.org](mailto:erick@calle24sf.org)>; [jfriedenbach@cohsf.org](mailto:jfriedenbach@cohsf.org) <[jfriedenbach@cohsf.org](mailto:jfriedenbach@cohsf.org)>; Shaw San <[shawsan@cpasf.org](mailto:shawsan@cpasf.org)>; [genfujioka@gmail.com](mailto:genfujioka@gmail.com) <[genfujioka@gmail.com](mailto:genfujioka@gmail.com)>; Chris Durazo <[chrisdurazo@gmail.com](mailto:chrisdurazo@gmail.com)>; Peter Papadopoulos <[ppapadopoulos@medasf.org](mailto:ppapadopoulos@medasf.org)>  
**Subject:** Planning Director Selection- Racial & Social Equity Questions

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

Good morning Commission President Melgar,

Last week a diverse grouping of people of color-led organizations intent on **Racial & Social Equity** submitted a letter highlighting the need for our Planning Department be led and stewarded by a professional who demonstrates equity principles and practice. On behalf of the group I appreciate the Commission shaping its job description based on community feedback. Furthermore, we wanted to follow up with a few possible interview questions around the important issue of racial and social equity that we hope you will consider including as selection criteria and questions in your upcoming applicant interviews.

1. If you are selected to serve as San Francisco's Planning Director, how would you lead your department to advance equitable development in San Francisco?
2. What experiences have you had in successfully advancing racial and social equity outcomes in your professional planning career? Can you tell us about a specific experience where you you have challenged systemic racism in your professional capacity?
3. There is a current effort by Planning to advance Racial and Social Equity into the Department's internal and external processes. How do you intend to build and integrate it into policy, community planning, staff-capacity, and resource allocation?
4. How do see yourself working and collaborating with the Mayor, City Supervisors, and other Departments leads in advancing equity, curbing displacement and stabilizing distressed communities? What other relationships and collaborative approaches would you consider important to your success in this role?
5. What are specific planning strategies and tools will you employ to prevent further displacement and marginalization of front line communities of color? Are there specific approaches for low-income women of color who are struggling to keep their homes and stay in their neighborhoods during this unprecedented affordable housing crisis?
6. If all forms of oppression were eliminated and Racial and Social Equity were achieved, what would Urban Planning look like in San Francisco's neighborhoods?

Thank you for your time and dedication. Please feel free to reach out.

Sincerely,  
Oscar Grande

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Oscar Grande, Community Workforce Manager  
Mission Housing Development Corporation  
415.864.6432 x 332 | [ogrande@missionhousing.org](mailto:ogrande@missionhousing.org)  
474 Valencia St. #280, San Francisco, CA 94103



**From:** [Ionin, Jonas \(CPC\)](#)  
**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 November 21, 2019  
**Date:** Friday, November 15, 2019 2:15:26 PM  
**Attachments:** [20191121\\_cal.docx](#)  
[20191121\\_closedsession.docx](#)  
[20191121\\_closedsession.pdf](#)  
[20191121\\_cal.pdf](#)  
[Advance Calendar - 20191121.xlsx](#)  
[CPC Hearing Results 2019.docx](#)

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Commissioners,  
Attached are your Calendars for November 21, 2019.

Please note the Closed Session is scheduled to begin at 9:00 am in City Hall.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

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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 \(CPC\)](#); [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 BREED ANNOUNCES TRANSITION PLAN FOR DISTRICT ATTORNEY  
**Date:** Friday, November 15, 2019 1:23:23 PM  
**Attachments:** [11.13.19 District Attorney Transition.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 13, 2019 1:31 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED ANNOUNCES TRANSITION PLAN FOR DISTRICT ATTORNEY

**FOR IMMEDIATE RELEASE:**

Wednesday, November 13, 2019

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

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

**MAYOR BREED ANNOUNCES TRANSITION PLAN FOR  
DISTRICT ATTORNEY**

*At the request of District Attorney-Elect Chesa Boudin, Interim District Attorney Suzy Loftus  
will serve until January 8<sup>th</sup>*

**San Francisco, CA** — Today Mayor London N. Breed announced that Interim District Attorney Suzy Loftus will stay in office until January 8th to complete the term vacated when District Attorney George Gascon vacated his post last month. DA-Elect Boudin requested that Loftus continue to serve until he's prepared to assume the post.

“I have met with DA-Elect Chesa Boudin and congratulated him on his election as San Francisco’s next District Attorney,” said Mayor Breed. “We discussed how we can work together to address the challenges facing our City, as well as to work out a transition plan. I’m supportive of his request to have Interim District Attorney Suzy Loftus stay to lead the office, which she has agreed to do. Suzy continues to demonstrate her commitment to serving our city and will provide much-needed leadership during this transition.”

###

**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 WINTER SHELTER SCHEDULE  
**Date:** Friday, November 15, 2019 12:55:24 PM  
**Attachments:** [11.15.19 Winter Shelter.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Friday, November 15, 2019 9:35 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES WINTER SHELTER SCHEDULE

**FOR IMMEDIATE RELEASE:**

Friday, November 15, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES WINTER SHELTER  
SCHEDULE**

*The Winter Shelter Program will operate from November 24<sup>th</sup> through March 28<sup>th</sup>, providing additional shelter services to people experiencing homelessness during the winter months*

**San Francisco, CA** — Mayor London N. Breed, the Department of Homelessness and Supportive Housing (HSH), the San Francisco Interfaith Council, and Episcopal Community Services (ECS) today announced the schedule for the Winter Shelter Program and shelter site locations. The program will run from Sunday, November 24, 2019 through Saturday, March 28, 2020.

Now in its 31<sup>st</sup> year, the City and ECS have collaborated with the San Francisco Interfaith Council to provide additional shelter services to homeless San Franciscans during the winter months.

“The winter can be particularly difficult for people experiencing homelessness, which is why the Winter Shelter Program is so important,” said Mayor Breed. “It is our responsibility as a City to make sure that everyone has a safe place to sleep at night. We are grateful to our local faith organizations for opening their doors and making this program possible. Along with

providing additional shelter for the winter months, I am committed to opening 1,000 new shelter beds throughout San Francisco by the end of next year.”

Winter Shelter Program spaces are reserved on a first-come, first-served basis each Sunday starting next week on November 24<sup>th</sup>. The reservation ticket will allow the guest a seven-night stay. Two meals will be served to shelter guests each night. Those interested in a sleeping space on November 24<sup>th</sup> can go to Canon Kip Senior Center, 705 Natoma Street, at 6:00 pm, 30 minutes prior to the opening of the Winter Shelter Program to receive a ticket. These spaces are not reserved through the regular adult emergency shelter reservation system.

“Interfaith councils are naturally born out of response to local crises. The San Francisco Interfaith Council is no exception,” said Michael Pappas, Executive Director, San Francisco Interfaith Council. “The Interfaith Winter Shelter has annually hosted sixty to one hundred homeless men from the Sunday before Thanksgiving through the end of March. We are particularly grateful to our chief collaborating partner Episcopal Community Services for administering this critical City program, our host sites, St. Mark’s Lutheran Church, the Cathedral of St. Mary of the Assumption, First Unitarian Universalist Society of San Francisco and ECS’ Canon Kip Senior Facility, as well as the fifty-five congregations and affiliated organizations that prepare and serve meals, and the Night Ministry, which serves as adjunct on-site staff. At a time when San Francisco is calling for a City-wide response addressing the needs of homelessness in our midst, the Interfaith Winter Shelter distinguishes itself as a proven model, where those served feel safe, respected and enjoy lovingly prepared and served home-cooked meals.”

ECS is funded by HSH to provide the operational staff that sets up, manages and takes down the shelter every day in the host churches. The Interfaith Council works to identify the four host churches where the overnight shelter is located and to identify the church groups, congregations and community groups that sign up to provide the evening meals throughout the program.

“The Interfaith Winter Shelter Program plays a vital role in providing shelter for people experiencing homelessness during the winter months, particularly those who are unsheltered and vulnerable to exposure-related illnesses. Episcopal Community Services is proud to continue to offer our operational expertise to support it, including hosting the shelter at our Canon Kip Senior Center,” says Beth Stokes, Executive Director, Episcopal Community Services. “This year, Winter Shelter guests will have the option to engage with Problem Solvers, who take an innovative, highly personalized approach to help people experiencing homelessness find creative solutions and pathways to housing. Engaging with guests at the Winter Shelter is a key first step to bringing individuals experiencing homelessness inside, off the streets, and near the critical health services they need to stabilize and move into permanent housing.”

The Winter Shelter Program increases HSH’s sheltering capacity by 5% to 8% on any given night throughout the winter, not including Navigation Centers. During the winter, shelter need increases with the colder, wetter weather. The regular adult emergency shelter program which expands during wet and cold weather will operate parallel to the Winter Shelter Program. Access information is available on HSH’s website, shelter reservation and resource center sites, and by calling 311.

“I would like to thank the SF Interfaith Council, Episcopal Community Services and the faith

community for coming together, yet again, to provide shelter and warm meals each night this winter,” said Jeff Kositsky, Director of the Department of Homelessness and Supportive Housing. “Through this partnership we’re better able to meet the increased need for shelter as the temperature dips and the nights get longer; in addition to the safe places provided, the program also offers each guest dignity, warm meals and connection to the City’s larger Homelessness Response System.”

This effort is in addition to Mayor Breed’s plan to open 1,000 shelter beds by the end of next year, the largest expansion in San Francisco in the last 31 years. The City has added 366 new shelter beds toward that goal, with an additional 244 beds under construction and 200 beds in the pipeline.

For more information about the Winter Shelter Program and HSH’s Emergency Shelter Programs please visit: <http://hsh.sfgov.org/services/emergencysshelter/>

Winter Shelter Schedule for Single Adult Men:

**Canon Kip Senior Center, capacity 40 men**

705 Natoma Street

November 24 through December 21, and March 1 through March 28

**Cathedral of Saint Mary of the Assumption, capacity 100 men**

1111 Gough Street

December 22 through January 18

**St. Mark’s Lutheran Church, capacity 65 men**

1031 Franklin Street

January 19 through February 8

**First Unitarian Universalist Society, capacity 70 men**

1187 Franklin Street

February 9 through February 29

###

**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 BREED AND SUPERVISOR AARON PESKIN ANNOUNCE CONSTRUCTION MITIGATION MEASURES FOR COMMUNITY IMPACTED BY CENTRAL SUBWAY  
**Date:** Thursday, November 14, 2019 8:24:53 AM  
**Attachments:** [11.13.19 Construction Mitigation Central Subway.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 13, 2019 4:33 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED AND SUPERVISOR AARON PESKIN ANNOUNCE CONSTRUCTION MITIGATION MEASURES FOR COMMUNITY IMPACTED BY CENTRAL SUBWAY

**FOR IMMEDIATE RELEASE:**

Wednesday, November 13, 2019

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

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

**MAYOR BREED AND SUPERVISOR AARON PESKIN  
ANNOUNCE CONSTRUCTION MITIGATION MEASURES  
FOR COMMUNITY IMPACTED BY CENTRAL SUBWAY**

*Construction mitigation measures will support small businesses and include directed business support, public safety investments, and additional transportation resources*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Aaron Peskin today announced mitigation measures to support small businesses impacted by construction of the Central Subway. The announcement was made in partnership with the San Francisco Municipal Transportation Agency (SFMTA) and the Office of Economic and Workforce Development (OEWD). The investments include business attraction, public safety, and traffic measures to support residents, merchants, and visitors during the continued construction of the project.

“We cannot afford to let our small business community bear the brunt of our construction delays and unintended impacts. This construction mitigation package for Chinatown builds on our ongoing efforts to support small businesses throughout the City, and provides specific

assistance to help those businesses most impacted by the Central Subway construction,” said Mayor Breed. “As we work to make our construction project delivery system more accountable, we are committed to improving transportation in Chinatown and making it easier for residents and visitors to get around.”

“I am happy to see the City taking Chinatown’s concerns seriously,” said Supervisor Aaron Peskin, who also serves as the Chair of the San Francisco County Transportation Authority Board. “They have long been some of the fiercest champions for equitable public transit and pedestrian safety—but certainly not at the cost of losing immigrant small businesses due to construction impacts and delays. These additional support measures, including access to our newly-formed Construction Mitigation Fund, are a direct response to the community’s requests.”

“Today’s announcement will help us move our transportation infrastructure forward while maintaining vibrant merchant corridors,” said Assemblymember David Chiu (D-San Francisco). “Thanks to Mayor Breed, Supervisor Peskin, and SFMTA for working to mitigate the impacts on our neighborhoods while the Central Subway is completed.”

The comprehensive Central Subway Construction Mitigation Package includes several programs the City has in place to support commercial districts undergoing large City-led infrastructure improvements. The measures are intended to mitigate and lessen the impacts of construction through the provision of financial and technical assistance and the implementation of marketing and related construction mitigation efforts. In Chinatown, the package includes:

#### **Advertising Campaign to Highlight Chinatown**

The SFMTA is working closely with Chinatown Community Development Center and local merchants on an advertising campaign to promote the neighborhood and celebrate Chinatown. The campaign is scheduled to launch at the end of the year to align with the upcoming 2020 Lunar New Year celebrations.

#### **Reestablishing Loading Zones on Stockton**

The loading zones and a third vehicle travel lane were returned to Stockton Street between Jackson and Washington Streets, near the subway construction zone. The additional street space will help reduce congestion and improve loading and transit reliability in the area.

#### **Creating a Temporary Bus Stop to Increase Business Access**

The SFMTA built a temporary bus stop and loading platform at Washington and Stockton to provide better access to local businesses near the construction impact area in Chinatown. Once the subway construction is completed, it will be permanently relocated to the front of the nearby station.

#### **Improving Safety**

Community ambassadors and additional construction inspectors or traffic flaggers will be stationed near work zones. They will help improve pedestrian safety and provide additional street monitoring for security and safety purposes. The ambassadors will be at the work zones Monday through Friday from 7:00am to 6:00pm.

#### **Additional Transportation Resources**

Wayfinding signs for the SFMTA’s successful “Park and Ride” program that serves Chinatown at the Golden Gateway Garage will be refreshed to highlight the program and location. In addition, the SFMTA is studying an expanded shuttle route that will connect Chinatown to Fisherman’s Wharf and North Beach. This shuttle route is designed to bring more visitors to the neighborhoods and will be implemented by the end of the year.

### **Directed Business Support**

Building upon services already provided by OEWD, qualifying merchants near construction zones within the project area will have access to funds to help make business improvements or investments. Funds will range from \$5,000 to \$10,000 per business, based on the level of construction impact and any previous awards. The directed business support is part of the Educational Revenue Augmentation Fund allocated by the Board of Supervisors earlier this year to create a Small Business Construction Mitigation Fund.

Merchants will continue to have access to one-on-one business consulting and City services. Informational sessions will be scheduled by December to assist merchants applying for construction mitigation funds. OEWD will also conduct door-to-door outreach to impacted small businesses located within the blocks listed below and offer details and instructions on the application process.

- Stockton St. between Sacramento St. and Jackson St.
- Washington St. between Grant Ave. and Powell St.
- Powell St. between Clay St. and Jackson St.
- Clay St. between Grant Ave. and Stockton St.

“While this project will ultimately be a great boon to the community, we know extended construction can be burdensome, especially for merchants,” said Malcolm Heinicke, Chair of the SFMTA Board of Directors. “We’re deeply grateful for the community’s patience and look forward to celebrating this transformational transit project once it opens.”

The launch of this program focused on Central Subway impacts serves as an example of how the City can help support small businesses through extended times of construction. OEWD and the SFMTA will develop criteria and mitigation programs for other major long-term infrastructure projects around the City in the coming months.

### **About Central Subway**

The Central Subway Project will improve public transportation in San Francisco by extending the Muni Metro T Third Line through SoMa, Union Square and Chinatown. By providing a direct, rapid transit link between downtown and the existing T Third Line route on 3<sup>rd</sup> Street, the Central Subway will vastly improve transportation to and from some of the city’s busiest, most densely populated areas. When the Central Subway is completed, T Third Line trains will travel mostly underground from the 4<sup>th</sup> Street Caltrain Station to Chinatown, bypassing traffic on 4<sup>th</sup> Street and Stockton Street. Four new stations will be built along the 1.7-mile alignment:

- 4<sup>th</sup> and Brannan Station at 4<sup>th</sup> and Brannan Streets (street level)
- Yerba Buena/Moscone Station at 4<sup>th</sup> and Folsom Streets (subway)
- Union Square/Market St. Station on Stockton St. at Union Square (subway)
- Chinatown Station at Stockton and Washington Streets (subway)

Construction is projected to be finished by summer 2020. Once construction is completed, the SFMTA will begin testing the new subway to make sure it is safe and ready for service. Testing is an intricate process and includes the full integration of complex systems that all need to synchronize and work together. This testing period will last approximately one year and train service is set to open to the public in summer 2021.

For more details about the Central Subway project, visit: [www.SFMTA.com/CentralSubway](http://www.SFMTA.com/CentralSubway)

###

**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: Implicit Bias online training requirement for members of Commissions and Boards  
**Date:** Wednesday, November 13, 2019 2:53:50 PM  
**Attachments:** [Instructions-for-Accessing-Implicit-Bias-Online-Module.pdf](#)

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Commissioners,  
You are now enrolled and may complete the training...

*Jonas P. Ionin,  
Director of Commission Affairs*

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

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
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---

**From:** Eng, Michael (CPC) <Michael.Eng@sfgov.org>  
**Sent:** Wednesday, November 13, 2019 2:20 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Implicit Bias online training requirement for members of Commissions and Boards

Hi Jonas,

I hope all is well. The Planning Commissioners and the Historic Preservation Commissioners are now enrolled in the mandatory online Implicit Bias training.

Could you kindly pass this training information along to the Commissioners?

Please let me know if you have any questions.

Thanks,  
-Michael

+++++

Dear Commissioners:

[Ordinance 71-19](#), passed by the Board of Supervisors in March 2019, requires members of City boards and commissions (“Commissioners”) to complete the Department of Human Resources’ (DHR) online Implicit Bias training **by December 31, 2019**. Additionally, newly appointed members of City boards and commissions must complete this training within 60 days of assuming office.

DHR’s 45-minute online Implicit Bias course is now available in the SF Learning Portal. To

access the training, please log into your account in the [SF Employee Portal](#) using your employee or Person of Interest account number. Please use the attached directions to help you find the training.

If you currently do not have access to the SF Employee Portal, our department will set you up with a Person of Interest account before the end of November, so that you can access the training in early December. Please look out for email communication from our IT Administrator with your User password to access the SF Employee Portal.

When you finish the online course, please print out the certificate of completion at the end and submit to your Commission Secretary. Beginning January 15, 2020, the Commission Secretary will update the Commission website with a list of Commissioners who have completed this training.

DHR's online course provides an overview of implicit bias, and discusses how bias can impact our decision making. In addition to Commissioners, all department heads, managers, and supervisors in the City are participating in implicit bias training.

If you have difficulty accessing this training, please contact [Anh.Tang@sfgov.org](mailto:Anh.Tang@sfgov.org) at DHR for assistance.

Thank you for your participation in this important program.

Regards,  
-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](http://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:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC NOTICE OF CANCELLATION AND CONTINUANCES  
**Date:** Wednesday, November 13, 2019 12:38:04 PM  
**Attachments:** [20191114\\_cancel.docx](#)  
[20191114\\_cancel.pdf](#)  
[Advance Calendar - 20191121.xlsx](#)

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Commissioners,  
Due to a lack of quorum we are forced to Cancel tomorrow's Regular Hearing.

The Closed Session will be held as scheduled.

Attached is the Notice and updated Advance Calendar.

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: AAU Case 2008.0586E  
**Date:** Wednesday, November 13, 2019 11:47:54 AM  
**Attachments:** [AAU VanNess 2019.pdf](#)

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**From:** Marlayne Morgan <marlayne16@gmail.com>  
**Sent:** Wednesday, November 13, 2019 11:47 AM  
**To:** Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Jim Warshell <jimwarshell@yahoo.com>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Terry McGuire <tj.mcguire@yahoo.com>; carlahashagen@gmail.com; lynne newhouse segal <lynnenewhousesegal@gmail.com>; Carol Ann Rogers <carolannrogers@prodigy.net>; matthew mansfield <mmansfield1@me.com>; Eric Lopez <elopez@tricksters.net>; Robert E. David <rdavidgoldengate@mac.com>; chris schulman <chris.schulman@gmail.com>; Suzanne Markel-Fox <suzanne@discoverpolk.org>; Adam Mayer <adam.n.mayer@gmail.com>; Hestor Sue <hestor@earthlink.net>; Kris Schaeffer <KirstineS@aol.com>; Fung, Frank (CPC) <frank.fung@sfgov.org>; kcourtney@rhcasf.com  
**Subject:** AAU Case 2008.0586E

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

Dear President Melgar:

Please find the attached comments from the **Van Ness Corridor Neighborhood Association** on the Academy of Art Settlement Agreement.

Best,

Marlayne Morgan, Co-Chair

**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 SAN FRANCISCO INTERNATIONAL AIRPORT NAME INTERNATIONAL DEPARTURES HALL FOR LATE MAYOR EDWIN M. LEE  
**Date:** Wednesday, November 13, 2019 11:47:05 AM  
**Attachments:** [11.13.19 SFO Dedication Mayor Ed Lee.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 13, 2019 11:39 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SAN FRANCISCO INTERNATIONAL AIRPORT NAME INTERNATIONAL DEPARTURES HALL FOR LATE MAYOR EDWIN M. LEE

**FOR IMMEDIATE RELEASE:**  
Wednesday, November 13, 2019  
Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND SAN FRANCISCO  
INTERNATIONAL AIRPORT NAME INTERNATIONAL  
DEPARTURES HALL FOR LATE MAYOR EDWIN M. LEE**

*Mayor Breed joins Lee family to dedicate the Mayor Edwin M. Lee International Departures Hall at the San Francisco International Airport*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco International Airport (SFO) today dedicated the International Terminal Departures Hall for the late San Francisco Mayor Edwin M. Lee. Lee passed away suddenly on December 12, 2017 while in office. Mayor Breed joined the Lee family to dedicate the facility in his honor.

“Today we honor the late Mayor Ed Lee and his contributions to the City of San Francisco and the San Francisco International Airport,” said Mayor Breed. “Mayor Lee gave so much to this city, and we will be forever grateful for his service. With this dedication of the International Terminal Departures Hall residents and visitors alike will be reminded of Mayor Lee and his commitment to serve the city that he loved.”

The naming of the Mayor Edwin M. Lee International Terminal Departures Hall was adopted by an Airport Commission resolution in June 2019 to honor the late Mayor Lee for his extraordinary contributions to San Francisco and the Airport. Today, SFO unveiled several elements in the International Terminal Departures Hall to commemorate Mayor Lee. SFO has installed signage on the wood-paneled wall of the Departures Lobby that reads, “Mayor Edwin M. Lee International Terminal Departures Hall.” Additionally, the Airport will install a bas-relief plaque depicting Mayor Lee by the end of next year, and will provide a video link for passengers to connect to a video on his life. In the meantime, there is a temporary photo of Mayor Lee placed underneath the wood-paneled sign.

“Mayor Lee’s sudden death nearly two years ago left us heartbroken, and we lost one of our airport’s extraordinary champions,” said Airport Director Ivar C. Satero. “SFO is proud to dedicate the Mayor Edwin M. Lee International Departures Hall so that Mayor Lee’s life and legacy will be remembered by those who pass underneath the lettering that bears his name.”

Mayor Lee was the 43rd Mayor of San Francisco and served from 2011 until 2017. He was the first Asian-American mayor in San Francisco’s history. Under Mayor Lee’s leadership, San Francisco further became one of the most innovative cities in the world. He focused on balancing the budget, creating jobs, boosting San Francisco’s economy, building housing, housing the homeless, creating a cleaner and safer city, addressing affordability challenges and fighting for civil rights, equity and inclusion. He was a champion for the community and was dedicated to the people he served. Mayor Lee passed away while in office nearly two years ago on December 12, 2017.

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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:** RE: Quorum  
**Date:** Wednesday, November 13, 2019 10:56:58 AM

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Commissioners,

We have a problem. Commissioners Fung and Johnson are out. Commissioner Richards intends to leave after public comment of our Regular Hearing.

Unless someone changes their plans, we will not have a quorum after public comment.

If that is the case, I suggest we send a cancellation notice continuing all regular calendar items to 11/21. Which isn't much better (Commissioners Moore and Fung are out).

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**From:** Ionin, Jonas (CPC)  
**Sent:** Tuesday, November 12, 2019 10:55 AM  
**To:** 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:** Quorum  
**Importance:** High

Commissioners,

Please be advised that we will be down to four Commissioners this Thursday for both hearings. Commissioners Fung and Johnson are expected to be out. If we lose anyone else we will lose our quorum.

*Jonas P. Ionin,  
Director of Commission Affairs*

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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 \(CPC\)](#); [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 SFMTA BOARD OF DIRECTORS ANNOUNCE JEFFREY TUMLIN AS NEW DIRECTOR OF TRANSPORTATION  
**Date:** Wednesday, November 13, 2019 10:53:29 AM  
**Attachments:** [11.13.19 SFMTA Director.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 13, 2019 9:04 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SFMTA BOARD OF DIRECTORS ANNOUNCE JEFFREY TUMLIN AS NEW DIRECTOR OF TRANSPORTATION

**FOR IMMEDIATE RELEASE:**

Wednesday, November 13, 2019

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

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

**MAYOR LONDON BREED AND SFMTA BOARD OF DIRECTORS ANNOUNCE JEFFREY TUMLIN AS NEW DIRECTOR OF TRANSPORTATION**

*Tumlin, who previously served as Interim Director of the Oakland Department of Transportation, has over twenty years of experience in transportation planning and management*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Municipal Transportation Agency (SFMTA) Board of Directors today announced that Jeffrey Tumlin will serve as the next SFMTA Director of Transportation. Tumlin has spent his career improving city transportation and previously served as Interim Director of Transportation at the Oakland Department of Transportation. The SFMTA Board of Directors will formally appoint him as Director at its meeting on November 19<sup>th</sup>, and he will begin officially on Monday December 16<sup>th</sup>.

Tumlin is a renowned transportation expert with 25 years of experience working in cities around the world. Tumlin is currently the Director of Strategy at Nelson\Nygaard Consulting

Associates, a San Francisco-based transportation planning and engineering firm that focuses on sustainable mobility. In that role, he has worked to help cities achieve their broader goals through transportation, such as livability, economic growth, and equity. During his time as Oakland Department of Transportation, he guided the newly restructured department to institute a data-driven and equity-based approach, while streamlining a bureaucratic system that had historically delayed project implementation. He is a longtime resident of San Francisco and lives with his immigrant, artist husband of 25 years in Noe Valley. He has a Bachelor's degree in Urban Studies from Stanford University.

“Jeffrey Tumlin is exactly the type of forward thinking, results oriented leader that the SFMTA needs and I am excited to announce his new role as Director of Transportation,” said Mayor Breed. “I believe Jeffrey is the right person to improve our public transportation, continue making our streets safer, and ensure that our approach is equitable and serves all of our residents across San Francisco. The SFMTA is an agency that requires a balance between managing an enormous day-to-day operation and developing the vision to help our City continue to grow without increasing gridlock. I know Jeffrey is ready to lead this agency.”

“San Francisco is unlike any place in the world and I'm incredibly excited to help build a transportation system that serves all of our residents,” said Jeffrey Tumlin, incoming SFMTA Director of Transportation. “I'm focused on putting people first and implementing solutions that work best for a diverse and ever-growing world class city.”

In April 2019, Mayor Breed sent a letter to the SFMTA Board of Directors Chair Malcom Heinicke outlining the ongoing challenges at the SFMTA and calling upon the SFMTA Board to launch a search for a new Director who could help deliver a world-class transportation system for San Francisco. A subcommittee of SFMTA Board Members led the candidate search process and the full SFMTA Board will take the final action to appoint Jeffrey Tumlin as the next Director of Transportation.

“With over twenty years' experience, Jeffrey has earned a reputation as a renowned asset to the global transportation space,” said Malcolm Heinicke, Chair of the SFMTA Board of Directors. “We were lucky to have found him right here in our own backyard, and are thrilled for Jeffrey to lead our City's goals and values in the realm of mobility and street space.”

“Jeffrey is a deep thinker invested in values-based solutions,” said Gwyneth Borden, Vice Chair of the SFMTA Board of Directors. “We are grateful to have his expertise at the SFMTA and look forward to utilizing his experience balancing transportation modes and reimagining our streetscapes.”

In June, Mayor Breed, along with Supervisors Rafael Mandelman and Aaron Peskin, created a Transit Performance Working Group tasked with reviewing the performance of the City's current bus and rail system and recommending actionable steps that the City can take to improve service for riders. The working group includes transit experts who have operated large systems throughout the country, labor leaders representing the City's transit workers, and transit advocates pushing for improvements in Muni service. This group has been meeting regularly and will provide the new Director of Transportation with a roadmap to address challenges facing the City's transit system.

Upon his start in December, Tumlin will begin by assessing the state of the agency and taking action on some of the city's most pressing transportation needs. This includes focusing on

public transportation and taking steps to implement the recommendations of the Transit Performance Working Group. In parallel, he will reinforce the early successes of the “quick-build” safety program and take additional steps to accelerate the pace of delivering safer streets for all users. Finally, 2020 will be a significant year for major capital transportation projects around the city and Tumlin will focus on improved project delivery and ensuring proactive communication around these transformational efforts.

###

**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, SUPERVISORS HILLARY RONEN AND MATT HANEY ANNOUNCE PLAN TO MOVE FORWARD WITH MENTAL HEALTH SF  
**Date:** Tuesday, November 12, 2019 1:59:02 PM  
**Attachments:** [11.12.19 Mental Health SF Agreement.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, November 12, 2019 1:25 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED, SUPERVISORS HILLARY RONEN AND MATT HANEY ANNOUNCE PLAN TO MOVE FORWARD WITH MENTAL HEALTH SF

**FOR IMMEDIATE RELEASE:**

Tuesday, November 12, 2019

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

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

**MAYOR LONDON BREED, SUPERVISORS HILLARY RONEN  
AND MATT HANEY ANNOUNCE PLAN TO MOVE FORWARD  
WITH MENTAL HEALTH SF**

*Mayor and Supervisors to withdraw their respective ballot measures and instead introduce legislation creating compromise version of Mental Health SF, a comprehensive plan to address the mental health and substance use challenges in San Francisco*

**San Francisco, CA** — Mayor London N. Breed and Supervisors Hillary Ronen and Matt Haney announced today that they have reached an agreement on a comprehensive plan for reforming San Francisco's mental health care system. After months of negotiations, Mayor Breed is co-sponsoring Mental Health SF, which overhauls the City's challenged mental health system and guarantees mental health care to all San Franciscans who lack insurance or who are experiencing homelessness. As part of the agreement, Mayor Breed and the Supervisors will withdraw their respective ballot initiatives intended for the March 2020 ballot and will instead introduce Mental Health SF legislation at today's Board of Supervisors meeting.

“We all agree we need to work immediately to address the serious mental health and substance

use challenges on our city's streets," said Mayor Breed. "By collaborating and doing the work in City Hall, we can make real and effective solutions to improve our system of behavioral health care. As we work to reform our entire mental health system, we'll continue prioritizing the most vulnerable people, and providing targeted services to those who are experiencing homelessness, mental illness, and substance use disorder."

Prior to reaching this agreement, Mayor Breed and Supervisors Ronen and Haney had submitted separate initiatives for the March 2020 ballot—UrgentCareSF and Mental Health SF. UrgentCareSF focused on delivering services for the 4,000 people who are homeless and have both mental health and substance use disorders, while Mental Health SF created a universal mental health care system providing mental health care to any San Franciscan with serious mental illness.

"All you have to do is walk outside City Hall for a few blocks to see the shocking mental health crisis that now a daily part of all of our lives. It's the biggest crisis facing our city and working together is the only way we're going to solve it," said Supervisor Ronen. "I'm proud that we've been able to take our differing viewpoints and found ways to make this legislation even better. With the Mayor's support, Mental Health SF will change how San Francisco deals with severe mental illness and addiction."

Talks between the Mayor's office, the Supervisors, community stakeholders, and union leaders representing front-line workers led to three major changes to Mental Health SF that have allowed Mayor Breed to co-sponsor the measure.

### **Prioritizing People Experiencing Homelessness**

The new Mental Health SF will now focus first on serving people who are homeless with serious mental illness or substance use disorders and will prioritize getting people off the street and in to care. Resources will be especially focused on people experiencing homelessness, serious mental illness, and substance use disorders.

### **Behavioral Health Access Center (BHAC) to become Mental Health Center**

Mental Health SF calls for the creation of a 24/7 Mental Health Center that would serve as an access portal for uninsured and homeless San Franciscans seeking access to mental health care. As part of the compromise, rather than building a new facility, the existing BHAC building located on Howard Street will become the site of the new Mental Health Center. Planning for the new center will begin immediately, with rehabilitation work following as funding is identified.

### **Office of Private Insurance Accountability**

As it was initially drafted, Mental Health SF provided mental health care to all San Franciscans who needed it—including people with mental illness who had insurance but were not able to access mental health care through their providers because of barriers such as high deductibles and long wait lists. Rather than the City paying for services for these individuals, the compromise creates an Office of Private Insurance Accountability that will advocate for insured people with mental illness to make sure that they receive the care to which they are legally entitled.

"Mental Health SF will make San Francisco the first city in the country to provide universal access to coordinated mental health care and substance use treatment. If you are homeless, uninsured, and diagnosed with a serious mental illness or substance use disorder, Mental Health SF will ensure that you get the medical treatment you need, and if you are insured but not getting the care you are entitled to, the City will help advocate on your behalf," said Supervisor Haney. "Every day, people who are mentally ill or severely addicted are abandoned on the streets, cycling in and out of emergency rooms, leaving our residents and neighborhoods to deal with the consequences. I will not stop fighting until Mental Health SF is fully implemented, funded, and effectively gets people off the streets and into treatment."

Under the new agreement, Mental Health SF will move forward as legislation in City Hall rather than at the ballot, allowing for more expedited implementation of the initiative. Mayor Breed has committed to fast tracking implementation when the legislation passes and will prioritize the hiring of a new Director of Mental Health SF by next summer. Additionally, an implementation working group will be impaneled to begin the process of developing recommendations on how best to reform and expand the City's mental health services.

Mayor Breed and Supervisors Ronen and Haney have also committed to working together to secure the approximately \$100 million annually needed for Mental Health SF's implementation. The City will continue making investments immediately and in the upcoming budget to meet the goals of Mental Health SF, however, several elements of Mental Health SF will be dependent on identifying new revenue sources. Mayor Breed and Board of Supervisors President Norman Yee have asked the Controller to convene a process to reform the City's business tax, which could provide a new revenue stream for Mental Health SF. The City Administrator and the Capital Planning Committee are also looking at moving up a Public Health Bond for the November 2020 election to help pay for capital improvements.

As the Mayor and Supervisors work to identify funding for the longer-term elements of Mental Health SF, the City will continue providing mental health and substance use treatment services to as many homeless individuals as possible.

This immediate action includes continuing to prioritize healthcare and housing for the most vulnerable of the 4,000 who are experiencing homelessness, and have both a mental illness and a substance use disorder, as identified by the Department of Public Health. As part of the compromise agreement, the City will continue to expand treatment capacity and reduce administrative barriers to eliminate wait times for services. This will include adding new behavioral health treatment beds, creating new meth sobering centers and managed alcohol facilities, expanding access to existing City services, and ensuring there are navigators and case managers to help people get into care. These improvements will be folded into Mental Health SF as the new program becomes operational.

“The Department of Public Health thanks Mayor Breed and Supervisors Ronen and Haney for reaching this agreement that unifies the City and reinforces our ongoing work to serve the San Franciscans in greatest need,” said Dr. Grant Colfax, Director of Health. “With transformative investments in our workforce, evidence-based solutions, and our community partners, we will help our neighbors experiencing homelessness, mental illness and substance use disorders to achieve wellness and recovery.”

“Anyone who lives in or visits our city knows the condition of our streets is unacceptable,” said Assemblymember Phil Ting, an early supporter of Mental Health SF. “Making a real difference will take all of San Francisco's leaders working together to help those struggling with mental health challenges in public and behind closed doors. That's why I am encouraged by today's partnership, which will ensure every San Francisco resident who needs it has access to affordable, quality mental health services and treatment.”

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Washington, Delvin \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Noe Valley Coffee  
**Date:** Tuesday, November 12, 2019 11:16:18 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Zoe Ritter <zoeritter@gmail.com>  
**Sent:** Tuesday, November 12, 2019 10:01 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Subject:** Noe Valley Coffee

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

Good morning commissioners,

We are looking forward to meeting with you again on Thursday and would be extremely grateful if you could please consider viewing these 2 minute videos below that provide essential information about the Vortex and its cutting edge and environmentally sound technologies. We've also included an important website link and an additional new article.

The videos include the man who co-founded Vortex, as well as several people in the industry who are currently using it and speaking of its success.

Thank you so very much for taking this time in your busy schedules to understand more about something that is so important to us and the environment. Have a wonderful day.

Kindly,

Zoe Ritter  
Noe Valley Coffee Company

415.200.7633

*“Vortex EcoFilter Uses the Energy of a Cyclone and the Power of Atomized Water Droplets to Remove Smoke, Odors, Dust, and Chaff from Coffee Roasting Exhaust.”*

Videos and First Hand Accounts

### **What is the Vortex EcoFilter - Saving Your Money, The Environment, and Your Relations**

#### **Ron Kleist - Co-Founder - Vortex**

*“There are technologies to make roasting safer and more environmentally conscious through its processes.”*

<https://m.youtube.com/watch?v=4gFLW6BkP44>

### **Who’s Using It, Why, and What They Say**

**FLOY ANDREWS, CEO, CO-RO BERKELEY, CA**

<https://m.youtube.com/watch?v=C0J7AIHR7O8>

**TIMOTHY HANSEN, CO-RO, BERKELEY,**

<https://m.youtube.com/watch?v=ZJ8u0zygh3g>

**SHAWN PRITCHETT, RAGAMUFFIN CAFE, OXNARD, CA**

<https://m.youtube.com/watch?v=0jHq4a-vrmI>

**MATTHEW & ANYA SCHODORF, CAFE DE LECHE, LOS ANGELES, CA**

<https://m.youtube.com/watch?v=EM0CtblSeok>

Website

<https://vortxkleanair.com/vortex-ecofilter/>

Online News Article

*"Why Air Roasted Coffee Tastes Different"*

[www.piercebroscOFFEE.com/How-is-air-roasted-coffee-different.html](http://www.piercebroscOFFEE.com/How-is-air-roasted-coffee-different.html)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Academy of Art University  
**Date:** Tuesday, November 12, 2019 11:06:54 AM  
**Attachments:** [Fact Sheet Academy Web.pdf](#)

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

---

**From:** Sider, Dan (CPC) <dan.sider@sfgov.org>  
**Sent:** Friday, November 08, 2019 2:36 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>; 'aaron.hyland.hpc@gmail.com' <aaron.hyland.hpc@gmail.com>; dianematsuda@hotmail.com; Black, Kate (CPC) <kate.black@sfgov.org>; Chris Foley <cfoley@groundmatrix.com>; rsejohns@yahoo.com; jonathan.pearlman.hpc@gmail.com; So, Lydia (CPC) <lydia.so@sfgov.org>  
**Cc:** JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; SEXTON, MICHELLE (CAT) <Michelle.Sexton@sfcityatty.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Cooper, Rick (CPC) <rick.cooper@sfgov.org>; Shum, Ryan (CPC) <ryan.shum@sfgov.org>; Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Westhoff, Alex (CPC) <alex.westhoff@sfgov.org>; Wilborn, Katherine (CPC) <katherine.wilborn@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>  
**Subject:** Academy of Art University

Hello Presidents Melgar and Hyland and Members of the Planning and Historic Preservation Commissions,

Over the last few days you received case packets for your November 20 and 21 hearings on the Academy of Art University. As you know, these hearings are significant milestones in the City's efforts to achieve full compliance and resolve pending litigation involving the Academy. Also as you know, these case packets are extraordinarily lengthy.

To help you and the public digest these voluminous materials and the project itself, we've developed two resources that we wanted to bring to your attention:

**The first is a [web page](#)** on which all planning-related Academy information can be found. This includes not only your case packets, but also all plans, legal agreements, CEQA materials, the IMP and so forth.

**The second is a two-page fact sheet** (attached to this email and also [linked here](#)) that provides a very high-level overview of the tentative agreement that you are being asked to approve through your actions on the 20<sup>th</sup> and 21<sup>st</sup>.

As with anything, we're happy to answer questions and/or provide briefings in advance of your hearings later this month.

All the best.

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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Respect for Attendees  
**Date:** Tuesday, November 12, 2019 11:06:19 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

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

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**From:** Al McDonald <amcdona52@gmail.com>  
**Sent:** Friday, November 08, 2019 3:22 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:** Respect for Attendees

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

ATTN: San Francisco Planning Commission  
Ms Myrna Melgar, President  
Mr. Joel Koppel, Vice President  
Mr. Frank Fung, Commissioner  
Ms Milicent Johnson, Commissioner  
Ms Kathrin Moore, Commissioner  
Mr. Dennis Richards, Commissioner  
Mr. Jonas Ionin, Secretary

At yesterday's meeting (November 7th), a time consuming agenda item was addressed early in the afternoon. It concerned a most important matter confronting the commission: the hiring of a future Planning Director for our city. In particular, a scheduling matter for reviewing resumes and conducting job interviews. A matter best addressed by the six of you talking to each other with a calendar in front of you. A matter which the dozens of members of the public sitting in the room awaiting an opportunity to speak to you commissioners, donating an afternoon of their daily lives to your overall meeting, had nothing to do with.

Could you not have handled this matter offline, amongst yourselves? Alternatively, could you not have had this item addressed as the very last item on your agenda, so you would not have wasted the time of dozens of individuals in the room?

As a consequence of your back and forth on calendaring your activities, and your abrupt "break" at 4:40PM, I sat in your chamber from 1 to 5PM (when I needed to leave for another important appointment elsewhere in the city) without a chance to speak to the commission concerning the agenda item I attended for.

In the future, can you please consider addressing internal commission matters by yourselves, offline, or at the end of the agenda, when the public would not be adversely impacted by your timing?

Thank you!

Al McDonald

**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: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON PASSING OF BERNARD TYSON  
**Date:** Tuesday, November 12, 2019 11:00:11 AM  
**Attachments:** [11.10.19 Bernard Tyson.pdf](#)

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Sunday, November 10, 2019 1:23 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON PASSING OF BERNARD TYSON

**FOR IMMEDIATE RELEASE:**

Sunday, November 10, 2019

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON PASSING OF BERNARD TYSON**

**San Francisco, CA** — “I am shocked and saddened by Bernard Tyson’s sudden passing. He was a visionary in the healthcare industry, a civic leader who cared deeply about the issues impacting our communities especially homelessness, and a kind and generous friend. He led with his values and his heart, and he will be missed. My thoughts and prayers are with his family and the community he worked with at Kaiser Permanente.”

###

**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 300 NEW TECH APPRENTICESHIPS FOR UNDERREPRESENTED SAN FRANCISCANS  
**Date:** Tuesday, November 12, 2019 10:58:39 AM  
**Attachments:** [11.11.19 Apprenticeship Week Tech SF.pdf](#)

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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 11, 2019 7:23 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES 300 NEW TECH APPRENTICESHIPS FOR UNDERREPRESENTED SAN FRANCISCANS

**FOR IMMEDIATE RELEASE:**

Monday, November 11, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES 300 NEW TECH  
APPRENTICESHIPS FOR UNDERREPRESENTED  
SAN FRANCISCANS**

*San Francisco celebrates National Apprenticeship Week from November 11<sup>th</sup> through the 17<sup>th</sup>*

**San Francisco, CA** — Mayor London N. Breed and the Office of Economic and Workforce Development (OEWD) today announced the expansion of the City's TechSF Apprenticeship Initiative. Through a partnership with Twilio, the initiative includes a new, innovative pathway for software engineers. TechSF's nationally recognized model supports pathways for Information Technology Administrators, Salesforce Analysts, and Cybersecurity Analysts, with an emphasis on creating a more diverse and inclusive workforce by removing barriers to the tech industry and providing apprenticeship opportunities for people of color, women, people with disabilities, and veterans.

This announcement comes at the beginning of the U.S. Department of Labor's National Apprenticeship Week (NAW), which takes place from November 11<sup>th</sup> through November 17<sup>th</sup>. TechSF will host a series of events throughout the week that focus on creating more opportunities for people in underserved communities.

“TechSF was created to close the skills gap in the tech sector by developing talent right here in San Francisco,” said Mayor Breed. “This partnership with Twilio allows us to provide additional opportunities for San Franciscans and gives people a chance to learn and grow in a career they might not otherwise have access to. With TechSF and our other apprenticeship programs, we can make our city more equitable and ensure that all San Franciscans benefit from economic growth—no matter their background or their zip code.”

Apprenticeships provide career pathways in industries that are difficult to enter without experience and a formal education, while creating an industry standard recognized by employers in partnership with training and labor organizations. The highly competitive tech industry is especially difficult to enter, and the average cost of a computer science degree is approximately \$150,000. In contrast, TechSF apprentices earn a living wage while they learn technical skills, gain experience, and receive placement assistance.

Over 90% of TechSF apprentices remain employed with their company after their apprenticeship, with many receiving promotions to higher, management-level positions. TechSF apprenticeships also lower barriers to employment by not requiring a college degree in computer science, allowing curriculums to be adjusted to meet employers’ needs, and getting apprentices job-ready in eight to 12 months.

“TechSF apprenticeships create pathways to success for San Franciscans of all backgrounds, many of whom have not been given a chance to participate in this historically strong economy,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “Key partners like Twilio have helped us create a comprehensive model that thoroughly prepares apprentices to succeed in technology jobs, ensures a high return on investment for employers, and creates diverse talent pipelines that advance racial equity and support economic mobility.”

OEWD’s TechSF Apprenticeship Initiative aims to close the skills gap by tapping new talent for the industry from underserved communities through training and work-based opportunities. TechSF will develop pathways approved by the California Division of Apprenticeship Standards and U.S. Department of Labor for 300 apprentices by 2021 with community and tech partners including City College of San Francisco and Twilio. TechSF also registers apprentice participants in Twilio’s Hatch Program, a software engineering apprenticeship that provides access to career opportunities for persons with non-traditional backgrounds.

“At Twilio, we aim to remove barriers and find talent where other companies may not be looking. Partnering with TechSF’s Apprenticeship Initiative is critical for us to identify and harness a pipeline of applicants who not only have the technical skills, but also the diverse professional and life experiences that truly add value to our workforce,” said Vivek Nair, head of Twilio’s Hatch Apprenticeship Program. “At Twilio, we are looking for apprentices who will add new ideas and contribute to Twilio’s culture, instead of assimilating to it.”

“It’s hard to sell your potential to an industry where you’re older than the average engineer, where only 3% of the people look like you, where academic pedigree is often seen as the be-all, end-all for ability,” said Omar Contreras, TechSF participant and full-time Twilio employee. “Twilio’s Hatch program recognized my differences as strengths. Thanks to the training I got at Twilio and the workshops at TechSF, I wake up every day grateful for the team I work with and the amazing Hatch community that helped me break into tech.”

The apprenticeship model is part of California Governor Gavin Newsom’s “Cradle-to-Career” education plan that encourages businesses to become creators of talent by establishing earn-and-learn apprenticeships and creating a pipeline of highly skilled workers. To meet this goal, San Francisco’s Office of Economic and Workforce Development is working to expand

TechSF apprenticeship opportunities, while also cultivating apprenticeship career pathways in construction, hospitality and health care.

National Apprenticeship Week is a nationwide celebration between companies, trade and industry groups, nonprofit organizations, unions, labor-management organizations, and educational institutions to highlight how apprenticeships prepare American workers for the jobs of today and the future. TechSF is hosting events as part of NAW's 2,000 apprenticeship events by more than 200,000 participants across the country. In addition to expanding TechSF, OEWD is cultivating apprenticeship pipelines in construction, hospitality, and health care.

For more information about TechSF, visit: <https://oewd.org/tech-sf>.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sucre, Richard \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3252 19th St Discretionary Review  
**Date:** Tuesday, November 12, 2019 10:56:50 AM  
**Attachments:** [3252 19th Street hearing.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Kevin Ortiz <kevinortiz916@gmail.com>  
**Sent:** Monday, November 11, 2019 11:47 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>  
**Subject:** 3252 19th St Discretionary Review

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Dear Commissioners,

The following is a packet of information for 3252 19th St from United to Save the Mission.

Jonas, please include this in the packet for Thursday's hearing.

Please let me know if you have any questions.

All the best,

Kevin Ortiz  
C: 415 680-7973

**From:** [Ionin, Jonas \(CPC\)](#)  
**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 November 14, 2019  
**Date:** Friday, November 08, 2019 2:31:08 PM  
**Attachments:** [20191114\\_closedsession.docx](#)  
[20191114\\_cal.docx](#)  
[Advance Calendar - 20191114.xlsx](#)  
[20191114\\_cal.pdf](#)  
[20191114\\_closedsession.pdf](#)  
[CPC Hearing Results 2019.docx](#)

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Commissioners,  
Attached are your Calendars for November 14, 2019.

Please note the Closed Session start time is 9:00 am.

Also, our offices will be closed Monday in recognition of Veteran's Day.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Communities of Color Call for Equity-Led Planning Director Applicants  
**Date:** Friday, November 08, 2019 11:15:56 AM  
**Attachments:** [Letter Planning Director Selection .docx](#)

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*Jonas P. Ionin,  
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**From:** Peter Papadopoulos <ppapadopoulos@medasf.org>  
**Sent:** Thursday, November 07, 2019 1:06 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>  
**Cc:** 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>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>  
**Subject:** Communities of Color Call for Equity-Led Planning Director Applicants

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Nov. 7, 2019

Myrna Melgar  
Planning Commission President  
San Francisco City Hall  
1 Dr. Carlton B. Goodlett Pl.  
San Francisco, CA 94102

Dear Planning Commission President Melgar:

As a diverse grouping of people of color-led organizations intent on **Racial & Social Equity**, we are writing regarding a critically important and historic matter that comes before your Commission: the vetting and selection of a new planning department director.

The Planning Department's work deeply impacts the lives of all San Francisco residents, particularly people of color from lower-income communities that have traditionally and systematically been hit first and worst by plans, strategies and

decisions of City Planners and Departmental policies. It is time for City policy to prioritize frontline communities of color who are bearing the brunt of this wave of realtor and bank speculation, unbridled development and environmental injustice. Moving forward, it is imperative that the Planning Department be led and stewarded by a professional who will:

- 
- Embrace with deep commitment and moral
- clarity the Planning Department's own Race and Social Equity Initiative program underway, plus universally employ an equity-first lens to "eliminate racial inequity in the community."
- 
- 
- Ensure that people of color and working
- families fully participate and play a collaborative role in urban planning and development policymaking.
- 
- 
- Acknowledge and address the unjust planning
- and policy actions that have, and continue to, displace our communities and disinvest in our neighborhoods.
- 
- 
- Support, resource and expand critical community-based
- programs that are rolling out through the city, such as the Community Stabilization Initiative.
- 

So many of San Francisco's prized cultural ecosystems, decades in the making, are being rapidly erased. In the last 20 years, our African American population has plummeted to roughly five percent. The Mission District has lost more than 8,000 Latinos — over 25 percent of that community. While more than 5,000 Filipino-Americans still can call SoMa home, that number has been cut in half over the last decade. The City must remedy other alarming trends that face people of color across San Francisco, and this will require a deep commitment from the new planning director to work closely in a committed collaboration with the Mayor's Office and frontline communities. This commitment begins with the hiring committee's selection of finalists and the Mayor's selection of a director. Now is the time for San Francisco to commit itself to a future that is truly grounded in equitable development — where the needs of those most vulnerable are put front and center, and these residents share in the burgeoning wealth and good fortune of our city.

### **Who we are**

We are a cross-sector grouping of organizations that represents a diverse mix of communities of color intent on advancing Racial & Social Equity. Via our collective efforts, we strive to better the lives of our constituents, as well as the health,

sustainability and vibrancy of San Francisco. As advocates, organizers, service providers and community planners, we are collectively organizing people of color and working families in San Francisco through the advocacy of equitable development, affordable housing, environmental justice, economic development, public services, immigrant rights and educational attainment.

### **Equity vision and practice**

Our communities are looking for authentic and equity-focused leadership at the Planning Department. We are looking for vision and a deep understanding of regional planning, economic development and transportation issues: Someone who can see beyond the exterior of the architecture of our city's buildings, and into the histories and narratives of the people who for generations created and re-created our neighborhoods. We need a leader who can bring on planners and staff who understand and are committed to a community-led urban planning framework that values the experience, contributions and concerns of low-income, distressed communities.

We respectfully ask that you focus your search on planning director candidates who promote the interests and concerns of low- and moderate-income San Franciscans who are being heavily impacted by our City's planning and development policies. We strongly encourage you — as someone who has shown a strong sensitivity and commitment to racial, gender and social equity in your long career of community service — to advance the names of candidates who have demonstrated experience and commitment to ensuring that our city remains racially, culturally and economically diverse. We seek a candidate who showcases a track record of success in community-led planning and equitable development.

The time is **now** for San Francisco to take this historic step.

Sincerely,

People Organizing to Demand Environmental and Economic Rights  
Mission Economic Development Agency  
Chinese Progressive Association  
GLIDE  
Communities United for Health & Justice  
South of Market Community Action Network  
Chinatown Community Development Corporation  
New Community Leadership Foundation  
Mission Housing Development Corporation  
Calle 24 Latino Cultural District  
SOMA Pilipinas  
San Francisco Tenants Union  
Coalition on Homelessness  
Causa Justa :: Just Cause





Curriculum and Instruction Division  
Visual and Performing Arts Department  
William Hack, Supervisor  
[HackW@sfusd.edu](mailto:HackW@sfusd.edu)  
☎ 415.379-7086 📠 415 750-8632

750 – 25<sup>th</sup> Avenue, 2<sup>nd</sup> Fl.  
San Francisco, CA 94121

November 14, 2019

RECEIVED

NOV 18 2019  
NOV 18 2019

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

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

Dear Planning Commission Staff,

I am writing to express my support for Community Music Center's Campus Expansion Project at 552 Capp Street. I am a longtime friend, partner, and advocate for the Community Music Center, having known countless students and teachers who have benefitted from their programs for decades. In addition, they have been a valuable partner to the San Francisco Unified School District Visual and Performing Arts Department.

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

With a heartfelt passion, I recommend that the Planning Commission approve the project.

Thank you,

William Hack, Supervisor  
Visual and Performing Arts Department  
94131

Letitia Yang  
1769 Green Street  
San Francisco, CA 94123

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)  
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1650 Mission Street, Suite 400  
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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.

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

Letitia Yang  
1769 Green Street  
San Francisco, CA 94123

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.

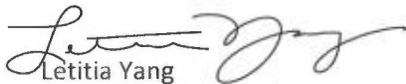
3) **Variance for Rear-Yard Setback**

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 7<sup>th</sup> 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